Home Inspection Report

22 Amber Oaks Cv, Jackson, TN 38305

Inspection Date:

Monday April 16, 2018

Prepared For:

Joe & Jane Smith

Prepared By:

THE INSPECTOR
1308 Patriot Ave
Paris, Tennessee 38242
7313360698
WTNhomeinspector@gmail.com

Report Number:

01162018-01

Inspector:

Edwin Frazier

Receipt/Invoice

THE INSPECTOR
1308 Patriot Ave
Paris, Tennessee 38242
7313360698

Property Address
22 Amber Oaks Cv
Jackson, TN 38305

Date: Apr 16, 2018

Inspection Number: 01162018-01

Inspected By: Edwin Frazier

Payment Method: Not Paid

Client: Joe & Jane Smith

Inspection	Fee
Home Inspection	$0.00
Total	**$0.00**

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Report Summary

Items Not Operating

None apparent

Major Concerns

No major concerns.

Potential Safety Hazards

None apparent

Deferred Cost Items

1. Furnace that is 13+ years.
2. Trane upstairs unit over 10 years old.
3. Water heater is 5+ years.

Improvement Items

1. Garage door opener needs repair. Will not close properly.

Items To Monitor

1. Roof due to previous wind damage.

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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. 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

East

Tennessee

Fully furnished

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Damp

Approximate Age

10-15 years

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Grounds

Service Walks

☐ None ☐ Not Visible

Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other:

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

Comments

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

Porch

☒ None ☐ Not Visible

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

Support Pier ☐ Concrete ☐ Wood Other:

Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Stoops/Steps

☐ None

Material ☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

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

Comments

Patio

☐ None

Material ☒ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard ☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Deck/Balcony

☒ None ☐ Not Visible

Material ☐ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

Finish ☐ Treated ☐ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house ☐ Railing loose ☐ Not Applicable

Comments

Deck/Patio/Porch Covers

☒ None

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

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Grounds

Deck/Patio/Porch Covers cont.

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

Comments

Fence/Wall

☐ Not evaluated ☐ None

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

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

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

Comments Wood to ground contact.

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

Retaining wall

☒ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

Hose bibs

☐ N/A

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

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

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Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By:
Limited due to steep roof. Checked entire roof, one shingle missing on front right.

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

Style of Roof

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

Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat

Roof #1
Type: Asphalt
Layers: 1 Layer
Age: 15-20+
Location:

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

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

Comments

Ventilation System

☐ None ☐ N/A

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

Comments

Flashing

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

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

Comments

Valleys

☐ N/A

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

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

Comments

Condition of Roof Coverings

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

Roof #2 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

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Roof

Condition of Roof Coverings cont.

Roof #2 cont. ☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #3 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments

Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

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Exterior

Chimney(s)

☒ None

Location(s)

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

Rain Cap/Spark Arrestor ☐ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust ☐ No apparent defects

Flue ☐ Tile ☐ Metal ☐ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated ☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

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

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

Trim

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Soffit

☐ None

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Fascia

☐ None

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Exterior

Fascia cont.

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Caulking

☐ None

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

Comments

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting ☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

Material ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Storms Windows

☐ None ☐ Not installed

Condition ☒ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting

Material ☐ Wood ☒ Clad comb. ☐ Wood/Metal comb. ☐ Metal

Putty ☒ Satisfactory ☐ Needed ☐ N/A

Comments

Slab-On-Grade/Foundation

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

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

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

Comments

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

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Exterior

Building(s) Exterior Wall Construction

Type [X] Not Visible [ ] Framed [ ] Masonry Other:

Condition [X] Not Visible [ ] Satisfactory [ ] Marginal [ ] Poor

Comments

Exterior Doors

Main Entrance [ ] N/A Weatherstripping: [X] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [ ] Satisfactory [ ] Marginal [ ] Poor

Patio [ ] N/A Weatherstripping: [X] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [X] Satisfactory [ ] Marginal [ ] Poor

Rear door [X] N/A Weatherstripping: [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [ ] Satisfactory [ ] Marginal [ ] Poor

