

Home Inspection Report



123 Unknown Rd, Somewhere in Wisconsin , WI 53186

Inspection Date:

Saturday July 31, 2021

Prepared For:

John Smith

Prepared By:

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Report Number:

7-31-21

Inspector:

David Bugenhagen

Report Overview

Scope of Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood destroying organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, carcinogens, noise, contaminants in the building or in the soil, water, and air.

Estimated Age Of Home

1929

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Report Summary

Statements

The customer must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for reference. Items in the report are not all on the summary.

For the purposes of the report, "defect," as defined in section 440.97 (2m), Wis. Stats., means: " **A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten, or adversely affect the expected normal life of the component of the improvement.**" The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

A home inspector may not report on the market value or, marketability of a property or whether a property should or should not be purchased.

Definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.

Functional or Satisfactory: Performing its function and its condition is appropriate for its age and/or use. Component or system can still need repair or replacement anytime after the inspection but is unlikely. In that instance, a qualified contractor is recommended to evaluate situation further.

Needs Repair/Maintenance/Monitor (NRMM) or Marginal: The condition of the items warrants repair but does not pose a health or safety concern nor rise to the level of Defect. Maintenance of the item is recommended to prevent premature failure or to maintain its functionality. Item or component is currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade. NRMM items or components are more likely to need repair or replacement anytime after the inspection. In that instance, a qualified contractor is recommended to evaluate situation further.

Defect/Further Evaluation or Poor: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten, or adversely affect the expected normal life of the component of the improvement. Defect items or components likely need repair, replacement or evaluation by a qualified contractor now, or the very near future.

Not Inspected - Items was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of the inspection or was not within the scope of this inspection.

Not Present - Item not present or not found at time of the inspection.

Defect/Further Evaluation

Garage had multiple issues, it is in need of repair or replacement. Recommend not using in its current state. See garage section for details.

Furnace and AC didn't appear to be operational. Recommend a qualified contractor evaluate further.

Report Summary

Defect/Further Evaluation

Electrical panel wasn't able to be safely accessed due to a screw being improperly screwed into the panel. Recommend a qualified contractor evaluate further.

Needs Repair/Maintenance/Monitor

Recommend securing and cleaning gutters and downspouts. Some downspouts were draining by the foundation. Highly recommend adding gutter extensions to have water drain as far as possible from the house.

Some areas of siding on the house were in need of properly securing.

Recommend grading and service walk that was sloping towards the house be pitched properly away from the house.

Recommend adding smoke and carbon monoxide detectors throughout the house.

In the attic, recommend the gable vent be repaired and the bathroom exhaust be vented to the exterior.

In the bathroom the shower handle was in need of repair, grout and caulking at the base of the tub was in need of repair.

In the kitchen, plumbing was in need of finishing for the sink and dishwasher.

On the porch, reverse polarity noted at the electrical receptacles. Recommend repair.

Area of the basement foundation wall appeared to have some recent moisture intrusion. Lack of downspout extension is likely cause. Recommend adding a downspout extension and clean and monitor area in question.

Galvanized water piping present. Average lifespan is around 50 years. This type of piping can rust from the inside out. No apparent issue observed at the inspection, recommend monitoring for future issue, repair or replace as needed.

Items That Appeared Improved

Roof appeared to be newer as well as the siding and windows.

Roof

General

Visibility ☐ None ☐ All ☒ Partial

☒ Visibility limited due to roof pitch

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

Style Of Roof ☐ Hip ☒ Gable ☐ Mansard ☐ Shed ☐ Gambrel ☐ Flat

Pitch ☐ Steep ☒ Medium ☐ Low ☐ Flat

Roof Material ☒ Asphalt Shingle ☐ Wood ☐ Metal ☐ Tile ☐ Slate ☐ Rubber

Number of Layers ☐ 1 ☒ 2+

Approximate Age ☐ 1-5 Years ☒ 5-15 Years ☐ 15+ Years

Condition Of Roof Coverings ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Ventilation ☐ Ridge Vent ☐ Soffit Vent ☒ Roof Vent ☒ Gable Vent ☐ Turbine ☐ Powered

Plumbing Vents ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Sealing Nail Heads ☐ Not Visible
☐ Not Present

Flashing Material ☒ Metal ☐ Copper ☐ Asphalt ☐ Not Visible

Flashing Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☒ Missing - Recommend Repair

Valley(s) ☐ Asphalt ☐ Metal ☒ N/A

Valley Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

Skylights ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

Photos



Drip edge flashing was missing on upper roof. No observable issue observed. Recommend monitoring area and add flashing as needed.



