



**ALWAYS FIRST**  
**HOME INSPECTIONS**  
INTERNACHI CERTIFIED

# Home Inspection Report



1234 Main, Syracuse , UT 84075

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**Inspection Date:**

Friday November 24, 2017

**Prepared For:**

**Prepared By:**

Martinez, Art

-

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**Report Number:**

171124

**Inspector:**

Art Martinez

# Report Summary

## Items Not Operating

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Light

## Major Concerns

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None apparent

## Potential Safety Hazards

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Open junction boxes - need cover plates.  
Reverse polarity outlets.

## Deferred Cost Items

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Furnace that is 13+ years.  
A/C that is 7+ years.  
Water heater that is 5+ years.

## Improvement Items

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## Items To Monitor

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# Report Overview

## Scope of Inspection

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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

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East

## State of Occupancy

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Occupied

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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19 yrs

# 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** Walkway had some cracking, but is usable. Recommend sealing crack.

### Photos



Typical crack

## 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**

# Grounds

## Deck/Balcony

None  Not Visible

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

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

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

**Comments**

## Deck/Patio/Porch Covers

None

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

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

**Comments**

## Fence/Wall

Not evaluated  None

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

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

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

**Comments**

## Landscaping affecting foundation

N/A

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

**Comments**

## 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**

# Roof

## General

**Visibility**  None  All  Partial Limited By: Pitch  
Roof inspection was limited to eaves due pitch.

**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: 2+ Layers  
Age: 10-15+  
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  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

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

# 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  Alligating  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

# 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** Gutters were in overall adequate condition.

## Siding

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

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

**Comments** Siding appeared to be all intact and in overall satisfactory condition.  
Small hole on sliding. Recommend repair.  
Cracks in stucco siding/ exposed concrete, recommend repair.

## Photos



Hole in sliding.



Crack and exposed concrete



# Exterior

**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

**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** Some screens not installed.  
Some screens are torn recommend repair

**Photos**

# Exterior



Torn a screen



Missing screens

## 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**

## 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

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

# Exterior

## Exterior Doors cont.

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

### Comments

## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
 Location: West exterior  
 Brand: Comfortmaker  
 Model #: ACS042A2C1  
 Serial #: L9809 85935  
 Approximate Age: 19 yrs

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Energy source**  Electric  Gas Other: .

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 35 Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers

**Level**  Yes  No  Recommend re-level unit

**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory

**Insulation**  Yes  No  Replace

**Improper Clearance (air flow)**  Yes  No

### Comments

### Photos



Torn and missing insulation

## Exterior A/C - Heat pump #2

**Unit #2**  N/A  
 Location:  
 Brand:  
 Model #:  
 Serial #:  
 Approx. Age:

**Energy source**  Electric  Gas Other: .

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

# Exterior

## Exterior A/C - Heat pump #2 cont.

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
 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**

