



## Home Inspection Report



3100 Anywhere Ct., Aurora, CO 80013

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**Inspection Date:**

Tuesday, September 24, 2019

**Prepared For:**

Your Client

**Prepared By:**

Seamless Home Inspection, LLC

10940 S Parker Rd. Ste 246

Parker, CO 80134

303-507-8172

mike@seamlesshomeinspection.com

**Report Number:**

092419

**Inspector:**

Michael & Robin Diehl

**Inspector Signature:**



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# Report Overview

## Scope of Inspection

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

Visual Inspection Only.

## Main Entrance Faces

For the purpose of this inspection the front of the house faces north.

## State of Occupancy

Vacant

## Weather Conditions

Sunny

## Recent Rain/Snow

No

## Ground Cover

Dry

## Approximate Age

Older

# Report Summary

## Items Not Operating

Basement bathroom exhaust fan is inoperable and will need replaced.

## Major Concerns

See potential safety hazards.

There appears to be multiple electrical deficiencies observed throughout the home. Electrical issues are potential safety hazards. Recommend a licensed electrician evaluate and repair these deficiencies. See report for locations and details highlighted in red under comments and potential safety hazards below.

## Potential Safety Hazards

### Grounds:

The existing window well cover on the patio is a hazard as the spacing is wide enough to step through. The front window well covers are wooden and deteriorating. Recommend replacing with safer designs.

### Garage:

There are no GFCI's installed in the garage. This is a safety concern. Recommend a licensed electrician install GFCI receptacles.

There is at least one cover plate missing at a receptacle in the garage. This is a safety concern. Recommend a licensed electrician install a cover plate.

Wiring in the garage is not correctly enclosed in conduit. This is a safety concern. Recommend a licensed electrician repair.

There are loose receptacles in the garage. This is a safety concern. Repair as required.

The door leading into home from the garage is not fire-rated, recommend a fire rated door for improved safety. This is a safety hazard.

### Basement:

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

Light is missing from the bottom of the stair landing. Recommend a light for safety.

Missing switch cover plate. Safety hazard. Install cover plate as required.

Recommend a licensed electrician evaluate and repair the following electrical deficiencies:

Extension cord wiring is installed in the basement to energize the kitchen stove. Extension cords should not be used as permanent wiring. This is a safety concern.

There did not appear to be a GFCI protected receptacle in the basement. This is a safety concern.

There were spliced wires found in the basement wiring. This is a potential fire hazard.

Wiring to light fixture inside furnace room is not properly installed in an electrical box.

### Plumbing:

CSST (corrugated stainless steel tubing) may not be properly bonded. This is a safety concern as CSST can be damaged by lightning. Recommend a licensed plumber ensure CSST is properly bonded.

### Main breaker panel:

Recommend a licensed electrician evaluate and make repair as needed concerning the following:

Aluminum wires have been used for branch wiring. This is a safety concern.

Distribution breaker is double-tapped at the main electrical panel, this is a safety concern.

There is at least one incident of two neutral wires sharing the same screw in the electrical panel.

The main panel has unused knockout holes not plugged. This is a safety concern.

The main panel is a split bus design, as such it requires multiple hand motions to shut power off to the home.

There is unsecured wiring inside the breaker panel closet.

Air conditioning breaker was not identified in the main breaker panel and may be oversized per condenser data plate allowance.

# Report Summary

## Potential Safety Hazards

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### Outbuilding sub panel:

The ground and neutral wires are not isolated or separated, this is a safety concern, recommend a licensed electrician evaluate.

### Outbuilding HVAC:

A/C breaker installed in sub panel is larger than unit allows per data plate. Recommend a licensed electrician evaluate and repair as needed.

### Interior:

There were no smoke detectors installed in the bedrooms. This is a safety concern. Recommend installing a smoke detector per manufacturers instructions inside the bedrooms for additional safety.

No carbon monoxide detectors were noticed during the inspection. This is a safety concern. Recommend installing carbon monoxide detectors per manufacturers specifications.

There is at least one receptacle within 6' of the sink in the kitchen and bathroom not GFCI protected. This is a safety concern. Recommend a licensed electrician install GFCI receptacles where required.

There are several cover plates missing at switches/receptacles. This is a safety concern. Recommend installing cover plates.

### Upstairs family room:

The wires in an open box on the ceiling of the upstairs family room are live and a safety hazard. Have a licensed electrician repair. See photo.

### Upstairs family room bathroom:

High step (9.5") into and out of bathroom. Trip/fall hazard. Recommend monitoring and if repair is possible, do so.

### Kitchen:

There is an extension cord used through the wall to operate a device (gas stove). This is a safety concern. Recommend a licensed electrician evaluate Or remove extension cord.

### Attic:

The furnace/water heater flue pipe in the attic is in contact with insulation. This is a potential fire hazard. Recommend removing insulation against pipe and maintaining space requirements per manufacturers instructions from combustible materials.

### General:

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing. If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

## Deferred Cost Items

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The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement.  
Manufactured 2009

The average life expectancy for an air conditioning condensing unit is 10-15 years. Recommend budgeting for replacement.  
Manufactured 2005

## **Master Summary - Items Listed On This Summary Are Not All Inclusive Of The Entire Report. It Is Recommended The Entire Report Be Reviewed.**

### **Roof:**

Recommend additional roof ventilation be added. Presently there is one gable end vent and roof vents.

### **Grounds:**

The driveway and front steps have areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab/steps as needed.

The driveway has normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.

Fence gate is difficult to open and close. Repair as needed.

Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend installing anti siphon hose bib(s).

### **Exterior:**

Recommend adding downspout extensions to discharge water away from the house. 5-6' extensions recommended.

The outbuilding did not have gutters or downspouts installed. Recommend installing

House siding on east end had damage, recommend a licensed contractor repair/replace damaged sections.

Recommend caulking around windows, doors, corners, utility penetrations to maintain weather seal.

Caulking dried and cracked, recommend removing and replacing.

Windows are single pane and as such are not energy efficient. Replace as needed.

Beam push out observed on foundation wall. See photo. Recommend repair.

Outside condenser unit coils are dirty, recommend cleaning.

Damaged/Missing insulation on the air conditioner refrigerant line, recommend replacing insulation.

### **Garage:**

Garage door does not have an automatic garage door opener installed.

Overhead garage door does not have a way currently to be locked.

Weatherstripping is damaged on bottom of door. Replace as needed.

### **Plumbing:**

There are corroded pipes at the water heater. Recommend a licensed plumber repair.

### **HVAC:**

Combustion air venting is disconnected at the top of the vent. See photo. Recommend reconnecting.

House air conditioning primary and secondary condensate lines are piped together. This does not allow for the secondary line to be effective if the line gets blocked. Repair as needed.

Outbuilding condensate line is not connected at wall and may discharge on top of sub panel enclosure in current condition. Recommend repair. See photo.

Air conditioner on outbuilding could not be operated using the remote. It was undetermined if unit provided heat.

Recommend replacing batteries in remote and testing unit for heat capability.

### **General:**

Several windows are difficult to open and/or close. Recommend evaluation and repair/replace as needed.

There are several damaged receptacles. Recommend licensed electrician replace.

There are numerous loose receptacles. Recommend a licensed electrician repair.

There are holes in the wall or ceiling. Recommend repair as needed.

Recommend installing door stops. Door stops help prevent damage to the wall from the door knob.

There are several sink/tub stoppers that are missing or not connected. Repair as needed.

There are a few drains in the tub or sink that are marginal. This could be caused by a dirty stopper or trap. Recommend a licensed plumber evaluate and repair as needed. See report for details.

The exhaust fans in the bathrooms are either noisy, inoperable or grill cover is missing. Recommend repair or replacing.

Numerous spiders present. Recommend treating to eliminate.

# Report Summary

**Master Summary - Items Listed On This Summary Are Not All Inclusive Of The Entire Report. It Is Recommended The Entire Report Be Reviewed.**

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## Living Room:

Wood floor finish is showing signs of wear. Refinish to protect wood.

Exterior front light did not illuminate. Recommend replacing the bulb and retesting.

## Kitchen:

Dishwasher drain line is not high looped beneath countertop. This could allow cross contamination between the sink and the dishwasher. Recommend repairing drain to be a high loop.

Some minor corrosion around the plumbing joints, but no visible leaks at this time. Monitor for leaks.

## Upstairs bathroom:

The exhaust fan is noisy and grill cover is dirty. Recommend evaluating and cleaning the unit. Repair or replace as needed.

## Basement bathroom:

Recommend cleaning/replacing the caulking/grouting in shower/tub area to help prevent damage from water penetration.

The bathroom door does not latch shut completely. Repair or adjust as needed.

The tub and/or vanity finish is chipped. Recommend repair or replace as needed.

Light does not always illuminate. Sometimes the switch illuminated immediately or delayed and other times it did not. Have licensed electrician evaluate.

## Bedroom, upstairs back of house:

There is evidence of leaking insulated glass on the window. Recommend repair/replacement of window.