Recommend trimming tree back from the house.



Appeared to be 2 layers of shingles installed. When roof needs to be done again, all the old shingles should come off.

Chimney

Chimney(s)

☐ None

Location ☐ Middle Of Roof ☒ North ☐ South ☐ East ☐ West

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

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

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

Chase Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes in metal ☐ Cracked chimney cap
☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust ☐ No apparent defects

Flue ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible

Flue Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated
☐ Have flue(s) cleaned and re-evaluated ☐ Recommend Cricket/Saddle/Flashing
☐ No apparent defects

Comments

Exterior

Service Entry

Location ☐ Underground ☒ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible ☐ Weather head/mast needs repair
☐ Overhead wires too low ☐ Recommend a qualified electrician evaluate/repair

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

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

Comments

Photos



Overhead electrical wires were running through the tree, recommend trimming branches away from the wires.



Recommend sealing any cracks in the foundation walls and monitor for any future issue.

Hose Bib(s)

Hose Bib(s) Condition ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Corroded/Leaks ☒ No Anti-Siphon Valve
☒ Recommend Anti-Siphon Valve

Operable ☐ Yes ☐ No ☐ Not Tested ☒ Not On

Comments: Recommend removing hoses before winter to prevent freezing.

Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Photos

Exterior



Left hose bib was damaged, recommend repair or replacement. Water may not be turned on from inside valve.



Piping for hose bib was broken. Recommend repair or replacement. Recommend not using PVC pipe. Water sitting in pipe will freeze and burst pipe. All hoses and piping need to be drained in winter and shutoff valves closed to help prevent frozen pipes.

Gutters/Downspouts

☐ None

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

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

Leaking ☐ Yes ☐ No apparent leaks ☒ Monitor for leaks

Attachment ☒ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

Gutter Extension Needed ☐ North ☐ South ☐ East ☐ West ☒ N/A

Downspouts And Extensions ☐ Satisfactory ☐ Marginal ☐ Poor
☒ Recommend Extensions Drain 6 Feet From House

Comments

Photos

Exterior



Recommend cleaning gutters.



Gutter was coming undone, recommend securing gutters properly. Gutters are probably leaking in some areas, recommend repair as needed. Left arrow - kick out flashing was installed but there was some area of exposed wood behind it. Recommend sealing or reflashng area to prevent water intrusion.



Recommend all downspouts be properly attached and extensions added to divert water from the house.

Siding

Material

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

Condition

☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☐ Recommend repair/painting

Comments

Photos



Some areas of siding needed securing.



Gable vent was loose, recommend repair or replacement.



Another area of loose siding, recommend repair or replacement.

Exterior Components

Soffit Material ☐ N/A ☒ Metal ☐ Wood ☐ Stucco ☐ Fiberboard ☐ Vinyl

Soffit Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting ☐ N/A

Fascia Material ☐ N/A ☒ Metal ☐ Wood ☐ Stucco ☐ Fiberboard ☐ Vinyl

Fascia Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ N/A

Exterior

Exterior Components cont.

Trim Material ☐ N/A ☐ Metal ☐ Wood ☐ Stucco ☐ Fiberboard ☒ Vinyl

Trim Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ N/A

Flashing Material ☐ N/A ☒ Metal ☐ Wood ☐ Stucco ☐ Fiberboard ☒ Vinyl

Flashing Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ N/A

Caulking ☐ Satisfactory ☒ Marginal ☐ Poor

Comments: Caulking should be checked on a regular basis and repaired or redone as needed.

