



**Inspector  
Toolbelt**



**PROPERTY INSPECTION  
REPORT**



**CLASSROOM PRACTICE REPORT**



# PROPERTY INSPECTION REPORT

**Inspection Prepared for:**

**Date of Inspection:**

**Inspection Start Time:** \_\_\_\_\_ am/pm

**Inspection Stop Time:** \_\_\_\_\_ am/pm

**This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:**

\_\_\_\_\_. The terms below govern this Agreement.

**1. The fee for our inspection is \$\_\_\_\_\_, payable [in full / in part at \$\_\_\_\_\_] at a time [before / after] the appointment.**

**2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.**

**3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) for our jurisdiction. You understand that the SOP contains limitations, exceptions, and exclusions.**

**4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.**

**5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.**

**6. LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special, or incidental damages or the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$\_\_\_\_\_, payable in advance.

**7.** We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in separate writing.

**8.** If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

**9.** You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses, and attorney's fees incurred in defending that claim.

**10.** If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. You will have no cause of action against us after one year from the date of the inspection.

**11.** Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

-----  
CLIENT (Date)

-----  
CLIENT (Date)

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# RATING INFORMATION

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- Green Functional:** The item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- Light Blue Not Present:** Not present or visible at the time of the inspection.
- Dark Blue Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- Yellow Maintenance Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- Light Yellow Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
- Orange Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or its condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained.
- Red Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- Dark Red Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

# GENERAL INFORMATION

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## Property & Inspection Details

Inspector Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

# ROOF

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## Disclaimer

Please note that roofs come with limitations due to height, weather, inaccessibility, and other limitations.

## Note to Client

A roof requires maintenance and monitoring. Issues can arise at any time - before, during, and after your home inspection. Be sure to monitor and have your roof repaired by a qualified professional as needed.

---

## Roofing Material

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

**Attributes:**  Metal  Asphalt  Tile  Slate  Wood shake

## Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Active leaking was present  | <input type="checkbox"/> Cupping and curling of shingles was noted                                      |
| <input type="checkbox"/> Roof showed signs of deterioration  | <input type="checkbox"/> A qualified roofing contractor is recommended to evaluate and estimate repairs |
| <input type="checkbox"/> Loose or damaged shingles were noted                                      |   |
| <input type="checkbox"/> Signs of cracking were present  |   |
| <input type="checkbox"/> The pitch of the roof was too low for the roofing material that was used. |   |

## Comments:

---

## Flashing

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- Loose flashing was noted
- Missing flashing was noted

## Comments:

# ROOF

---

## Valleys

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- Loose flashing was noted
- Missing flashing was noted

## Comments:

---

## Skylights

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:









- Skylights require more maintenance than other parts of the roof and may begin to leak at any given time. Monitor and repair as needed
- Missing flashing was noted
- Evidence of past water leakage was present
- Active leaking was present
- Moisture stains were present on drywall near the skylight

## Comments:

# ROOF

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## Gutters

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

- Indications of leaking were present
- A downspout was noted which discharged onto the roof and could cause water damage or premature wear on that portion of the roof.
- Low spots in the gutter where water can pool were noted.
- Gutters need cleaning

### Comments:

---

## Chimneys

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

### Issues:

- Bricks have broken or popped surfaces- repairs required
- Chimney requires tuck point repairs
- Stair step cracks were noted in the chimney
- Low spots in the gutter where water can pool were noted.
- Unable to view the interior of the chimney
- Efflorescence (white discoloring) noted at chimney brick

### Comments:

# EXTERIORS

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## Disclaimer

Please note that the exterior of the home has limitations, such as vegetation, items being out of reach, and other limitations.

## Note to Client

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments.