# 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

## Safety Reverse

 None  N/A

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

## Comments

## Roofing

**Material**  Same as house

Type: Asphalt

Approx. age: 10-15 yrs Approx. layers: 2

## 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

## Sill Plates

 None  Not Visible

**Type**  Floor level  Elevated

# Garage/Carport

## Sill Plates cont.

**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**

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

## 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

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

## Heating/Cooling Source

Yes  No

Comments

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

## Appliances

Disposal  N/A  Not tested Operable:  Yes  No

Oven  N/A  Not tested Operable:  Yes  No

Range  N/A  Not tested Operable:  Yes  No

Dishwasher  N/A  Not tested Operable:  Yes  No

Trash Compactor  N/A  Not tested Operable:  Yes  No

Exhaust fan  N/A  Not tested Operable:  Yes  No

Refrigerator  N/A  Not tested Operable:  Yes  No

Microwave  N/A  Not tested Operable:  Yes  No

Other Operable:  Yes  No

Dishwasher airgap  Yes  No

Dishwasher drain line looped  Yes  No

Receptacles present  Yes  No Operable:  Yes  No

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

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard

Comments

# Laundry Room

## Laundry

**Laundry sink**  N/A

**Faucet leaks**  Yes  No

**Pipes leak**  Yes  No  Not Visible

**Cross connections**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Room vented**  Yes  No

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

**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard

**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler

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

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

**Comments**



# Bathroom (1)

## Bath

**Location** Second floor bath  
- Unit 1

**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**

# Bathroom (2)

## Bath

**Location** Second floor bath  
- Unit 2

**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** Exhaust fan noisy.

## Photos



Noisy fan

# Bathroom (3)

## 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
- 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**

# Room (1)

## Room

**Location** Second floor

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

**Comments**

# Room (2)

## Room

**Location** Second floor  
- Unit 2

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

**Comments**

# Room (3)

## Room

**Location** Second floor  
- Unit 3

**Type** MASTER BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

**Comments**

# Room (4)

## Room

**Location** Second floor  
- Unit 4

**Type** Office

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

## Comments

## Photos



Does not latch

# Room (5)

## Room

**Location** Basement  
West

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

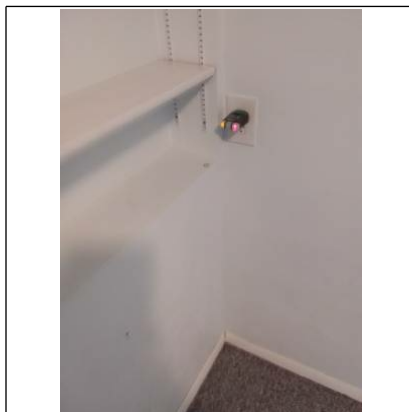
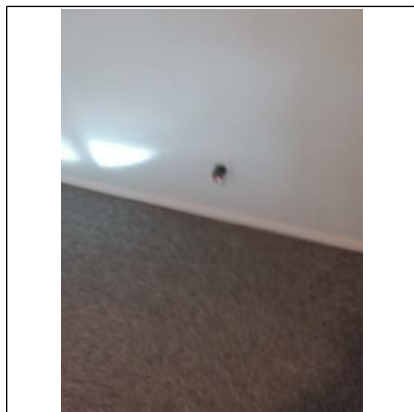
**Bedroom Egress restricted**  N/A  Yes  No

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

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

**Comments**

**Photos**





# Room (6)

## Room

**Location** Basement  
South

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

**Comments**

# Interior

## Fireplace

None

### Location(s)

**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: 12 inches  Damaged  Displaced  Missing  Compressed  
 Recommend additional insulation

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

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

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

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

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

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

# Interior

## Attic/Structure/Framing/Insulation cont.

**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** Trusses showed no major defects or damage at the time of inspection.  
 Rafters appeared to be in overall adequate condition.  
 Roof sheathing, examined from the attic, showed no major defects or moisture damage.  
 Insulation was sufficient for homes in this area.  
 Ventilation was normal.

# Basement

## Stairs

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

**Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended

**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

### Comments

### Photos



Efflorescence on wall.



Light does not work

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated

**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 appeared to be in overall satisfactory condition.

## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

**Comments** Floor appeared to be in overall satisfactory condition.  
 Floor had typical cracks.  
 Floor structure showed no major structural defects.

## Seismic bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommend evaluation

### Comments

## Drainage

**Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested

**Floor drains**  Yes  Not Visible  Drains not tested

### Comments

# Basement

## Girders/Beams

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Material**  Steel  Wood  Concrete  LVL  Not Visible

**Comments**

## Columns

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Material**  Steel  Wood  Concrete  Block  Not Visible

**Comments**

## Joists

Not Visible

**Condition**  Satisfactory  Marginal  Poor

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

**Comments**

## Subfloor

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting

**Comments**

# Plumbing

## Water service

**Main shut-off location** Outside at curbside

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

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

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

**Condition**  Satisfactory  Marginal  Poor

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

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

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

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

Type: 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

## Main fuel shut-off location

N/A

## Location

## Comments

## Well pump

N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure:  Not Visible

## Comments

## Sanitary/Grinder pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

**Vented**  Yes  No

## Comments

## Water heater #1

N/A

# Plumbing

## Water heater #1 cont.

**General** Brand Name: Rheem  
 Serial #: RHLN0409V09496  
 Capacity: 50  
 Approx. age: 19 yrs

**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 heater #2

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

None

**Loop installed**  Yes  No

**Plumbing hooked up**  Yes  No

**Plumbing leaking**  Yes  No

**Comments**

# Heating System

## Heating system

**Unit #1** Brand name: Carrier  
 Approx. age: 19 yrs  
 Unknown Model #: 58PAV090-16 Serial #: 1898A07894  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Unit #2**  None  
 Brand name:  
 Approx. age:  
 Unknown  
 Model #:  
 Serial #:  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

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

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

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

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester: EXTECH CO10

**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

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

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

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

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

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

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

## Boiler system

N/A

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

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

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

**Circulator**  Pump  Gravity  Multiple zones

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

**Oil fired units** Disconnect:  Yes  No

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

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



# Heating System

## Boiler system cont.

**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**

# Electric/Cooling System

## Main panel

**Location** Exterior wall

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

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

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

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

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

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

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

## Comments

## Sub panel(s)

None apparent

**Location(s)** Location 1: Basement  
 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** Some open junction boxes and outlets were in need of covers.  
 Outlets were randomly tested and had correct polarity, except as noted.

## Photos



Cover plate missing



Exposed wiring



Outlet plate missing

# Electric/Cooling System



Bad outlet

## Evaporator Coil Section Unit #1

N/A

**General**  Central system  Wall unit

Location: Basement

Age: 19 yrs

**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: NA

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

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

## Evaporator Coil Section Unit #2

N/A

**General**  Central system  Wall unit

Location:

Age:

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

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

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

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

**Operation** Differential:

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

**Comments**

# Living Room

## Living Room

**Location** First floor  
West

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

**Comments**

# Dining Room

## Dining Room

**Location** First floor  
East

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No  
Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

**Comments**

# Room (7)

## Room

**Location** Basement

**Type** FAMILY ROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

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

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

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

## Comments

## Photos



Missing plate cover



Exposed wires