Screen is missing from window. Inquire of homeowner.

The switch knob is missing. Recommend licensed electrician replace.

## Attic:

The attic did not appear to have adequate insulation. Recommend consideration be given to adding insulation in the near future.

Consider additional ventilation in attic. Additional ventilation can assist with heating and cooling costs and lengthen the life of normal shingle wear.

# Receipt/Invoice

Seamless Home Inspection, LLC  
10940 S Parker Rd. Ste 246  
Parker, CO 80134  
303-507-8172

Date: Tue. Sep. 24, 2019 1:00

Inspected By: Michael Diehl

Property Address  
3100 Anywhere Ct. Aurora,  
CO 80013

Inspection Number: 092419

Payment Method: Credit Card

Client: Your Client

Inspection	Fee
Home Inspection	\$Varies
Radon Test	
Sewer Scope	

<b>Total</b>	<b>\$Varies</b>
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# Roof

## General

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

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

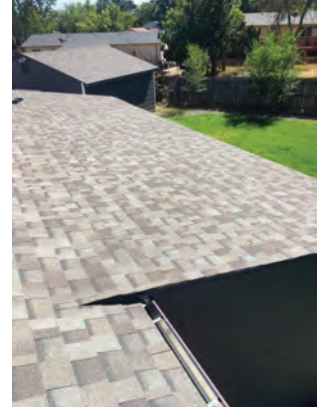
## Photos



Front roof slope



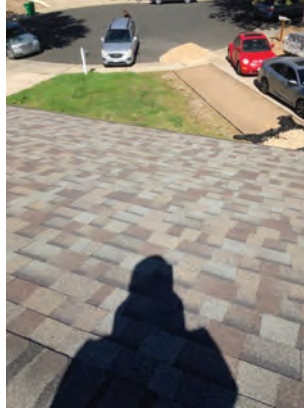
Ridge line



Rear roof slope



Roof surface



Roof surface



Outbuilding roof



Outbuilding roof

## Style of Roof

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

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

**Roof #1** Type: Composition asphalt

Layers: 1+ Layers

Age: Unknown

Location: House

# Roof

## Style of Roof cont.

**Roof #1 cont.** Garage

**Roof #2** ☐ None

Type:Composition asphalt

Layers:1+ Layers

Age:Unknown

Location:Detached building

**Comments**

## Ventilation System

☐ None ☐ N/A

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

**Comments** Recommend additional roof ventilation be added.

## Flashing

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

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

**Comments**

## Condition of Roof Coverings

**Roof #1** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage  
☐ HOA Maintained

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

**Comments** There are several spongy areas on the roof.

**Photos**



General condition of the house roof

## Plumbing Vents

☐ Not Visible ☐ Not Present

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

# Grounds

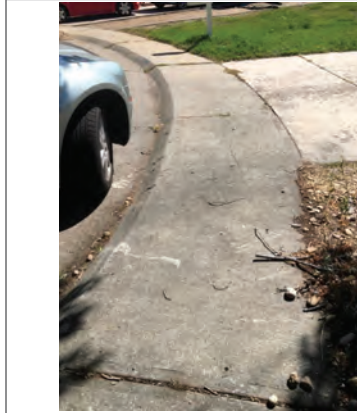
## Service Walks

☐ None ☐ Not Visible  
**Material** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: ☐ Metal  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home  
☐ Settling cracks ☐ Public sidewalk needs repair

**Comments**  
**Photos**



Service walk



Public sidewalk

## Driveway/Parking

☐ None ☐ Not Visible  
**Material** ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other:  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☐ Fill cracks and seal  
**Comments** The driveway has areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.  
 The driveway has normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.

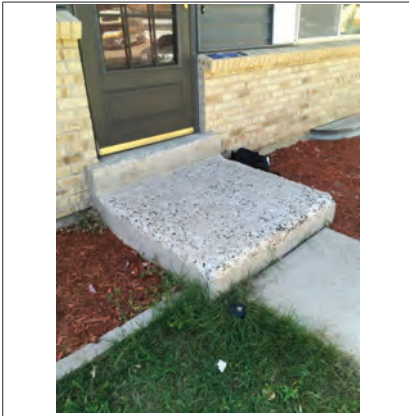
**Photos**



Driveway. Note: spalling and typical cracks

## Stoops/Steps

☐ None  
**Material** ☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged  
☐ Cracked ☐ Settled ☐ Typical Cracks  
**Comments** The stoop/steps have areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.

**Photos**

Front steps

**Patio****Material  
Condition**

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

**Comments  
Photos**

Patio area



Typical concrete cracks

**Fence/Wall****Type  
Condition  
Gate  
Comments**

- ☐ Not evaluated ☐ None  
☐ Brick ☐ Block ☐ Wood ☐ Metal ☒ Chain Link ☐ Rusty ☐ Vinyl  
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
☐ N/A ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☒ No  
 Gate is difficult to open and close. Repair as needed.

**Photos**

Gate needs repair

**Landscaping affecting foundation**☐ N/A

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

**Comments** The existing window well covers are a hazard as the spacing is wide enough to step through.  
 The front window well covers are wooden and deteriorating. Recommend replacing with safer designs.

**Photos**

Window well cover is hazardous



Front window wells are deteriorating

**Hose bibs**☐ N/A

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ No anti-siphon valve ☒ Recommend anti-siphon valve  
☐ Not frost-proof ☐ Recommend frost-proof hose bib  
**Operable** ☒ Yes ☐ No ☐ Not Tested ☐ Not On

**Comments** Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend installing anti siphon hose bib(s).

# Exterior

## Gutters/Scuppers/Eavestrough

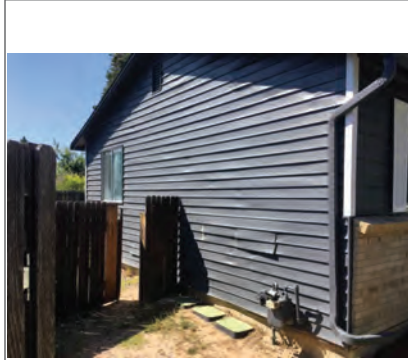
☐ None  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☐ Needs to be cleaned  
**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: \_\_\_\_\_  
**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks  
**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory  
**Extension needed** ☒ North ☒ South ☐ East ☐ West ☐ N/A  
**Comments** Recommend adding downspout extensions to discharge water away from the house. 5-6' extensions recommended.  
 The outbuilding did not have gutters or downspouts installed. Recommend installing

## Siding

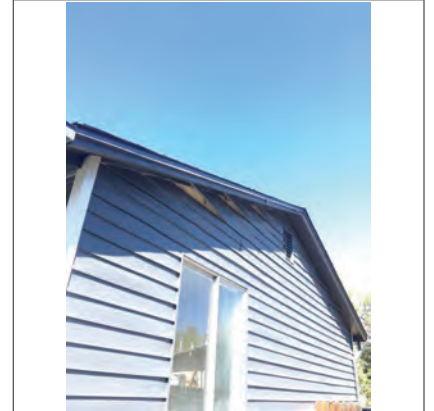
**Material** ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☒ Fiber-cement ☐ Stucco ☐ EIFS\* Not Inspected  
☐ Asphalt ☐ Wood ☒ Metal/Vinyl Other: brick veneer ☐ Typical cracks ☐ Peeling paint ☐ Monitor  
☐ Wood rot ☐ Loose/ Missing/ Holes  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/painting  
**Comments** Siding had some damage, recommend a licensed contractor repair/replace damaged sections.  
**Photos**



Front of home



Damaged siding on side of home



Damaged siding on home



Back of home



Side of garage

## Trim

**Material** ☐ Wood ☒ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

# Exterior

## Soffit

**Material** ☒ None  
☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Fascia

**Material** ☐ None  
☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Flashing

**Material** ☒ None  
☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Caulking

**Condition** ☐ None  
☐ Satisfactory ☐ Marginal ☐ Poor  
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations  
**Comments** Recommend caulking around windows, doors, corners, utility penetrations to maintain weather seal.  
Caulking dried and cracked, recommend removing and replacing.

## Photos



Recommend caulking around wall penetrations



Caulking is dried around windows. Replace

## Windows/Screens

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting  
☐ Failed/fogged insulated glass  
**Material** ☐ Wood ☒ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad  
**Screens** ☐ Torn ☐ Bent ☒ Not installed ☐ Satisfactory ☐ Recommend repair/replace damaged screens  
**Comments** Windows are single pane and as such are not energy efficient. Replace as needed.