Other door [X] 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: Left side of home.
Brand: Amana
Model #: Unable to read.
Serial #:
Approximate Age: 5-10+

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cabinet/housing rusted

Energy source [X] Electric [ ] Gas Other:

Unit type [X] Air cooled [ ] Water cooled [ ] Geothermal [ ] Heat pump

Outside Disconnect [X] Yes [ ] No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30 [ ] Improperly sized fuses/breakers

Level [X] Yes [ ] No [ ] Recommend re-level unit

Condenser Fins [ ] Damaged [ ] Need cleaning [ ] Damaged base/pad [ ] Damaged Refrigerant Line [X] Satisfactory

Insulation [X] Yes [ ] No [ ] Replace

Improper Clearance (air flow) [ ] Yes [X] No

Comments Unit is under 10 and still has manufactor warranty on select items. Service provider can give details on warranty.

Photos

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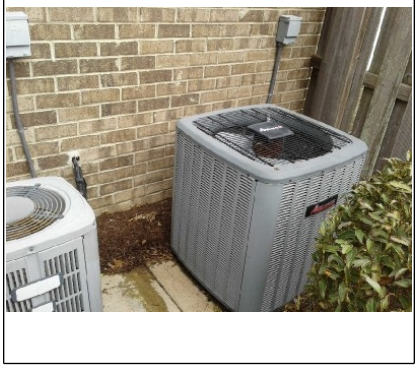
Exterior



Exterior A/C - Heat pump #2

Unit #2 ☐ N/A
Location: Left side of home.
Brand: Trane
Model #: Not readable.
Serial #:
Approx. Age: Age of home. Approx 2005.

Energy source ☒ Electric ☐ Gas Other:

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

Insulation ☒ Yes ☐ No ☐ Replace

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos

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Garage/Carport

Type

☐ None

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

Comments

Automatic Opener

☐ None ☐ N/A

Operation ☒ Operable ☐ Inoperable

Comments Have to hold in to close door, unable to properly test due to this. Recommend repair opener.

Safety Reverse

☐ None ☐ N/A

Operation ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☐ Photo eyes and pressure reverse tested

Comments

Roofing

Material ☒ Same as house
Type:
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

Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other:

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

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

Comments

Photos

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Garage/Carport

Sill Plates

☒ None ☐ Not Visible

Type ☐ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Overhead Door(s)

☒ N/A

Material ☐ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended ☐ Weatherstripping missing/damaged ☐ Loose/missing

Recommend Priming/Painting Inside & Edges ☐ Yes ☐ No

Comments

Exterior Service Door

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Electrical Receptacles

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

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

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

Comments

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

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Kitchen

Countertops

Condition [X] Satisfactory [ ] Marginal [ ] Recommend repair/caulking

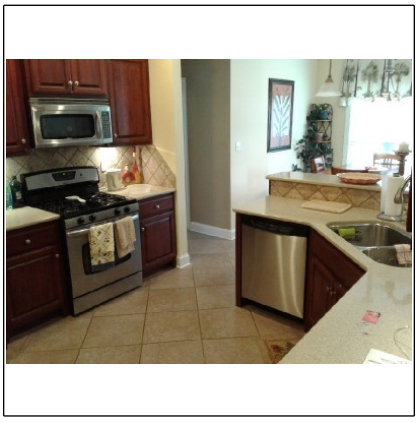
Comments

Cabinets

Condition [X] Satisfactory [ ] Marginal [ ] Recommend repair/adjustment

Comments Hinges on some cabinets need tightening.

Photos



Plumbing

Faucet Leaks [ ] Yes [X] No

Pipes leak/corroded [ ] Yes [X] No

Sink/Faucet [X] Satisfactory [ ] Corroded [ ] Chipped [ ] Cracked [ ] Recommend repair

Functional drainage [X] Satisfactory [ ] Marginal [ ] Poor

Functional flow [X] Satisfactory [ ] Marginal [ ] Poor

Comments

Walls & Ceiling

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Moisture stains

Comments

Heating/Cooling Source

[X] Yes [ ] No

Comments

Floor

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Sloping [ ] Squeaks

Comments

Appliances

Disposal [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No

Oven [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No

Range [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No

Dishwasher [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No

Trash Compactor [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No

Exhaust fan [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No

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Kitchen

Appliances cont.