Foundation Material ☐ Not Visible ☒ Concrete Block ☐ Poured Concrete

Foundation Condition ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor

Comments:

Windows

Material ☒ Wood ☒ Metal ☐ Aluminum/Vinyl

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair and/or painting
☐ Failed/fogged insulated glass

Comments

Photos



Basement windows appeared to be original and had some deterioration, repair or replace as needed.

Exterior Doors

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Broken Hardware

Weather Stripping ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
 Brand: Trane
 Serial #: L46381eaf
 Approximate Age: 1996

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 20 ☐ Improperly sized fuses/breakers

Location ☐ Side Of House ☒ Rear Of House

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cabinet/housing rusted
☐ Recommend cleaning condenser fins ☐ Not Tested Due To Low Exterior Temperature

Exterior

Exterior A/C - Heat pump #1 cont.

Energy source ☒ Electric ☐ Gas Other: .

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

Level ☒ Yes ☐ No ☐ Recommend re-level unit

Insulation ☐ Yes ☐ No ☒ Replace

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

Comments

Grounds

Grounds

- Grading** ☐ Satisfactory ☒ Marginal ☐ Poor Negative Grade: ☐ North ☐ South ☒ East ☐ West
☒ Recommend Additional Backfill ☐ Recommend Window Wells/Covers
☒ Recommend Trimming Back Trees/Vegetation
☐ Siding In Contact With Soil/Improper Clearance To Soil
☐ Recommend Maintaining A Positive Drainage Slope
- Service Walk(s) Material** ☐ N/A ☐ Not Visible ☒ Concrete ☐ Stone ☐ Gravel ☐ Brick
- Service Walk(s) Condition** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor Issues: ☐ Typical Cracks
☐ Settling Cracks ☒ Trip Hazard ☒ Sloped Towards Home
☐ Public Sidewalk In Need Of Repair
- Stoop/Steps Material** ☐ N/A ☐ Concrete ☒ Wood
- Stoop/Steps Condition** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor Issues: ☐ Uneven Risers ☐ Cracked
☐ Settled ☐ Recommend Guardrail/Handrail ☐ Damaged Wood
- Driveway/Parking Material** ☐ N/A ☐ Concrete ☒ Asphalt ☐ Gravel ☐ Brick/Stone ☐ Not Visible
- Driveway/Parking Condition** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not Visible Issues:
☐ Pitched Towards Home ☐ Settling Cracks ☐ Typical Cracks ☐ Tripping Hazard

Photos



Handrail was loose, recommend securing. Also, ballusters could be installed for enhanced safety. With the steps being wider than normal a second handrail could be installed on the other side for enhanced safety.



Small access to underside of porch. Recommend blocking area off to keep people, pets or pests out of area.



Service walk had settled towards the house. Negative grade present. Recommend sloping walkway away from house and adding fill to ensure a positive grade is around the house for proper drainage.

Deck

- ☐ None ☐ Not Visible
- Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended
- Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Wood in contact with soil ☐ Recommend Repair
☒ Monitor wood for rot
- Finish** ☐ Treated ☒ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house
☒ Railing loose ☐ Not Applicable ☐ Recommend staining/painting deck

Comments

Photos

Grounds



Guardrail was loose, for enhanced safety, recommend securing.



Recommend adding a handrail for enhanced safety.



Power on backside of deck was not working, recommend repair or replacement.

Garage/Carport

Type

☐ None

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

Comments

Roofing

☐ Same As House

Visibility ☐ Not Visible ☒ All ☐ Partial
☐ Visibility Limited Due To Roof Pitch

Inspected From ☒ Roof ☒ Ladder At Eaves ☐ Ground ☐ With Binoculars

Style Of Roof ☐ Hip ☒ Gable ☐ Mansard ☐ Shed ☐ Gambrel ☐ Flat

Pitch ☐ Steep ☒ Medium ☐ Low ☐ Flat

Roof Material ☒ Asphalt ☐ Wood ☐ Metal ☐ Tile ☐ Not Visible

Number of Layers ☒ 1 ☐ 2+

Approximate Age ☐ 1-5 Years ☐ 5-15 Years ☒ 15+ Years

Condition Of Roof Coverings ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not Visible

Comments

Ventilation ☐ Ridge Vent ☐ Soffit Vent ☐ Roof Vent ☐ Gable Vent ☐ Turbine ☐ Powered ☒ N/A