## Storms Windows

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

# Exterior

## Storms Windows cont.

**Putty** ☐ Satisfactory ☐ Needed ☒ N/A

**Comments**

## Slab-On-Grade/Foundation

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

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

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

**Comments** Beam push out observed on foundation wall. See photo. Recommend repair.

**Photos**



Foundation is damaged on side of home. Repair recommended

## Service Entry

**Location** ☒ Underground ☐ Overhead

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

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

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

☐ Recommend GFCI Receptacles

**Comments** There were no exterior receptacles observed on the home.

## Building(s) Exterior Wall Construction

**Type** ☐ Not Visible ☒ Framed ☐ Masonry Other:

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Exterior Doors

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

☒ Satisfactory ☐ Marginal ☐ Poor

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

☒ Satisfactory ☐ Marginal ☐ Poor

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

☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Exterior A/C - Heat pump #1

**Unit #1** ☐ N/A

Location: South side of the house.

Brand: Goodman

Model #: GSC130241C A

Serial #: 0512223313

Approximate Age: 10-15+

Manufactured 2005



# Garage/Carport

## Type

Type  
Comments  
Photos

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



Garage



Garage interior

## Automatic Opener

- ☒ None ☐ N/A  
☐ Operable ☐ Inoperable  
 Comments: Garage door does not have an automatic garage door opener installed.

## Safety Reverse

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

## Roofing

- Material: ☒ Same as house  
 Type:  
 Approx. age:    Approx. layers:  
 Comments:

## Gutters/Eavestrough

- Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house  
 Comments:

## Siding

- ☐ N/A  
 Material: ☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting  
 Comments:

## Trim

- ☐ N/A  
 Material: ☐ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting  
 Comments:

## Window

- ☐ N/A  
 Material: ☐ Same as house ☐ Wood ☒ Aluminum ☐ Vinyl ☐ Glass Block

# Garage/Carport

## Window cont.

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

**Comments** Window would not latch. Repair as needed

## Floor

**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .  
**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Settling cracks ☐ Recommend evaluation/repair ☐ Safety hazard  
**Source of Ignition within 18" of the floor** ☐ N/A ☐ Yes ☒ No

**Comments**

## Sill Plates

**Type** ☐ None ☒ Not Visible  
☐ Floor level ☒ Elevated  
**Condition** ☐ Rotted/Damaged ☐ Recommend repair ☐ No Deficiencies Observed  
**Comments**

## Overhead Door(s)

**Material** ☐ N/A ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☒ Weatherstripping missing/damaged ☐ Loose/missing  
**Recommend Priming/Painting Inside & Edges** ☐ Yes ☒ No

**Comments** Overhead garage door does not have a way currently to be locked.  
 Weatherstripping is damaged on bottom of door. Replace as needed.

## Photos



## Exterior Service Door

**Condition** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted  
**Comments** Exterior door was removed and covered over.

**Photos**

Exterior door is removed

**Electrical Receptacles**

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

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☒ Safety Hazard ☒ Cover plate missing

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

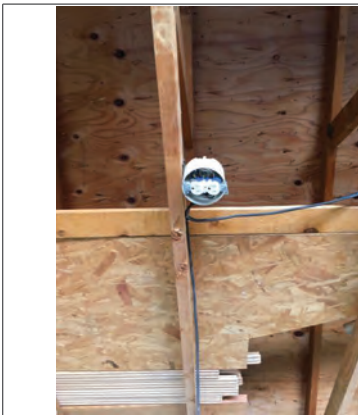
☒ Recommend GFCI Receptacles

**Comments** There is at least one cover plate missing at a receptacle in the garage. This is a safety concern. Recommend a licensed electrician install a cover plate.

There are no GFCI's installed in the garage. This is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Wiring in the garage is not correctly enclosed in conduit. This is a safety concern. Recommend a licensed electrician repair.

There are loose receptacles in the garage. This is a safety concern. Repair as required.

**Photos**

Incorrect electrical box for receptacle. Missing cover plate



Electrical wiring not in conduit

**Fire Separation Walls & Ceiling**

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

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

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☒ Yes ☐ No

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

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

**Comments** The door leading into home from the garage is not fire-rated, recommend a fire rated door for improved safety. This is a safety hazard.

## Photos



Door leading to home is not a fire door



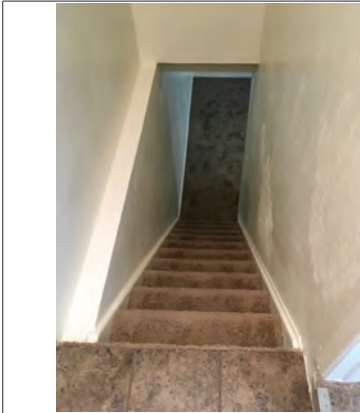
Pet door cut through door

# Basement

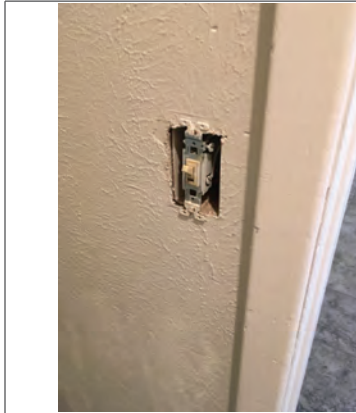
## Stairs

- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven  
☐ Safety Hazard
- Handrail** ☐ Yes ☒ No Condition: ☐ Satisfactory ☐ Loose ☒ Hazard  
☒ Handrail/Railing/Balusters recommended ☐ Missing Returns
- Headway over stairs** ☒ Satisfactory ☐ Low clearance ☐ Safety hazard
- Comments** Handrail missing on basement stairs, potential safety issue. Recommend installing a handrail.  
 Light is missing from the bottom of the stair landing. Recommend a light for safety.  
 Missing switch cover plate. Safety hazard. Install cover plate as required.

## Photos



Basement stairs. Note: missing handrail



Missing switch cover plate

## Foundation

- Condition** ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated ☒ Not Visible
- 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 and were not visible. Inspection was limited. Condition above if marked applies to visible portions only.

## Photos



Insulation is missing on rim joists

## Floor

- Material** ☐ Concrete ☐ Dirt/Gravel ☒ Not Visible Other: ☐ Structural

# Basement

## Floor cont.

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

## Window(s)

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing/Damaged Screen  
**Comments**

## Drainage

**Sump pump** ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested  
**Floor drains** ☒ Yes ☐ Not Visible ☒ Drains not tested  
**Comments**

## Girders/Beams

**Condition** ☒ Not Visible  
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted  
**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible  
**Comments** Girders were not visible due to basement being finished. Inspection was limited. Condition above if marked reflects only visible portions of girders.

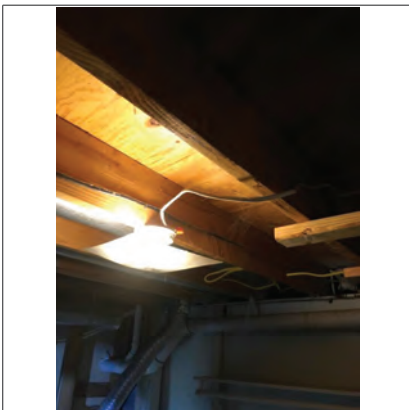
## Columns

**Condition** ☒ Not Visible  
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted  
**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible  
**Comments** Columns were not visible due to basement being finished. Inspection is limited. Condition above if marked applies only to visible columns.

## Joists

**Condition** ☒ Not Visible  
☒ Satisfactory ☐ Marginal ☐ Poor  
**Material** ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type  
☐ Sagging/altered joists  
**Comments** Floor joists were not visible due to basement being finished. Inspection is limited. Condition above if marked reflects visible portion of joists only.

## Photos



Visible joists in laundry room

## Subfloor

**Condition** ☐ Not Visible  
☐ Satisfactory ☐ Marginal ☐ Poor ☒ Indication of moisture stains/rotting  
**Comments** The Basement ceiling is finished. Subfloor is not visible. Inspection was limited.

## Photos



Sub floor in laundry room

## Electrical

### Condition Comments

☐ Satisfactory ☐ Marginal ☒ Poor ☒ Cover plate missing

Recommend a licensed electrician evaluate and repair the following electrical deficiencies:  
Extension cord wiring is installed in the basement to energize the kitchen stove. Extension cords should not be used as permanent wiring. This is a safety concern.

There did not appear to be a GFCI protected receptacle in the basement. This is a safety concern.

There were spliced wires found in the basement wiring. This is a potential fire hazard.

Wiring to light inside furnace room is not properly installed in an electrical box.