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

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

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☒ Yes ☐ No

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

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

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

Comments

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Laundry Room

Laundry

Laundry sink [X] N/A

Faucet leaks [ ] Yes [X] No

Pipes leak [ ] Yes [ ] No [X] Not Visible

Cross connections [ ] Yes [X] No [ ] Potential Safety Hazard

Heat source present [X] Yes [ ] No

Room vented [ ] Yes [X] No

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

Electrical Open ground/reverse polarity: [ ] Yes [X] No [ ] Safety hazard

GFCI present [ ] Yes [X] No Operable: [ ] Yes [ ] No [ ] Recommend GFCI Receptacles

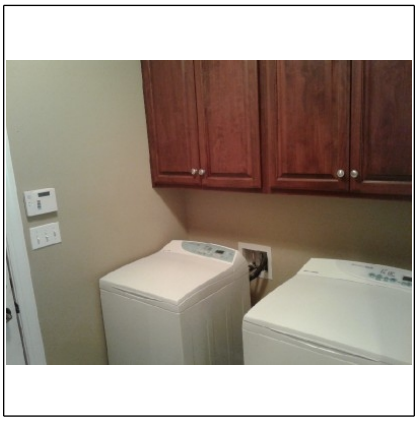
Appliances [X] Washer [X] Dryer [ ] Water heater [ ] Furnace/Boiler

Washer hook-up lines/valves [X] Satisfactory [ ] Leaking [ ] Corroded [ ] Not Visible

Gas shut-off valve [ ] N/A [X] Yes [ ] No [ ] Cap Needed [ ] Safety hazard [ ] Not Visible

Comments

Photos



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Bathroom (1)

Bath

Location Master bath

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

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

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

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

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

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
Where: Caulk around top of shower enclosure.
☒ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

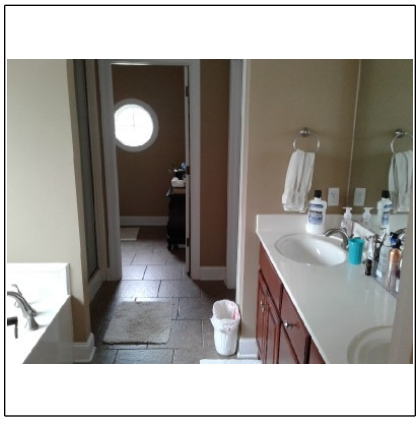
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

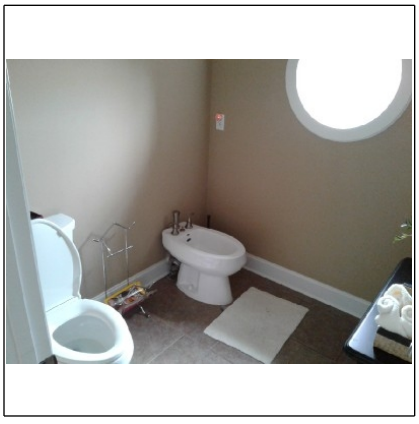
Heat source present ☒ Yes ☐ No

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

Comments

Photos





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Bathroom (2)

Bath

Location First 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

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

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

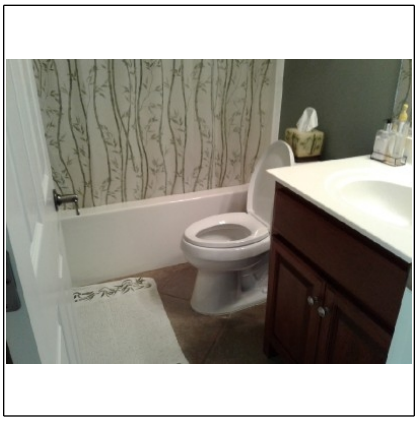
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments

Photos



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Room (1)