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## Siding/Exterior Surface

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Wood rot was present       | <input type="checkbox"/> Tuck point repairs needed                           |
| <input type="checkbox"/> Surface damage noted       | <input type="checkbox"/> Evaluation by a qualified contractor is recommended |
| <input type="checkbox"/> Unsealed gaps were present |  |

### Comments:

---

## Trim & Fascia

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

**Attributes:**  Vinyl  Wood  Brick  EIFS  Metal

### Issues:

- |   |   |
|---|---|
| <input type="checkbox"/> WDI damage was present | <input type="checkbox"/> Peeling/deteriorated paint was noted |
| <input type="checkbox"/> Surface damage noted   | <input type="checkbox"/> Unsealed gaps noted                  |
| <input type="checkbox"/> Loose trim was present |   |

### Comments:

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# EXTERIORS

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## Entry Doors

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Hinges were loose or damaged
- Missing or damaged weather stripping
- Loose threshold
- Indications of moisture intrusion was present at the door

### Comments:

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## Windows

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Cracked, broken, or missing glass
- Damage and wood rot was present
- Discoloration between the layers of glass was noted and can indicate a broken or deteriorated seal.
- Some windows did not open or stay open properly

### Comments:

# EXTERIORS

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## Exterior Electric

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Outlets were inoperative at the time of inspection
- Visible corrosion was noted
- Loose or missing moisture cover over outlet - safety issue
- Non-GFCI outlets were present

### Comments:

---

## Hose Bibs

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Outlets were inoperative at the time of inspection
- Visible corrosion was noted
- Hose bib inoperative at time of inspection

### Comments:

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## Retaining Walls

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Comments:

# LOTS & GROUNDS

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## Disclaimer









Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

## Note to Client

Your lots and grounds require constant care as a homeowner. Caring for decks, the grading around your home, and other items should be on your regular home maintenance checklist.

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## Driveway

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	









## Issues:

- Cracks and depressions in the driveway
- Heavy cracks were noted in the driveway
- Concrete was pitted and chipped
- Due to snow or ice cover, the comments reflect only the visible portion of the driveway

## Comments:

---

## Walkways

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	

## Issues:

- Uneven settling noted
- Cracking was present
- Trip hazard
- The concrete was pitted and chipped
- Due to snow or ice cover, the comments reflect only the visible portion of the driveway.

## Comments:

# LOTS & GROUNDS

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## Steps/Stoops

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Uneven steps
- Missing handrails
- Baluster spacing was too wide

### Comments:

---

## Deck

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Missing post footings
- Loose handrails
- Deteriorated deck coating noted
- The deck has been built below acceptable building standards and is not safe in its current state.
- Missing handrails - safety issue
- Wood rot was present

### Comments:

# LOTS & GROUNDS

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## Porch

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Missing handrails
- Wood rot and deterioration noted
- Loose handrails
- Porch appeared to settle away from the home

### Comments:

---

## Patio

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Uneven surface in patio

### Comments:

---

## Balcony

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:









- |   |   |
|---|---|
| <input type="checkbox"/> Loose handrails      | <input type="checkbox"/> Baluster spacing was too wide    |
| <input type="checkbox"/> Balcony was unstable | <input type="checkbox"/> Wood rot and deterioration noted |
| <input type="checkbox"/> Loose handrails      |   |

### Comments:


# LOTS & GROUNDS

---

## Grading/Drainage

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	









### Issues:

-  Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion



### Comments:

---

## Window Wells

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	









### Issues:

-  Window wells were loose/not properly fastened
-  Window wells were full of debris


### Comments:

---

## Vegetation

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	

### Issues:

-  Vegetation was too close to the structure

### Comments:

# GARAGE/CARPORT

---

## Disclaimer

Garages are typically used to store personal items and vehicles. Due to this, there are limitations to the inspection.

## Note to Client

There are many variables when it comes to your garage, such as if it is attached or detached. Please let us know if you have any questions in regards to your home's garage.

---

### Roof

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Active leaking was present               | <input type="checkbox"/> Cupped and curled shingles were noted |
| <input type="checkbox"/> Roof appeared to be past its useful life | <input type="checkbox"/> Roof showed signs of deterioration    |

### Comments:

---

### Overhead Doors

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Defective child safety sensors | <input type="checkbox"/> Child safety sensors were too far off of the ground |
| <input type="checkbox"/> Missing child safety sensors   |  |

### Comments:

---

### Service Doors

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |
|--|
| <input type="checkbox"/> Door should have a self-closing hinge   |
| <input type="checkbox"/> Non-fire rated door was improperly used |

### Comments:

---

# GARAGE/CARPORT

---

## Exterior

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Deterioration noted       | <input type="checkbox"/> Wood rot was present |
| <input type="checkbox"/> Warped siding was present |   |