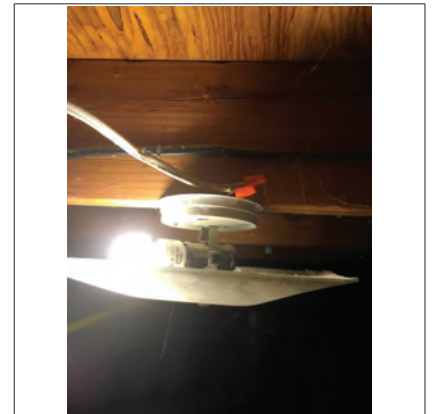
## Photos



Extension cord used for stove



Spliced wires not in junction box



No electrical box at light fixture



Extension cord to stove. No GFCI in basement

# Plumbing

## Water service

**Main shut-off location** In the basement

**Water entry piping** ☒ Not Visible ☐ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☐ PEX Plastic ☐ Lead ☐ Polyethylene

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Flow** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Water pressure over 80 psi ☐ Recommend plumber evaluate

☒ Recommend pressure regulator

**Pipes Supply/Drain** ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes  
☒ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

**Drain/Waste/Vent pipe** ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☒ ABS ☐ Brass ☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☐ N/A

Type: Metal strapping

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Fuel line** ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☒ CSST ☐ Not Visible ☐ Galvanized

☒ Recommend CSST be properly bonded

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

**Comments** CSST (corrugated stainless steel tubing) may not be properly bonded. This is a safety concern as CSST can be damaged by lightning. Recommend a licensed plumber ensure CSST is properly bonded.

## Photos



Main water shut off

## Main fuel shut-off location

☐ N/A

**Location** On the side exterior wall

**Comments**

## Photos



Main fuel shut off



CSST tubing may not be properly bonded

## Water heater #1

☐ N/A

**General** Brand Name: Us/ craft masters  
 Serial #: 0902T400513  
 Capacity: 40  
 Approx. age: 5-10+  
 Manufactured 2009

**Type** ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: Drip Leg: ☐ N/A ☒ Present ☐ Not Present

**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 ☒ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair Material:  
☐ PVC ☒ Galvanized ☐ Other

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement.  
 There are corroded pipes at the water heater. Recommend a licensed plumber repair.

## Photos



Water heater



Data plate



Corrosion at expansion tank

# Heating System

## Heating system

**Unit** Brand name: Goodman  
 Approx. age: 10-15+  
 Manufactured 2005  
☐ Unknown Model #: GMS80703ANA Serial #: 0501020483 ☒ Satisfactory ☐ Marginal ☐ Poor  
☐ Recommended HVAC technician examine

**Energy source** ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel Drip Leg: ☐ N/A ☒ Present ☐ Not Present

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

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

**Carbon monoxide** ☐ N/A ☐ Detected at plenum ☐ Detected at register ☒ Not tested  
 Tester: Tonor 801

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

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

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

**Flue piping** ☐ N/A ☒ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace  
 Material: ☐ PVC ☒ Galvanized ☐ Other

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

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

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

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

**Comments** Combustion air venting is disconnected at the top of the vent. See photo. Recommend reconnecting.

**Photos**



Furnace



Data plate



Combustion air venting not connected



Furnace operation observed



Missing register grill

# Electric/Cooling System

## Main panel

**Location** Enclosed patio closet

**Condition** ☐ Satisfactory ☒ **Poor**

**Adequate Clearance to Panel** ☐ Yes ☒ No

**Amperage/Voltage** ☒ Unknown ☐ 60a ☐ 100a ☐ 125a ☐ 150a ☐ 200a ☐ 120v/240v

Air Conditioner Amperage: not identified in panel ☐ 400a

**Breakers/Fuses** ☒ Breakers ☐ Fuses

**Appears grounded** ☒ Yes ☐ No ☐ Not Visible

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

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

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

☐ Marginal ☐ Poor

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

**Branch wire condition** ☐ Satisfactory ☒ **Poor** ☒ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable

☐ Conduit ☐ Knob/Tube ☒ Double tapping ☐ Wires undersized/oversized breaker/fuse

☐ Panel not accessible ☐ Not evaluated

Reason:

**Comments** Recommend a licensed electrician evaluate and make repair as needed concerning the following:  
Aluminum wires have been used for branch wiring. This is a safety concern.

Distribution breaker is double-tapped at the main electrical panel, this is a safety concern.

There is at least one incident of two neutral wires sharing the same screw in the electrical panel. This is a potential safety hazard.

The main panel has unused knockout holes not plugged. This is a safety concern.

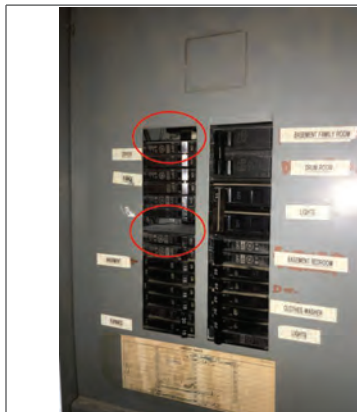
The main panel is a split bus design, as such it requires multiple hand motions to shut power off to the home.

Panel circuit labeling may be incorrect or missing. Recommend labeling circuits as required.

## Photos



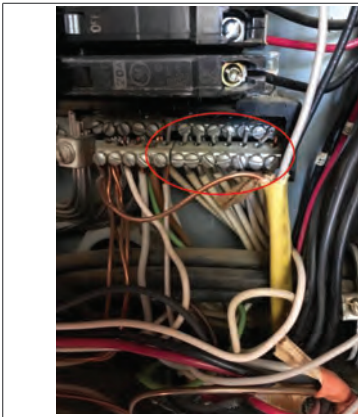
Main breaker panel



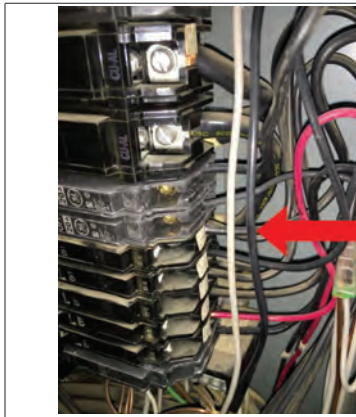
Open unused knockouts in panel



Panel cover removed for inspection



Aluminum branch wiring



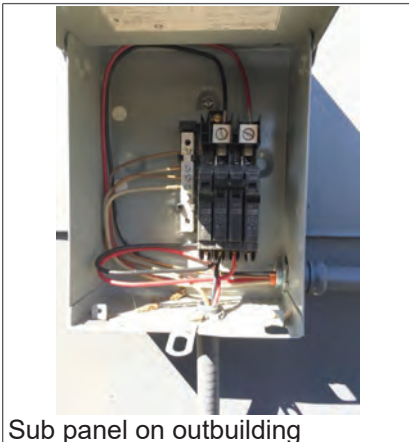
Double tapped breaker



Holes in wall inside panel closet

**Sub panel(s)**

**Location(s)** ☒ None apparent  
 Location 1: Outbuilding  
**Evaluation** ☐ Panel not accessible ☐ Not evaluated  
 Reason:  
☒ Recommend separating/isolating neutrals ☒ Recommend electrician repair/evaluate box  
☐ No Deficiencies Observed  
**Branch wire** ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☒ No Neutral isolated:  
☐ Yes ☒ No  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor  
**Comments** The ground and neutral wires are not separated, this is a safety concern, recommend licensed electrician separate.

**Photos**

Sub panel on outbuilding

**Evaporator Coil Section Unit #1**

**General** ☐ N/A ☒ Central system ☐ Wall unit  
 Location: Basement Utility Room  
 Age: 10-15+  
**Evaporator coil** ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged  
**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory  
**Condensate line/drain** ☐ To exterior ☐ To pump ☒ Floor drain Other:  
**Secondary condensate line/drain** Present: ☒ Yes ☐ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged  
☐ Recommend technician evaluate  
**Operation** Differential: 15 degrees  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service  
☐ Not operated due to exterior temperature  
**Comments** House air conditioning primary and secondary condensate lines are piped together. This does not allow for the secondary line to be effective if the line gets blocked. Repair as needed.

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

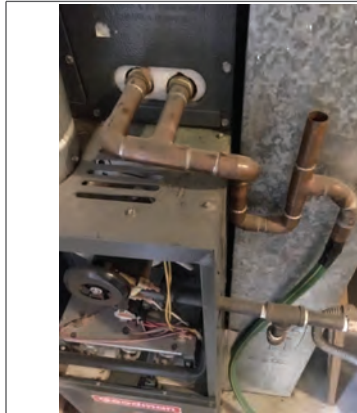
**Comments cont.** Outbuilding condensate line is not connected at wall and may discharge on top of sub panel enclosure in current condition. Recommend repair. See photo.  
Air conditioner on outbuilding could not be operated using the remote. It was undetermined if unit provided heat. Recommend replacing batteries in remote and testing unit for heat capability.

A/C breaker installed in sub panel is larger than unit allows per data plate. Recommend a licensed electrician evaluate and repair as needed.