Room

Location First floor

Type MASTER BEDROOM

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [X] N/A [ ] Yes [ ] No

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments

Photos

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Room (2)

Room

Location First floor

Type BEDROOM

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

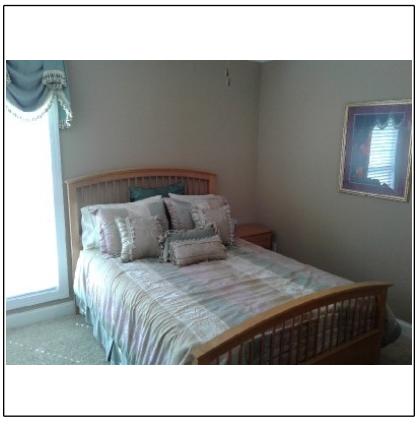
Bedroom Egress restricted [X] N/A [ ] Yes [ ] No

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments

Photos



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Room (3)

Room

Location First floor

Type BEDROOM

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

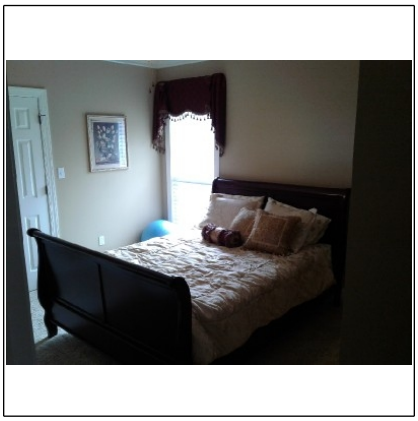
Bedroom Egress restricted [X] N/A [ ] Yes [ ] No

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments

Photos



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Room (4)

Room

Location Second floor

Type FAMILY ROOM

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments Carpet need stretching.

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Interior

Fireplace

☐ None

Location(s) Living room

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

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

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

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

Hearth extension adequate ☒ Yes ☐ No

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

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

Comments

Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

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

Comments

Smoke/Carbon Monoxide detectors

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

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

Comments

Attic/Structure/Framing/Insulation

☐ N/A

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

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other

Flooring ☐ Complete ☒ Partial ☐ None

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

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Interior

Attic/Structure/Framing/Insulation cont.

Roof structure [X] Rafters [ ] Trusses [ ] Wood [ ] Metal [ ] Collar ties [ ] Purlins [ ] Knee wall [ ] Not Visible Other:

Ceiling joists [X] Wood [ ] Metal [ ] Not Visible

Sheathing [ ] Plywood [X] OSB [ ] Planking [ ] Rotted [ ] Stained [ ] Delaminated

Evidence of condensation [ ] Yes [X] No

Evidence of moisture [ ] Yes [X] No

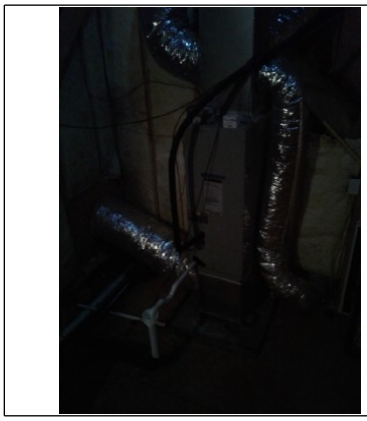
Evidence of leaking [ ] Yes [X] No

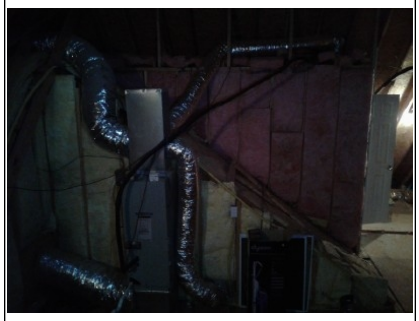
Firewall between units [X] N/A [ ] Yes [ ] No [ ] Needs repair/sealing

Electrical [X] No apparent defects [ ] Open junction box(es) [ ] Handyman wiring
[ ] Knob and tube covered with insulation [ ] Safety Hazard