## Comments:

---

## Structure

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Structural issues were present          | <input type="checkbox"/> Garage roof framing appeared to be alerted and unable to support the weight of the roof |
| <input type="checkbox"/> Garage appeared eteriorated and leaning |  |

## Comments:

---

## Electrical

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Improper outlets were used | <input type="checkbox"/> Open ground noted                       |
| <input type="checkbox"/> Hot-neutral reverse        | <input type="checkbox"/> Non-GFCI circuit used near water source |

## Comments:

# GARAGE/CARPORT

---

## Floor

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- Uneven settling was present
- Heavy cracks noted in floor

## Comments:

---

## Walls & Ceilings

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- Surface damage noted on walls/ceilings
- Water stains were present

## Comments:

# AIR CONDITIONING

---

## Disclaimer

Air conditioner units should not be operated when the outside temperature is below 65 F. As such when the temperature is below that point this report always reflects a visual inspection only and not the operation of the system.

## Note to Client

Your air conditioning system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

---

## AC System Operation

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Unit operated poorly   | <input type="checkbox"/> The unit is currently in service beyond the manufactures stated design life             |
| <input type="checkbox"/> Temperature was too low to operate unit                            | <input type="checkbox"/> A qualified air conditioning contractor is recommended to evaluate and estimate repairs |
| <input type="checkbox"/> The unit is nearing the end of the manufactures stated design life |  |

## Comments:

---

## Exterior Unit

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Unit was not level                          | <input type="checkbox"/> Unit appeared deteriorated |
| <input type="checkbox"/> Unit did not function at time of inspection | <input type="checkbox"/> Loud operation was noted   |

## Comments:

# AIR CONDITIONING

---

## Condensation Removal

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Unit was not level                          | <input type="checkbox"/> Unit appeared deteriorated |
| <input type="checkbox"/> Unit did not function at time of inspection | <input type="checkbox"/> Loud operation was noted   |

### Comments:

---

## Refrigerant Lines

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |
|--|
| <input type="checkbox"/> Deteriorated insulation noted at refrigerant lines      |
| <input type="checkbox"/> Unsealed entry point of refrigerant lines into the home |

### Comments:

---

## Exterior Electrical Disconnect

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |
|---|
| <input type="checkbox"/> Missing exterior emergency shutoff - safety issue                    |
| <input type="checkbox"/> Deterioration noted at exterior emergency shutoff                    |
| <input type="checkbox"/> Missing faceplate cover at exterior emergency shutoff - safety issue |

### Comments:

---

# AIR CONDITIONING

---

## Blower Fan/Filter

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- The blower fan was inoperable at the time of inspection
- Filter requires replacing
- Filter was inaccessible at the time of inspection
- Missing filter

### Comments:

---

## Thermostat

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Comments:

---

## Exposed Ductwork

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Damaged ductwork was noted
- Possible asbestos insulation was present

### Comments:

# STRUCTURE

---

## Disclaimer

There are many limitations to the structural inspections. This report only encompasses visible parts of these components at the time of inspection. Items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on.

## Note to Client

Homes tend to move and shift over time to a reasonable degree - especially if this is an older home. Monitoring your home's structure and its movement is important, and a structural inspection would be needed for anything unusual.

---

## Structure Type

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |   |
|---|---|
| <input type="checkbox"/> unevenness in the structure was noted    | <input type="checkbox"/> Unconventional framing was present   |
| <input type="checkbox"/> Possible asbestos insulation was present | <input type="checkbox"/> Substandard building materials were used in the construction of this structure |

### Comments:

---

## Foundation

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Indications of hydrostatic pressure and excessive moisture were present         | <input type="checkbox"/> Unevenness in the foundation was present |
| <input type="checkbox"/> Cracks in the foundation large enough to be structurally significant were noted |   |

### Comments:

# STRUCTURE

---

## Beams

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- WDI damage was present
- Checking/cracks were noted in the beam
- Beam was not properly supported

### Comments:

---

## Bearing Walls

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- The bearing was appeared to have been moved or displaced
- Part or all of the bearing wall has been altered and can cause structural issues

### Comments:

---

## Joists/Trusses

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Altered joists were present and appeared to be compromised
- Wood rot and damage noted at joists

### Comments:

# STRUCTURE

---

## Piers/Posts

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- Improper post type for load
- Improper supports underneath posts
- Posts were uneven

## Comments:

---

## Floor/Slab

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:









- Uneven settling noted
- Cracks in the slab were present

## Comments:






# STRUCTURE

---

## Stairs/Handrails

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

- |  |   |
|--|---|
|  Cracks in the slab were present    |  Loose handrails   |
|  Baluster openings were too wide    |  Missing handrails |
|  Uneven rise in steps - fall hazard |   |




### Comments:

---

## Insulation

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

- |   |  |
|---|--|
|  Missing insulation in some areas |  The home was older and insulation was minimal. Issues such as freezing, cold areas in the home, and other temperature-related issues can occur |
|  Loose insulation was present     |  |


### Comments:

---

## Subfloor

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

### Issues:

- |  |  |
|--|--|
|  Squeaky floors were noted |  Loose subfloor was present |
|  Wood rot was noted        |  |

### Comments:

# BASEMENT/CRAWLSPACE

---

## Disclaimer









Finished basements are never fully inspected, as the majority of their components are behind or under-finished areas.

## Note to Client




Basements have unique issues, particularly with moisture. Be sure to monitor your basement for issues including moisture intrusion.

---

## Walls & Ceilings

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

- |   |  |
|---|--|
|  A mold-like substance was noted. Investigation by a qualified mold specialist is recommended. |  Moisture stains were noted |
|  Surface damage was present  |  |



### Comments:

---

## Floors

- |  |  |  |
|--|--|--|
|  Functional     |  Maintenance Item |  Defective  |
|  Not Inspected |  Monitor         |  Hazardous |
|  Not Present  |  Marginal       |  |

### Issues:

- |   |  |
|---|--|
|  Surface damage noted  |  |
|  Nine-inch tile present in the basement and could be asbestos. |  |

### Comments:

# BASEMENT/CRAWLSPACE

---

## Egress Window

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |   |
|---|---|
| <input type="checkbox"/> Egress window was obstructed                 | <input type="checkbox"/> Egress Window was too small  |
| <input type="checkbox"/> Egress window was too high off of the ground | <input type="checkbox"/> No egress window was present |

### Comments:

---

## Electrical

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |   |
|--|---|
| <input type="checkbox"/> Improperly wired outlets were present | <input type="checkbox"/> Non-GFCI circuit/outlet noted near water source - safety issue |
| <input type="checkbox"/> Loose outlets noted                   |   |

### Comments:

---

## Plumbing

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |
|--|
| <input type="checkbox"/> Leaking noted   |
| <input type="checkbox"/> Corrosion noted |

### Comments:

# BASEMENT/CRAWLSPACE

---

## Sump Pump

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Improperly drained into a public sewer line | <input type="checkbox"/> The drain line is not properly connected or not draining away from the foundation |
| <input type="checkbox"/> Inoperative at time of inspection           | <input type="checkbox"/> Sump pump is not connected to a dedicated circuit                                 |
| <input type="checkbox"/> Not tested due to sealed pit installation   |  |

### Comments:

---

## Basement Stairs & Railings

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |   |
|---|---|
| <input type="checkbox"/> Baluster spacing was too wide        | <input type="checkbox"/> Uneven rise of steps - fall hazard |
| <input type="checkbox"/> Stairs were not adequately supported | <input type="checkbox"/> Missing handrails                  |

### Comments:

---

## Moisture

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Indications of possible moisture intrusion were present at the time of inspection. Monitor and control as needed

### Comments:

# PLUMBING

---

## Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist. Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the home, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the home or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

## Note to Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that is approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

---

## Main Water Supply Line

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |   |
|---|---|
| <input type="checkbox"/> Improperly sized water supply line | <input type="checkbox"/> Excessive water pressure noted |
| <input type="checkbox"/> Inadequate water pressure noted    |   |

### Comments:

---

## Main Water Shutoff

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:









- |   |
|---|
| <input type="checkbox"/> Missing shutoff  |
| <input type="checkbox"/> Improper shutoff |

### Comments:








# PLUMBING

---

## Water Lines

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

## Issues:

-  Noted several areas along water supply lines where corrosion was present and leaks could occur.
-  Polybutylene plumbing supply lines were present. This plumbing material may fail without warning, damaging properties and personal belongings, and disrupting lives.
-  Dielectric unions may be needed for copper-to-galvanized connections
-  Some pipes were not properly supported in hangers
-  Evidence of the previous leakage was noted
-  A licensed plumber is recommended to evaluate and estimate repairs
-  Some galvanized supply piping was noted. Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.