## Photos



House air conditioning evaporator coil data plate



Primary and the secondary lines are piped together



Abandoned swamp cooler on outbuilding



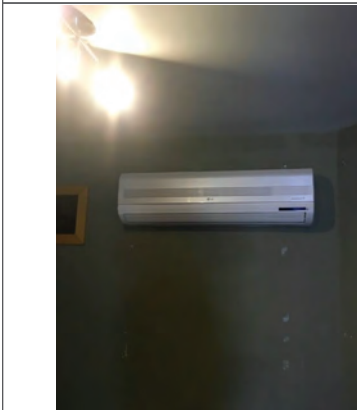
Split system air conditioning



Air conditioning for outbuilding



Condensate line is disconnected



Air conditioning inside outbuilding

# Living Room

## Living Room

**Location** Main level

**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  
☐ Loose Receptacles

**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 ☐ Missing/Damaged Screen

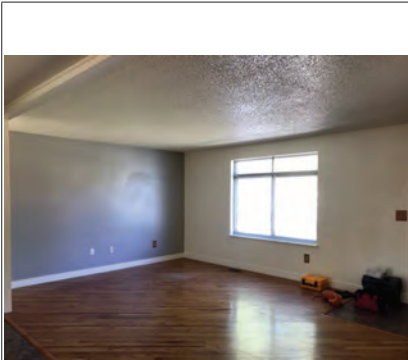
**Comments** The storm window is very difficult to open and/or close and the screen has slight damage. Recommend evaluation and repair as needed.

There is at least one damaged receptacle. Recommend licensed electrician replace.

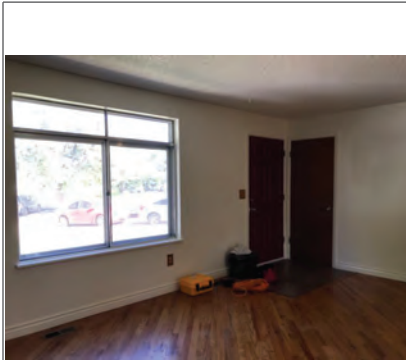
Wood floor finish is showing signs of wear. Refinish to protect wood.

Exterior front light that not illuminate. Recommend replacing the bulb and retesting.

## Photos



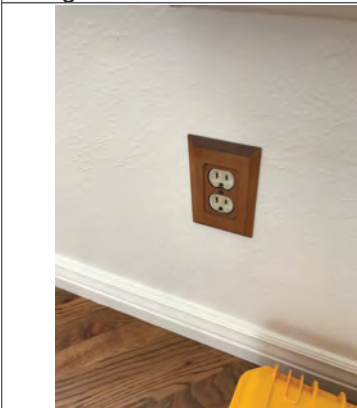
Living Room



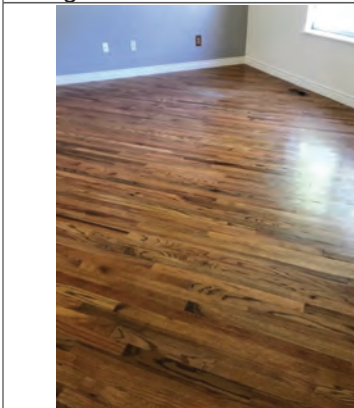
Living Room



Replace light and retest



Damaged receptacle



Wood floor has areas of floor finish that is worn

# Basement Family Room

## Basement Family Room

**Location** Basement

**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

☐ Loose Receptacle(s)

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

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

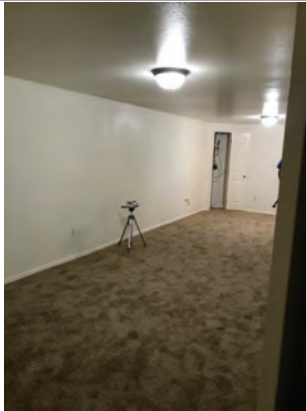
**Windows** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware ☐ Missing/Damaged Screen

**Comments** The windows are very difficult to open and/or close. Recommend a licensed contractor evaluate and repair as needed.

There are numerous loose receptacles in this room. Recommend a licensed electrician repair.

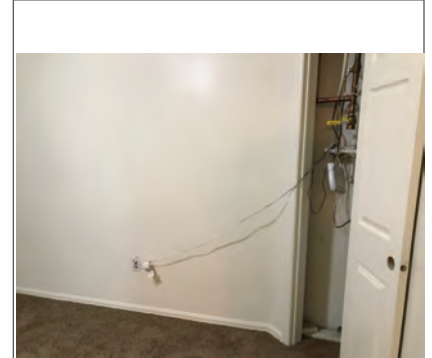
## Photos



Family room



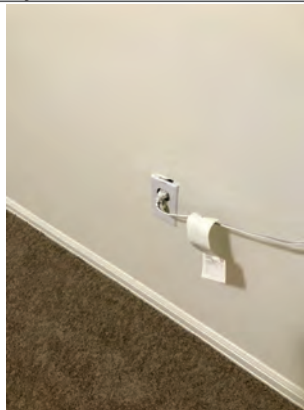
Family room



Closet



Loose receptacle



Damage around receptacle

# Upstairs Family Room

## Upstairs Family Room

**Location** Upstairs back of house

**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  
☐ Loose Receptacle(s)

**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 ☐ Missing/Damaged Screen

**Comments** There are holes in the wall or ceiling. Recommend repair as needed.

At least one cover plate is missing at a receptacle in this room. This is a safety concern. Recommend installing cover plates.

The wires in an open box on the ceiling of the upstairs family room are live and a safety hazard. Have a licensed electrician repair. See photo.

## Photos



Upstairs family room



Closet located in this room



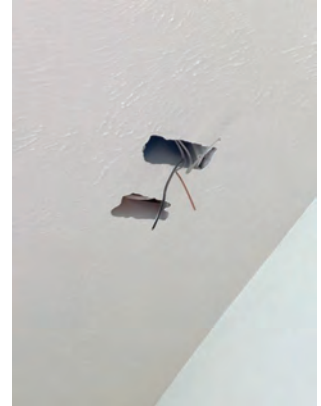
Hole in wall



Upstairs family room  
Varied step heights



Bathroom entrance



Holes in ceiling with hot wires

# Dining Room

## Dining Room

**Location** Main level

**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  
☐ Loose Receptacle(s)

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

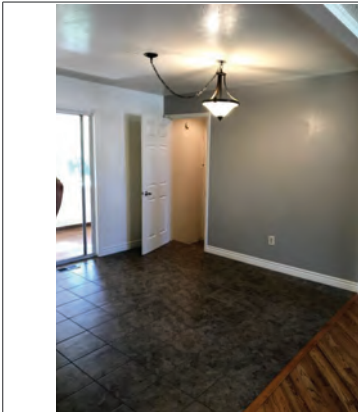
**Doors** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

**Comments** [There is at least one damaged receptacle. Recommend licensed electrician replace.](#)

[Recommend installing a door stop. Door stops help prevent damage to the wall from the door knob.](#)

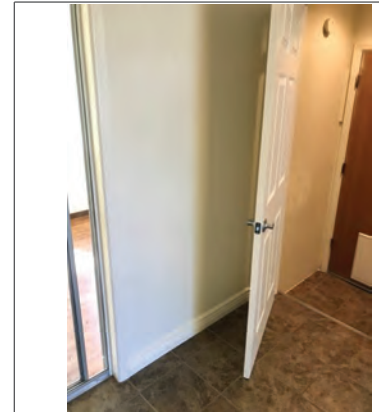
## Photos



Dining room



Damaged receptacle



No door stop

# Kitchen

## Countertops

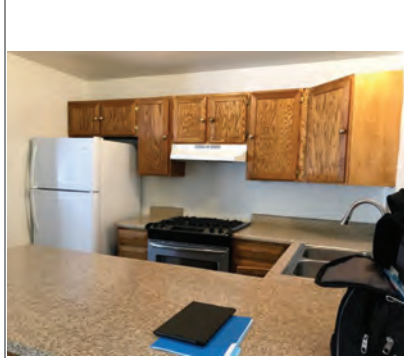
**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

**Comments**

**Photos**



Kitchen



Kitchen



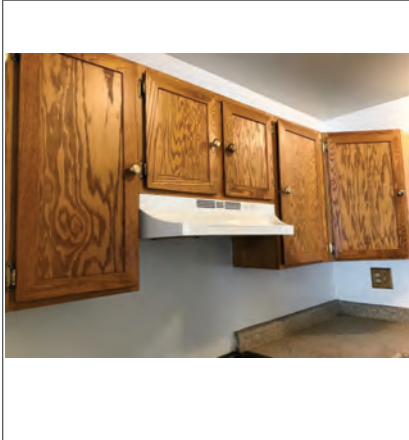
Countertop

## Cabinets

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

**Comments** There are damaged cabinets in the kitchen. Repair or replace as needed.

**Photos**



Drawer guide neds repair

## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☒ Yes ☐ No

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

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

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

**Comments** Some minor corrosion around the plumbing joints, but no visible leaks at this time. Monitor for leaks.

There were some plumbing connections with some dissimilar metals, monitor for leaks.

Dishwasher drain line is not high looped beneath countertop. This could allow cross contamination between the sink and the dishwasher. Recommend installing a drain high loop.

## Photos



Dishwasher drain is not high looped

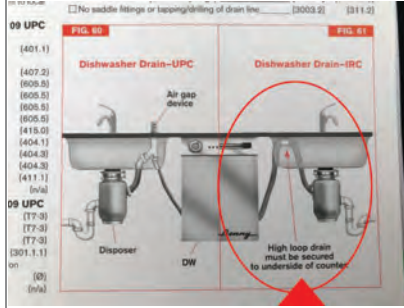


Diagram of high loop



Corrosion present. Monitor for leaks.