Plumbing Vents ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Sealing Nail Heads ☐ Not Visible ☒ N/A

Flashing Material ☐ Metal ☐ Copper ☐ Asphalt ☒ Not Visible

Flashing Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☒ Missing - Recommend Repair

Valley(s) ☐ Asphalt ☐ Metal ☒ N/A

Valley Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

Skylights ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

Gutters/Downspouts

☒ None

Gutter Material ☐ Copper ☐ Vinyl/Plastic ☐ Galvanized/Aluminum

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house ☐ Recommend Repair/Replace ☐ Rusting
☐ Downspouts Needed ☐ Needs To Be Cleaned ☐ Recommend Additional Downspouts

Leaking ☐ Yes ☐ No Apparent Leaks ☒ Monitor For Leaks

Attachment ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Improperly Sloped

Gutter Extension Needed ☐ North ☐ South ☐ East ☐ West ☐ N/A

Downspouts And Extensions ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Recommend Extensions Drain 6 Feet From Foundation

Photos

Garage/Carport



Siding

☐ N/A ☐ Same As House

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

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

Comments

Photos



Exterior Components

☐ Same As House

Soffit Material ☐ Wood ☐ Aluminum ☐ Vinyl ☒ N/A

Soffit Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting ☒ N/A

Fascia Material ☐ N/A ☒ Metal ☒ Wood ☐ Stucco ☐ Fiberboard ☐ Vinyl

Fascia Condition ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor

Trim Material ☐ N/A ☐ Metal ☒ Wood ☐ Stucco ☐ Fiberboard ☐ Vinyl

Trim Condition ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor

Flashing Material ☐ N/A ☒ Metal ☐ Wood ☐ Stucco ☐ Fiberboard ☐ Vinyl

Flashing Condition ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor

Garage/Carport

Exterior Components cont.

Caulking

☐ Satisfactory ☒ Marginal ☐ Poor

Caulking should be checked on a regular basis and repaired or redone as needed.

Foundation Material ☐ Not Visible ☐ Concrete Block ☒ Poured Concrete

Foundation Condition ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor

Photos



More deterioration observed on soffit and roof.



Trim was deteriorated in multiple areas.

Sill Plates

☐ None ☐ Not Visible

Type

☒ Floor level ☐ Elevated

Condition

☒ Rotted/Damaged ☒ Recommend repair ☐ No apparent defects

Comments

Photos



Sill plates were deteriorated in multiple areas.

Floor

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

Condition

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

Comments

Garage/Carport

Exterior Service Door

☐ None

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Damaged/Rusted ☐ Recommend repair

Comments

Photos



Service Door was deteriorated.

Windows

Windows

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

Electrical Receptacles

Receptacles ☒ Yes ☐ No ☐ In Use ☐ Not Visible Operable: ☐ Yes ☒ No

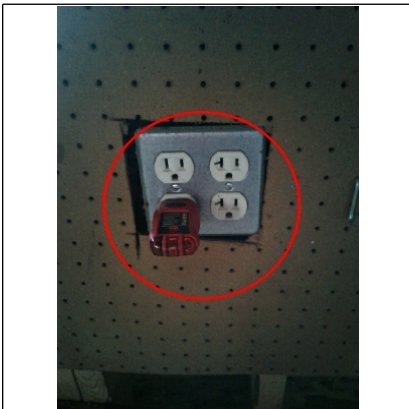
Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Receptacles Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles ☐ Amateur wiring recommend repair
☐ Missing cover plate(s) on outlets, recommend installing

Comments

Photos



Appeared that there was no power to the garage.

Overhead Door(s)

Garage Door Material ☒ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ N/A

Garage/Carport

Overhead Door(s) cont.

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

Comments

Automatic Opener ☒ N/A ☐ Operable ☐ Inoperable ☐ Recommend Repair

Photos



Garage door was deteriorated. It was not tested due to its condition.



More area of deterioration.