Comments

Photos





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Plumbing

Water service

Main shut-off location Outside at curbside

Water entry piping [X] Not Visible [ ] Copper/Galv. [ ] PVC Plastic [ ] CPVC Plastic [ ] Polybutylene Plastic [ ] PEX Plastic [ ] Lead [ ] Polyethylene

Lead other than solder joints [ ] Yes [ ] No [X] Unknown [ ] Service entry

Visible water distribution piping [ ] Copper [ ] Galvanized [X] PVC Plastic [X] CPVC Plastic [ ] Polybutylene Plastic [ ] PEX Plastic Other:

Condition [X] Satisfactory [ ] Marginal [ ] Poor

Flow [X] 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 [X] Satisfactory

Drain/Waste/Vent pipe [ ] Copper [ ] Cast iron [ ] Galvanized [X] PVC [ ] ABS [ ] Brass

Condition [ ] Satisfactory [ ] Marginal [X] Poor

Support/Insulation [X] N/A
Type:

Traps proper P-Type [X] Yes [ ] No [ ] P-traps recommended

Drainage [X] Satisfactory [ ] Marginal [ ] Poor

Interior fuel storage system [X] N/A [ ] Yes [ ] No Leaking: [ ] Yes [ ] No

Fuel line [ ] N/A [ ] Copper [ ] Brass [ ] Black iron [X] Stainless steel [ ] CSST [ ] Not Visible [ ] Galvanized [ ] Recommend CSST be properly bonded

Condition [ ] N/A [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend plumber evaluate

Comments Vent pipe needs caulking at roof line.

Main fuel shut-off location

[ ] N/A

Location On the side exterior wall

Comments

Well pump

[X] N/A

Type [ ] Submersible [ ] In basement [ ] Well house [ ] Well pit [ ] Shared well

Pressure gauge operable [ ] Yes [ ] No Well pressure: [ ] Not Visible

Comments

Sanitary/Grinder pump

[X] N/A Operable: [ ] Yes [ ] No

Sealed Crock Sealed crock: [ ] Yes [ ] No

Check Valve Check valve: [ ] Yes [ ] No

Shut-off Valve Shut-off valve: [ ] Yes [ ] No

Vented [ ] Yes [ ] No

Comments

Water heater #1

[ ] N/A

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Plumbing

Water heater #1 cont.

General Brand Name: Noritz
Serial #: 200503007230
Capacity: Tankless
Approx. age: 10-15+

Type [X] Gas [ ] Electric [ ] Oil [ ] LP Other:

Combustion air venting present [X] Yes [ ] No [ ] N/A

Seismic restraints needed [ ] Yes [ ] No [X] N/A

Relief valve [X] Yes [ ] No Extension proper: [X] Yes [ ] No [ ] Missing [ ] Recommend repair [ ] Improper material

Vent pipe [ ] N/A [X] Satisfactory [ ] Pitch proper [ ] Improper [ ] Rusted [ ] Recommend repair

Condition [ ] Satisfactory [X] Marginal [ ] Poor

Comments At the end of service life.

Photos

Water heater #2

[X] N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type [ ] Gas [ ] Electric [ ] Oil [ ] LP Other:

Combustion air venting present [ ] Yes [ ] No [ ] N/A

Seismic restraints needed [ ] Yes [ ] No [ ] N/A

Relief valve [ ] Yes [ ] No Extension proper: [ ] Yes [ ] No [ ] Missing [ ] Recommend repair [ ] Improper material

Vent pipe [ ] N/A [ ] Satisfactory [ ] Pitch proper [ ] Improper [ ] Rusted [ ] Recommend repair

Condition [ ] Satisfactory [ ] Marginal [ ] Poor

Comments

Water softener

[X] None

Loop installed [ ] Yes [ ] No

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Plumbing

Water softener cont.