## Walls & Ceiling

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

## Windows

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing/Damaged Screen ☒ N/A  
Comments

## Heating/Cooling Source

☒ Yes ☐ No

Comments

## Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks  
Comments  
Photos



Kitchen floor

## Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
Microwave ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
Dishwasher airgap ☐ Yes ☒ No  
Dishwasher drain line looped ☐ Yes ☒ No

# Kitchen

## Appliances cont.

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s)  
**GFCI** ☐ Yes ☒ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No  
☒ Potential Safety Hazard(s) ☐ Cover plate missing

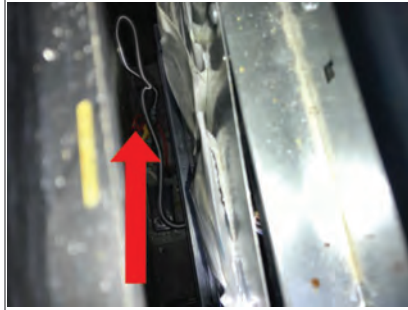
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Comments** There is at least one receptacle within 6' of the sink not GFCI protected. This is a safety concern.  
 Recommend a licensed electrician install GFCI receptacles where required.  
 There is an extension cord used through the wall to operate a device (gas stove). This is a safety concern.  
 Recommend a licensed electrician evaluate Or remove extension cord.

## Photos



Refrigerator



Behind stove showing an extension cord used for stove.



Stove



Dishwasher

# Laundry Room

## Laundry

**Laundry sink** ☒ N/A ☐ Yes

**Faucet leaks** ☐ Yes ☒ No

**Pipes leak** ☐ Yes ☒ No ☐ Not Visible

**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☐ Yes ☒ No

**Room vented** ☐ Yes ☒ No

**Dryer vented** ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended

☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

**Electrical** Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Loose Receptacle(s)

☐ Not Accessible ☐ Cover plate missing

**GFCI present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles ☐ Not Visible

**Appliances** ☐ Washer ☐ Dryer ☒ Water heater ☒ Furnace/Boiler ☐ Not Installed

**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**



Laundry area

# Bathroom 1

## Bath

**Location** Main 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

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

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

☐ GFCI Recommended

**Shower/Tub area** ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No

Where:

☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☐ Cover plate missing

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

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

**Heat source present** ☒ Yes ☐ No

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

**Comments** Recommend installing a door stop to help prevent damage to the wall from the door handle.

The exhaust fan was not operating in the bathroom. Recommend repair or replacement as needed.

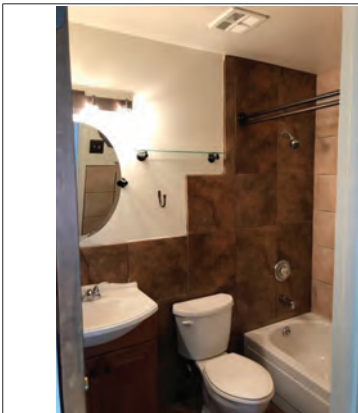
The bathroom is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.

The exhaust fan is noisy and grill cover is dirty. Recommend cleaning to allow exhaust to work more efficiently.

The sink stopper needs adjusted. It does not remain closed to hold water. Repair as needed.

The tub stopper is missing or not connected. Repair as needed.

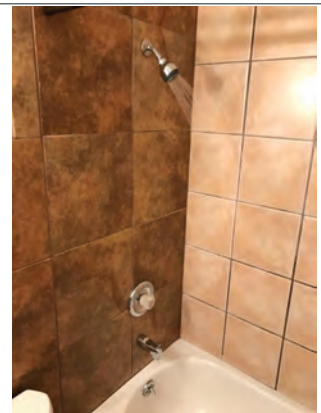
## Photos



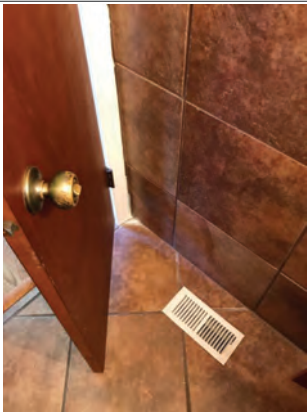
Main floor bathroom



Sink stopper needs repaired



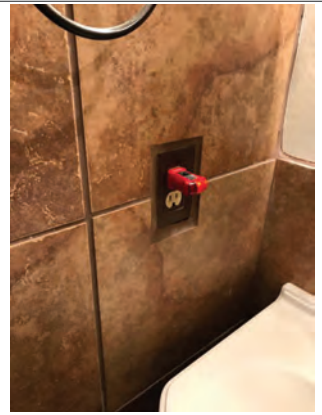
Operational shower



No door stop



Plumbing



No GFCI



Noisy and dirty exhaust fan

# Bathroom 2

## Bath

**Location** First floor half bath

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

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

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

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

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

☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☐ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No

Where:

☒ N/A

**Drainage** ☐ Satisfactory ☒ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☐ Cover plate missing

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

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

**Heat source present** ☒ Yes ☐ No

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

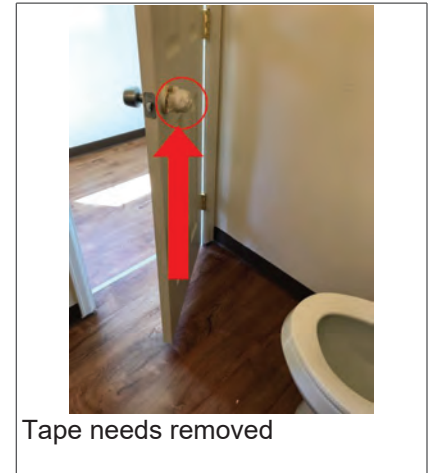
**Comments** The drain in the sink is marginal. This could be caused by a dirty stopper or trap. Recommend a licensed plumber evaluate and repair as needed.

The exhaust fan grill cover is missing. Recommend replacing.

Door handle has tape ( assumed from when painted ). Remove.

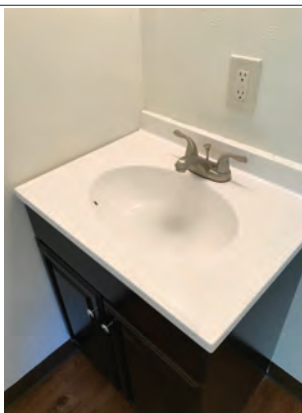
High step (9.5") into and out of bathroom. Trip/ fall hazard. Recommend monitoring and if repair is possible, do so.

## Photos





Exhaust fan has missing covering



Slow drainage

# Bathroom 3

## Bath

**Location** Main floor bath  
Basement bath

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

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

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

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

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

**Shower/Tub area** ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No  
Where: Caulk and/or grout needs general maintenance.  
☐ N/A

**Drainage** ☐ Satisfactory ☒ Marginal ☐ Poor

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

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

**Doors** ☐ Satisfactory ☒ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☒ Cover plate missing

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

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

**Heat source present** ☐ Yes ☒ No

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

**Comments** Recommend cleaning/replacing the caulking/grouting in shower/tub area to help prevent damage from water penetration.  
The bathroom door does not latch shut completely. Repair or adjust as needed.  
Recommend installing a door stop to help prevent damage to the wall from the door handle.  
The drain in the tub or sink is marginal. This could be caused by a dirty stopper or trap. Recommend a licensed plumber evaluate and repair as needed.  
**There is at least one receptacle cover missing in the bathroom. This is a safety concern. Recommend installing a cover as needed.**  
The exhaust fan was not operating in the bathroom. Recommend repair or replacement as needed.  
The exhaust fan grill cover is dirty. Recommend cleaning to allow exhaust to work more efficiently.  
There was no sink stopper installed in the sink. Recommend repair as needed.  
The tub and/or vanity finish is chipped. Recommend repair or replace as needed.  
Light does not always illuminate. Sometimes the switch illuminated immediately or delayed and other times it did not. Have licensed electrician evaluate.

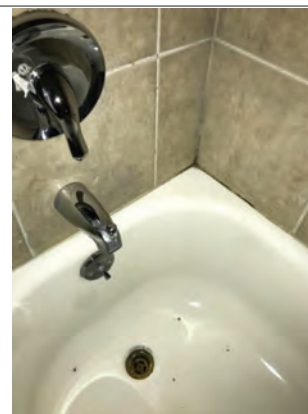
## Photos



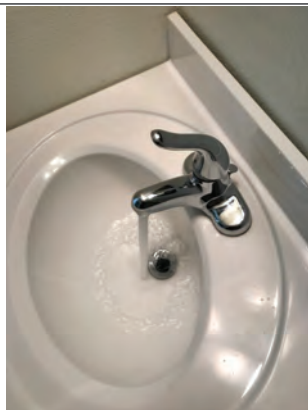
Basement bathroom  
Receptacle cover plate is missing



Basement bathroom  
Light switch shows in the on position but no light illuminated the bathroom. It intermittently worked.