Interior

Attic/Structure/Framing/Insulation

☐ N/A

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

Inspected from ☒ Access panel ☐ In the attic ☐ Other

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

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☐ Not Visible ☐ Fiberglass ☐ Batts ☐ Loose ☒ Cellulose ☐ Foam ☐ Other ☐ Vermiculite
☐ Rock wool Depth: ☐ Damaged ☒ Displaced ☐ Missing ☒ Compressed
☒ Recommend additional insulation

Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed ☐ Recommend repair

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

Fans exhausted to Attic: ☒ Yes ☐ No ☒ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible

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 ☐ Recommend repair

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

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

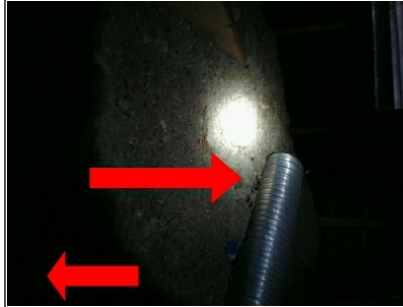
Comments

Photos

Interior



Wood is not a proper firewall material between the living space and the attic. Recommend repair for enhanced safety.



Bathroom exhaust fan was venting into the attic. Recommend that it be vented to the exterior. Insulation was also displaced and compressed in areas, recommend additional insulation to have a smooth consistency throughout the attic.



Gable vent was damaged, recommend repair or replacement.



Appeared old knob and tube wiring was abandoned.



Typical moisture stains observed by the chimney area. No active leaks were observed.

Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard ☐ Recommend repair

Comments

Photos

Interior



Recommend sealing hole at bottom of the steps.



Recommend a proper handrail be added for enhanced safety.

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 testing smoke and carbon monoxide alarms and changing battery according to manufacturer's maintenance intervals. Testing of alarms does not guarantee they will work in case of an emergency. Recommend using quality alarms and have an escape plan as a best practice.

Bathroom

Bath

- Location** Second floor bath
- Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
- Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
- Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
- Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No ☐ N/A
- Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
☐ Recommend repair
- Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended
- Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor
- Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor
- Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair
- Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair
- Receptacles present** ☒ Yes ☐ No ☐ In Use Operable: ☒ Yes ☐ No
- GFCI Receptacles Present** ☒ 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 ☐ Recommend installing exhaust fan
☐ Recommend repair

Comments

Photos



Faucet handle wasn't operating correctly, recommend repair or replacement. Recommend grout and caulking be added at the base of the tub.

Bedroom (1)

Room

Location Second floor
East

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

☒ Recommend monitoring for future leaks

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

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

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Safety hazard ☐ Cover plates missing
☒ Receptacles In Use/Inaccessible ☐ Some outlets/switches not working recommend repair

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

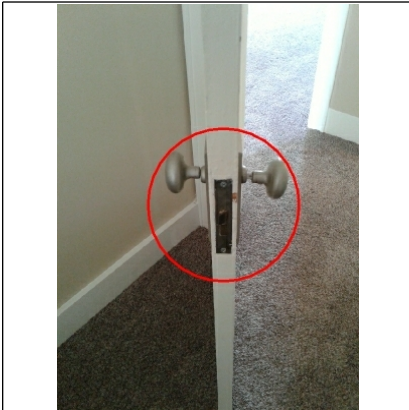
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Photos



Door handle was loose,
recommend repair or
replacement.

Bedroom (2)

Room	
Location	Second floor SE
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage <input type="checkbox"/> Recommend repair
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input checked="" type="checkbox"/> Recommend monitoring for future leaks
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Recommend repair
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Receptacles In Use/Inaccessible <input type="checkbox"/> Some outlets/switches not working recommend repair
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Recommend repair
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Window not operating recommend repair
Comments	
Photos	



Bedroom (3)

Room	
Location	Second floor SW
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage <input type="checkbox"/> Recommend repair
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input checked="" type="checkbox"/> Recommend monitoring for future leaks
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Recommend repair
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Receptacles In Use/Inaccessible <input type="checkbox"/> Some outlets/switches not working recommend repair
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Recommend repair
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Window not operating recommend repair

Comments

Photos



Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos



For enhanced safety, recommend a handrail be added.