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

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Heating System

Heating system

Unit #1 Brand name: Amana
Approx. age: 5-10+
[X] Unknown Model #: Serial #: [X] Satisfactory [ ] Marginal [ ] Poor
[ ] Recommended HVAC technician examine

Unit #2 [ ] None
Brand name: Trane
Approx. age: 10-15+
[ ] Unknown
Model #: Twg018a140b1
Serial #: 51246yc6v [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommended HVAC technician examine

Energy source [X] Gas [ ] LP [ ] Oil [X] Electric [ ] Solid fuel

Warm air system [ ] Belt drive [X] Direct drive [ ] Gravity [ ] Central system [ ] Floor/wall furnace

Heat exchanger [ ] N/A [X] Sealed [ ] Not Visible [ ] Visual w/mirror [ ] Flame distortion [ ] Rusted
[ ] Carbon/soot buildup

Carbon monoxide [X] N/A [ ] Detected at plenum [ ] Detected at register [ ] Not tested
Tester:

Combustion air venting present [ ] N/A [X] Yes [ ] No

Controls Disconnect: [X] Yes [ ] No [ ] Normal operating and safety controls observed Gas shut off valve:
[X] Yes [ ] No

Distribution [X] Metal duct [X] Insulated flex duct [ ] Cold air returns [ ] Duct board [ ] Asbestos-like wrap
[ ] Safety Hazard

Flue piping [ ] N/A [X] Satisfactory [ ] Rusted [ ] Improper slope [ ] Safety hazard [ ] Recommend repair/replace

Filter [X] Standard [ ] Electrostatic [ ] Satisfactory [ ] Needs cleaning/replacement [ ] Missing
[ ] Electronic (not tested)

When turned on by thermostat [X] Fired [ ] Did not fire Proper operation: [X] Yes [ ] No [ ] Not tested

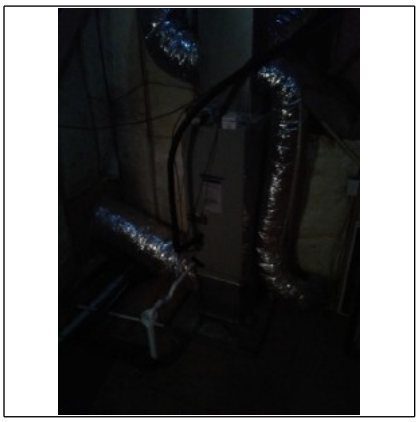
Heat pump [ ] N/A [X] Supplemental electric [ ] Supplemental gas

Sub-slab ducts [X] N/A [ ] Satisfactory [ ] Marginal [ ] Poor Water/Sand Observed: [ ] Yes [ ] No

System not operated due to [X] N/A [ ] Exterior temperature Other:

Comments Unit 1 is equipped with UV light in duct. Annual replacement of bulb is recommended.

Photos



Boiler system

[X] N/A

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Heating System

Boiler system cont.

General Brand name:
Approx. age:
Model #:
Serial #:

Energy source ☐ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

Distribution ☐ Hot water ☐ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor

Circulator ☐ Pump ☐ Gravity ☐ Multiple zones

Controls Temp/pressure gauge exist: ☐ Yes ☐ No Operable: ☐ Yes ☐ No

Oil fired units Disconnect: ☐ Yes ☐ No

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

Relief valve ☐ Yes ☐ No ☐ Missing Extension proper: ☐ Yes ☐ No ☐ Recommend repair/replace

Operated When turned on by thermostat: ☐ Fired ☐ Did not fire

Operation Satisfactory: ☐ Yes ☐ No ☐ Recommend HVAC technician examine before closing

Comments

Other systems

☒ N/A

Type ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

Proper operation ☐ Yes ☐ No

System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

Comments

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Electric/Cooling System

Main panel

Location Garage

Condition [X] Satisfactory [ ] Poor

Adequate Clearance to Panel [X] Yes [ ] No

Amperage/Voltage [ ] Unknown [ ] 60a [ ] 100a [ ] 150a [X] 200a [ ] 400a [X] 120v/240v