Marginal drainage



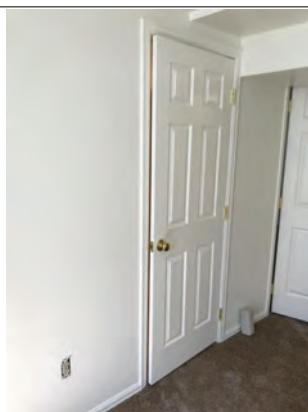
Missing sink stopper



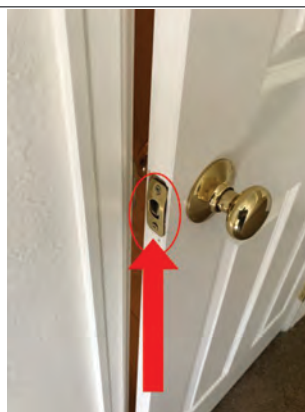
Damage to bottom of cabinet



Inoperable exhaust fan



Door from basement bedroom to bathroom does not shut or latch



Repair



No door stop

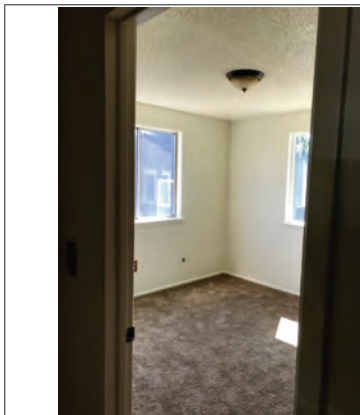


Chip on tub

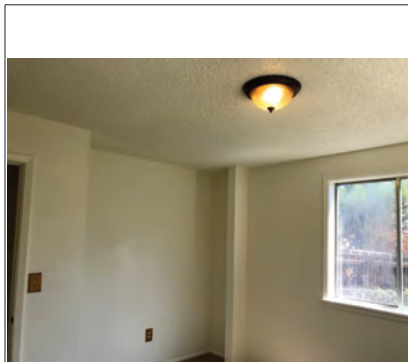
# Bedroom 1

<b>Room</b>	
<b>Location</b>	Main level, back of house
<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 <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	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 checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing <input checked="" type="checkbox"/> Loose Receptacle(s)
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input checked="" type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware <input checked="" type="checkbox"/> Missing/Damaged Screen <input type="checkbox"/> Difficult To Operate
<b>Comments</b>	<p>There are loose receptacles in this room. Recommend a licensed electrician repair.</p> <p>There was no smoke detector installed in the room. This is a safety concern. Recommend installing a smoke detector per manufacturers instructions inside the bedroom for additional safety.</p> <p>There is evidence of leaking insulated glass on the window. Recommend repair/replacement of window.</p> <p>Screen is missing from window. Inquire of homeowner.</p> <p>Recommend replacing incandescent light with a enclosed LED light in the closet.</p> <p>There is at least one damaged receptacle and a switch knob is missing. Recommend licensed electrician replace.</p>

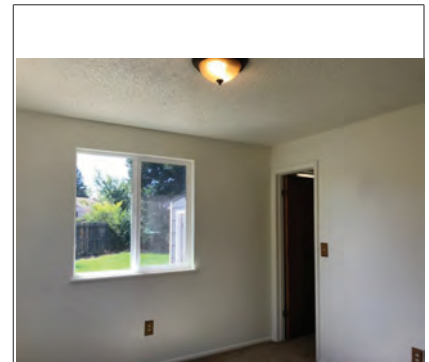
## Photos



Bedroom



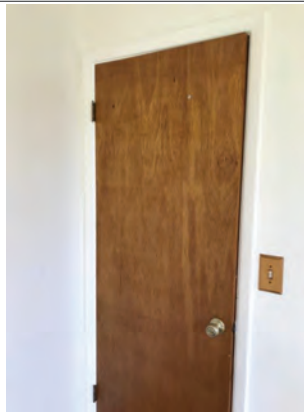
Bedroom



Bedroom



Missing light switch



Door does not shut completely



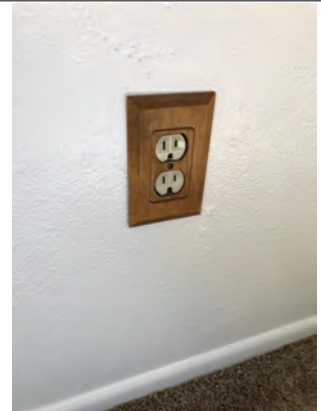
Recommend enclosed LED light fixture in closet



Closet window opens to upstairs family room



Loose receptacle



Damaged receptacle



Window has evidence of leaking gas

# Bedroom 2

## Room

**Location** Main level, front of house

**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  
☐ Loose Receptacle(s)

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

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

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

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

**Comments** The entry door rubs in the door jamb. Repair as needed.

Recommend installing a door stop. Door stops help prevent damage to the wall from the door knob.

The door will not latch shut properly. Adjust striker plate as needed.

There was no smoke detector installed in the room. This is a safety concern. Recommend installing a smoke detector per manufacturers instructions inside the bedroom for additional safety.

The windows are very difficult to open and/or close. Recommend a licensed contractor evaluate and repair as needed.

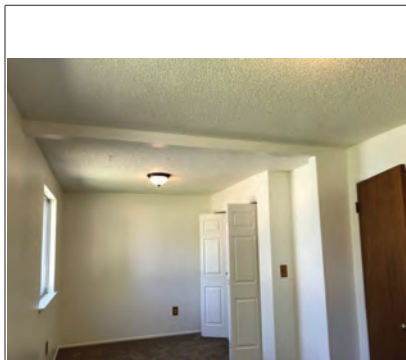
Screen is missing from window. Inquire of homeowner.

The latch of one window is difficult to use. Recommend repair or replace.

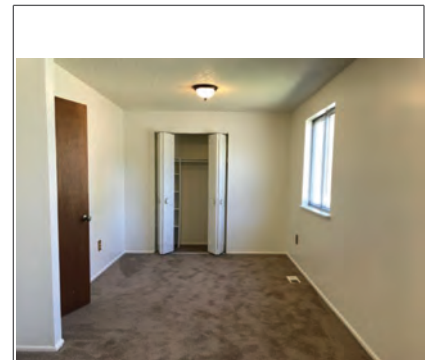
## Photos



Bedroom



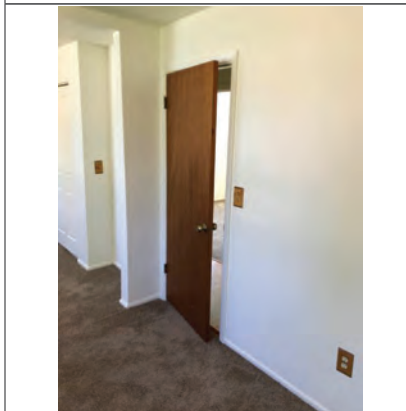
Bedroom



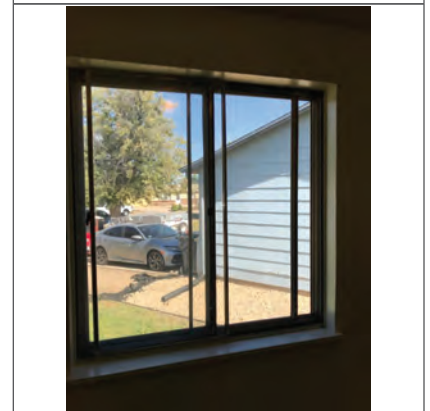
Bedroom



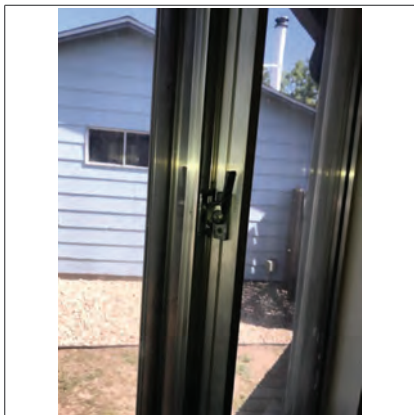
No door stop



Door does not shut completely



Missing screen



Latch is difficult to lock

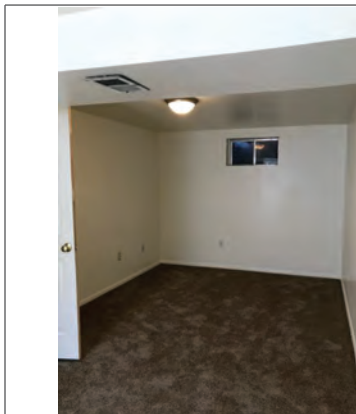
# Bedroom 3

<b>Room</b>	Basement	
<b>Location</b>	Basement	
<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 <input type="checkbox"/> Tripping hazard	
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace	
<b>Electrical</b>	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 checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input checked="" type="checkbox"/> Cover plates missing <input checked="" type="checkbox"/> Loose Receptacle(s)	
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings	
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware	
<b>Windows</b>	<input type="checkbox"/> None <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 <input type="checkbox"/> Missing/Damaged Screen	
<b>Comments</b>	<p>At least one cover plate is missing at a receptacle in this room. This is a safety concern. Recommend installing cover plates.</p> <p>There are loose receptacles in this room. Recommend a licensed electrician repair.</p> <p>The small window is very difficult to open and/or close. Recommend a licensed contractor evaluate and repair as needed.</p> <p>Heater vent cover not in place.</p> <p>Recommend installing a door stops. Door stops help prevent damage to the wall from the door knob.</p> <p>Recommend installing a strike plate to help prevent damage to the door frame.</p> <p>Recommend replacing incandescent light with a enclosed LED light in closet.</p> <p>There was no smoke detector installed in the room. This is a safety concern. Recommend installing a smoke detector per manufacturers instructions inside the bedroom for additional safety.</p> <p>There is no CO detector located near bedroom entrance. This is a safety hazard. Install CO detector per manufacturers recommendations.</p>	