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Walls & Ceiling

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

Comments

Ceiling Fan

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None ☐ Fan out of balance recommend repair

Comments

Floor

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

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No ☐ Recommend monitoring for leaks

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

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

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Kitchen



Plumbing for sink and dishwasher weren't hooked up. Recommend that they are properly connected.

Heating/Cooling Source

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

Comments

Appliances

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

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

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

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

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

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

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

Dishwasher airgap ☐ Yes ☒ No ☐ N/A ☐ Not Visible

Dishwasher drain line looped ☐ Yes ☐ No ☐ N/A ☒ Not Visible

Receptacles present ☒ Yes ☐ No ☐ In Use/Inaccessible Operable: ☒ Yes ☐ No

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

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

Comments Quality or extent of operation of appliances is not part of a regular inspection. Any testing of appliances is not a representation of condition but may be checked as a courtesy.

Living Room(s)

Living Room

Location First floor, porch

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

Moisture stains ☐ Yes ☒ No

Where:

☒ Recommend monitoring

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

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

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Safety hazard ☐ Cover plates missing
☐ Receptacles In Use/Inaccessible ☐ Some switches/outlets not working recommend repair

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

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

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

Comments

Photos



Electrical receptacles in the porch area had reverse polarity. Recommend repair.



Some windows were difficult to lock and unlock throughout the house. Repair or replace as needed.



Living room floor had a slight slope to it. Repair as needed.

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
☐ Receptacles In Use/Inaccessible ☐ Some switches/outlets not working recommend repair

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

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

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

Comments

Photos



GFCI wasn't operational, recommend repair or replacement.



Unsure what the right switch controls.



Recommend a vent cover be added.

Laundry Room

Laundry

Laundry sink ☐ Yes ☒ No

Heat source present ☐ Yes ☒ No

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

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

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

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Receptacles In Use/Inaccessible

GFCI Receptacles 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



Galvanized water piping present.
No visible corrosion observed.



Exhaust for a future dryer,
recommend cleaning dryer vent.

Basement

Stairs

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

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

Headway over stairs ☐ Satisfactory ☒ Low clearance ☒ Safety hazard

Comments

Photos



Handrail was loose, recommend repair or replacement. Items can catch on exposed end, recommend a handrail that returns to the wall. Low clearance above stairway, use with caution.

Foundation

Condition ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated
☐ Recommend sealing crack(s) and monitoring
☒ Foundation walls had limited visibility due to storage or were covered

Material ☐ ICF ☐ Brick ☒ Concrete block ☐ Stone Masonry ☐ Poured concrete ☐ wood

Horizontal cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Step cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Vertical cracks ☒ None ☐ North ☐ South ☐ East ☐ West

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

Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West

Indication of moisture ☒ Yes ☐ No ☒ Fresh ☐ Old stains

Comments Foundation walls were covered, no accurate representation of the condition can be made.

Photos

Basement



Floor

Material ☒ Concrete ☐ Dirt/Gravel ☒ Not Visible Other: _____

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible

Comments

Drainage

Sump pump ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested ☐ Crock sealed

Floor drains ☒ Yes ☐ Not Visible ☐ Drains not tested

Comments

Girders/Beams

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Improperly notched recommend repair

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

Comments

Columns

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Temporary columns recommend repair

☐ Column not properly supported recommend repair

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

Comments

Photos

Basement



Appeared columns had been added for extra support. No observable issue noted at the time of the inspection.

Joists

☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improperly notched recommend repair

Material

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

Comments

Subfloor

☒ Not Visible

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Indication of moisture stains/rotting
☐ Recommend repair of damaged wood

Comments

Miscellaneous

Miscellaneous Photos ☒ Yes

Photos



Radon monitor was set.



Recommend a cover plate be added.

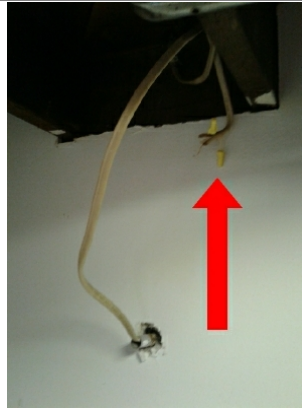


Countertop was not secured, recommend securing.

Basement



Basement well windows had some deterioration, repair or replace as needed.