Breakers/Fuses [X] Breakers [ ] Fuses

Appears grounded [X] Yes [ ] No [ ] Not Visible

GFCI breaker [X] Yes [ ] No Operable: [ ] Yes [ ] No

AFCI breaker [ ] Yes [X] No Operable: [ ] Yes [ ] No [ ] Not Tested

Main wire [X] Copper [ ] Aluminum [ ] Not Visible [ ] Double tapping of the main wire Condition: [X] Satisfactory [ ] Marginal [ ] Poor

Branch wire [X] Copper [ ] Aluminum [ ] Solid Branch Aluminum Wiring [ ] Not Visible [ ] Safety Hazard

Branch wire condition [X] 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

Sub panel(s)

[X] None apparent

Location(s) Location 1:
Location 2:
Location 3:

Evaluation [ ] Panel not accessible [ ] Not evaluated
Reason:
[ ] Recommend separating/isolating neutrals [ ] Recommend electrician repair/evaluate box

Branch wire [ ] Copper [ ] Aluminum [ ] Safety hazard Neutral/ground separated: [ ] Yes [ ] No Neutral isolated: [ ] Yes [ ] No

Condition [ ] Satisfactory [ ] Marginal [ ] Poor

Comments

Evaporator Coil Section Unit #1

[ ] N/A

General [X] Central system [ ] Wall unit
Location: Attic, Amana unit.
Age: 5-10+

Evaporator coil [X] Satisfactory [ ] Not Visible [ ] Needs cleaning [ ] Damaged

Refrigerant lines [ ] Leak/Oil present [ ] Damage [ ] Insulation missing [X] Satisfactory

Condensate line/drain [X] To exterior [ ] To pump [ ] Floor drain Other:

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

Operation Differential: 25 heat 15 a/c

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

Comments Tested in heat and a/c.

Photos

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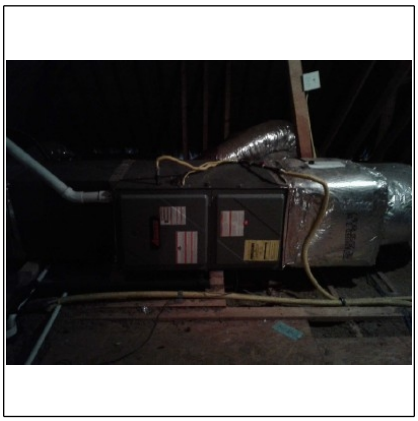
Electric/Cooling System



Evaporator Coil Section Unit #2

☐ N/A

General ☒ Central system ☐ Wall unit
Location: Attic, Trane unit.
Age: 10-15+

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

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

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

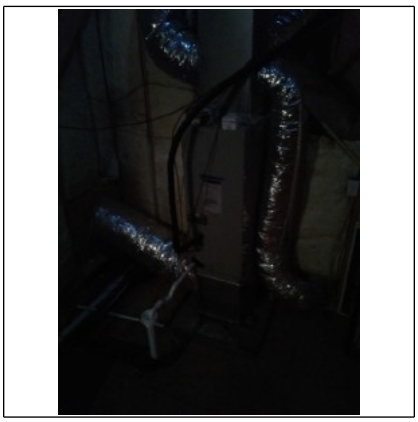
Secondary condensate line/drain Present: ☒ Yes ☐ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate

Operation Differential: 12 heat 14 a/c outdoor temp 38

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

Comments

Photos



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Living Room

Living Room

Location First floor

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Doors [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments Typical stains on carpet consistent with age of home and furniture placement.

Photos

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Dining Room

Dining Room

Location First floor

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

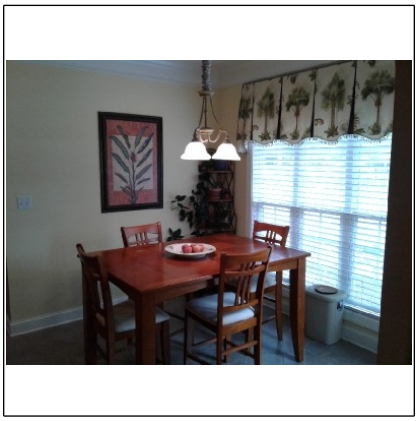
Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments

Photos



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