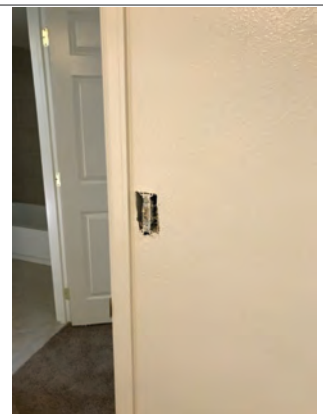
## Photos



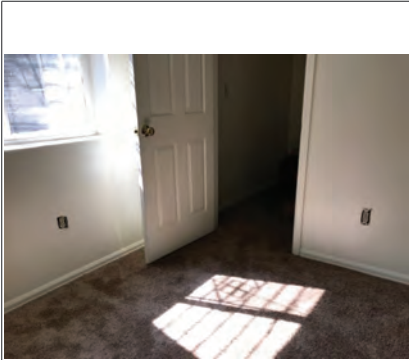
Basement bedroom



Basement bedroom.  
Small window very difficult to operate



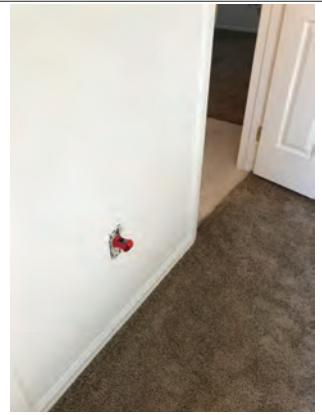
Cover plate missing



Missing receptacle plate



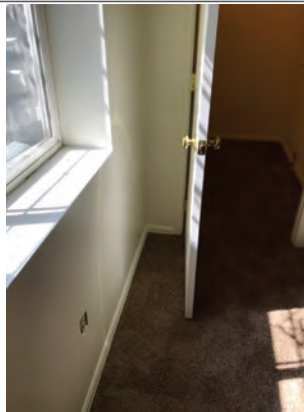
Loose receptacle and missing cover plate



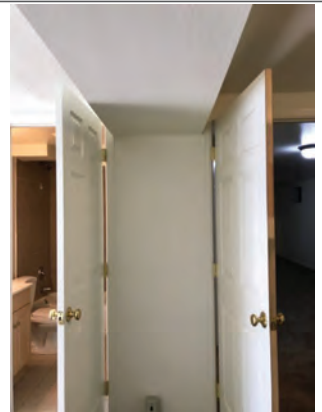
Loose receptacle and missing cover plate



Closet



Missing door stop



Missing door stops



Heat vent cover fell while in room

# Basement Flex office space

**Room**

**Location** Basement

**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

☐ Loose Receptacle(s)

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

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

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

**Windows** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

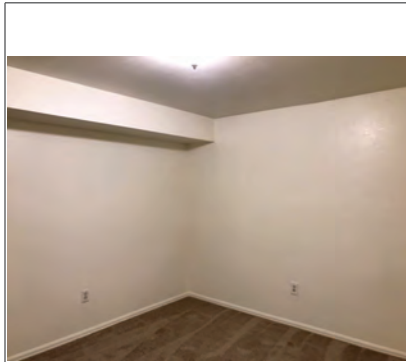
☐ Broken/Missing hardware ☐ Missing/Damaged Screen

**Comments** [Missing heater grill cover. Replace.](#)  
[Recommend replacing incandescent light with a enclosed LED light.](#)

## Photos



Missing vent cover



Basement flex/office space



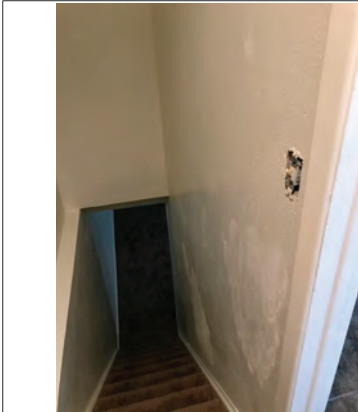
Recommend replacing incandescent light with a enclosed LED light

# Interior

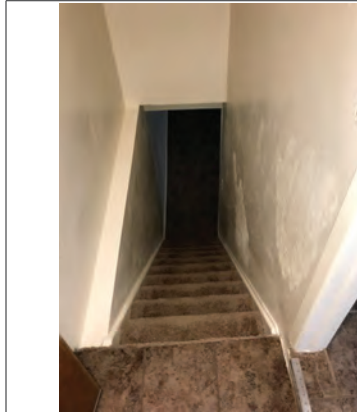
## Stairs/Steps/Balconies/Hallways

☐ None  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Loose/Missing  
**Handrail** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Safety hazard ☒ Hand Rail/Railing/Balusters recommended  
**Risers/Treads** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Risers/Treads uneven ☐ Trip hazard  
**Comments** The switch at the bottom of the stairs is loose. Recommend replacing by licensed electrician.  
 There is a cover plate missing. This is a safety hazard. Have licensed electrician repair.  
 Handrail missing, potential safety issue. Recommend installing handrail.

### Photos



Missing handrail  
Missing cover plate.



Loose switch

## 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** No carbon monoxide detectors were noticed during the inspection. This is a safety concern. Recommend installing carbon monoxide detectors per manufacturers specifications.  
 During the inspection there were no smoke detectors observed inside the bedrooms. This is a safety concern. Recommend installing smoke detectors per manufacturers specifications in each bedroom for additional safety.

### Photos



Upstairs hallway smoke alarm



Smoke alarm located in upstairs hallway.

## Attic/Structure/Framing/Insulation

☐ N/A

# Interior

## Attic/Structure/Framing/Insulation cont.

**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: \_\_\_\_\_  
Access limited by:

**Inspected from** ☐ Access panel ☒ In the attic ☐ Other

**Location** ☐ Hallway ☐ Bedroom Closet ☒ Garage ☐ Other

**Flooring** ☐ Complete ☐ Partial ☒ None

**Insulation** ☐ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☒ Rock wool  
Depth (inches): see photo ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed  
☒ Recommend additional insulation

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

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

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

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

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

**Chimney chase** ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

**Roof structure** ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: \_\_\_\_\_

**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible

**Sheathing** ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

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

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

**Comments** **The furnace/water heater flue pipe in the attic is in contact with insulation. This is a potential fire hazard. Recommend removing insulation against pipe and maintaining space requirements per manufacturers instructions from combustible materials.**  
**The attic did not appear to have adequate insulation. Recommend consideration be given to adding insulation in the near future.**  
**Consider additional ventilation in attic such. Additional ventilation can assist with heating and cooling costs and lengthen the life of normal shingle wear.**

## Photos



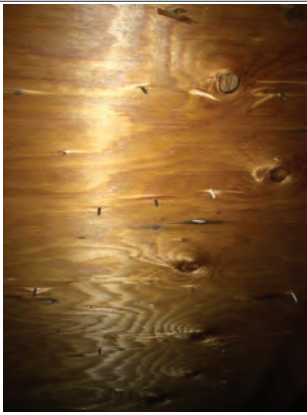
Handyman wiring



Unprofessional exhaust fan insulation.



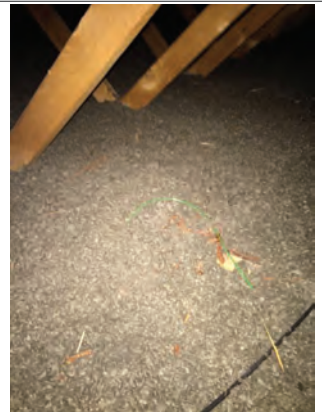
Furnace and water heater exhaust vent in contact with insulation. Create void space with shroud.



Roof sheathing



Insulation



Attic



Attic