Loose electrical wiring may be live, potential safety hazard. Recommend wiring be properly secured in a junction box.

Plumbing

Water Supply

Main Water shut-off location In the basement

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

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

Visible water distribution piping ☒ Copper ☒ Galvanized ☐ CPVC Plastic ☐ PEX Plastic Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Leaking ☐ Corroded ☐ Valves Broken/Missing/Leaking
☐ Dissimilar Metal ☐ Cross Connection ☐ Recommend Dielectric Union ☐ Recommend Repair

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Leaking ☐ Corroded

Comments Sewer pipes are not visible, and are not part of a regular inspection. It is recommend to have them checked by a qualified contractor on a regular basis as tree roots, waste or settling can cause issues.

Main fuel shut-off location

☐ N/A

Location On the side exterior wall

Interior Fuel Storage ☐ Yes ☒ No ☐ Leaking

Fuel Line ☒ Black Iron ☐ Copper ☐ Brass ☐ Stainless Steel ☐ Galvanized ☐ CSST
☐ Recommend CSST be Bonded ☐ Not Visible ☐ N/A

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Qualified Contractor Evaluate

Comments

Water heater #1

☐ N/A

General Brand Name: Rheem
 Serial #: Q432061396
 Capacity:50
 Approx. age: 2020

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

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

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

Vent pipe ☐ N/A ☒ Satisfactory ☐ Improper ☐ Rusted ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Plumbing



Where copper and galvanized piping meets there is the potential for corrosion. Recommend monitoring those areas, and add a dielectric union if needed.

Heating System/Air Handler

Heating system

- Unit #1** Brand name: Trane
 Approx. age:
☐ Unknown Serial #: M343h5g1g ☐ Satisfactory ☒ Marginal ☐ Poor
☒ Recommended HVAC technician examine
- Energy source** ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel
- Heat exchanger** ☐ N/A ☐ Sealed ☒ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty
☐ Carbon/soot buildup
- Combustion air venting present** ☐ N/A ☒ Yes ☐ No
- Controls** Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed Gas shut off valve:
☒ Yes ☐ No ☐ Recommend installing gas shut-off valve
- 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) ☒ Marginal
- When turned on by thermostat** ☐ Fired ☒ Did not fire Proper operation: ☐ Yes ☒ No ☐ Not tested
- System not operated due to** ☒ N/A ☐ Exterior temperature Other: .

Comments

Photos



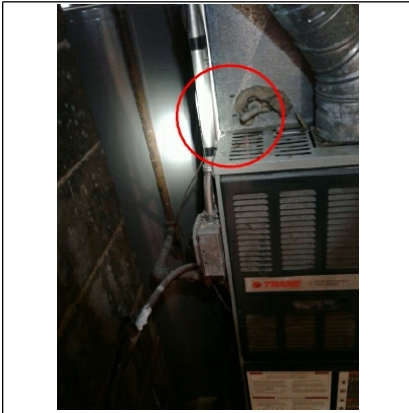
Air Handler

- ☐ N/A
- General** ☒ Central system ☐ Wall unit
 Location: Basement
- 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: .
- Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments

Photos

Heating System/Air Handler



Hose for air handler condensate had come off, recommend reattaching. AC hasn't run in a while due to lack of moisture that would be in this area.

Electric Panel

Main panel

Location Basement

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses ☐ Improper breakers installed recommend repair

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

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

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

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

Main wire ☐ Copper ☐ Aluminum ☒ Not Visible ☐ Double tapping of the main wire Condition: ☐ Satisfactory
☐ Marginal ☐ Poor ☐ Recommend No-Ox Paste on main wires to prevent corrosion

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

Branch wire condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend electrician evaluate/repair
☐ Double tapping ☐ Triple Tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☒ Not evaluated

Reason:

Comments Only GFCI Receptacles that had test and reset buttons were tested. Some receptacles may be protected by a GFCI, testing is not done to these due to the potential difficulty of locating the tripped GFCIs.

Photos



Improper screw was dangerously inserted into the main breaker. Cover was not removed due to the potential safety concern. Recommend a qualified contractor evaluate further.