## Comments:

# PLUMBING

---

## Drain Lines

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Galvanized drainpipe present | <input type="checkbox"/> Slow drains were present                |
| <input type="checkbox"/> A sewer odor was present     | <input type="checkbox"/> Pitting of cast iron drain piping noted |
| <input type="checkbox"/> Leaking was noted            |  |

### Comments:

---

## Service Caps

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Comments:

---

## Plumbing Vents

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- |  |  |
|--|--|
| <input type="checkbox"/> Bubbling drains noted | <input type="checkbox"/> Additional venting may be beneficial for the home's plumbing system |
| <input type="checkbox"/> Inadequate venting    |  |

### Comments:

# PLUMBING

---

## Gas Lines

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Gas lines were not properly grounded/bonded

### Comments:

---

## Water Heater

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

- Attributes:**  Electric  Gas  Oil  Propane

### Issues:

- Indications of moisture intrusion from vent pipe noted
- The drain tube opening was not within six inches of the floor
- The water heater is nearing the end of its useful life
- Evidence of past or present water leakage in drain tube from pressure relief valve
- An orphaned water heater was present. Alternate means of venting may be needed
- Venting for unit was inadequate

### Comments:

# HEATING SYSTEM

---

## Disclaimer

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

## Note to Client

Your heating system should be inspected and tested by a qualified HVAC specialist at least once per year, and when issues arise.

---

## Main Service Drop/Entry

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:









- A qualified HVAC specialist is recommended to evaluate and estimate repairs
- The furnace is nearing the end of its useful life
- The unit operated properly at the time of inspection, but was older and will likely require maintenance and repairs in the near future
- The unit operated at the time of inspection, but was older and will likely require notable amounts of maintenance and repairs in the near future and eventual replacement.
- A mold-like substance was noted in the attic. Evaluation by a qualified mold specialist is recommended

## Comments:


# HEATING SYSTEM

---

## Heat Distribution Method

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

-  Insulation on pipes can contain asbestos. This is not an asbestos inspection and no testing was done to determine if the material was asbestos.



### Comments:

---

## Fuel Tank

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

### Issues:

-  The fuel tank should be inspected before use by a qualified fuel oil specialist. Some fuel delivery companies can choose not to fill an oil tank for many reasons, whether the tank was considered functional, was rusted, or leaking.
-  Deterioration of the fuel tank was noted

### Comments:

# ELECTRICAL

---

## Disclaimer









Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual and very limited. Electrical systems are very important and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel. Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

## Note to Client





Your electrical system is very important, but can also be dangerous. Taking on electrical work yourself is not recommended unless you are a qualified professional, We strongly recommend having a qualified electrician make any assessments and repairs that are needed.

---

## Main Service Drop/Entry

 Functional	 Maintenance Item	 Defective
 Not Inspected	 Monitor	 Hazardous
 Not Present	 Marginal	

### Issues:









-  Weather head not properly secured
-  No drip loop for wires entering masthead
-  Missing tieback
-  Deteriorated or missing sealant around service entry into the meter and can allow moisture intrusion

### Comments:

# ELECTRICAL

---

## Electric Panel

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

- Recommend fuse style panel be updated
- Panel too small for the current needs of the home
- Open the "knock-out" hole- insert a "blank-out" cap to close off the opening
- Improper panel cover screws
- A Federal Pacific Stab Lok panel was present. These breakers have a history of not tripping when circuit overloading exists
- Double-tap present at main panel lugs
- Direct tap present, wires not protected by breaker or fuse at the panel
- Corrosion and rust noted inside panel from water penetration
- Evaluation by a licensed electrician is recommended

### Comments:

---

## Breakers/Fuses

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

### Issues:

- Loose/missing wire retaining screw at breaker connection-requires correction
- Loose breakers were present
- Corrosion on breakers from water penetration-require replacement of affected breakers
- Double-tap wiring was present
- Corrosion on breakers noted

### Comments:

# ELECTRICAL

---

## Branch Wiring

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Evaluation by a qualified electrician is recommended
- Please note that older wiring (including knob and tube wiring) can exist in this home in areas that were not accessible at the time of this inspection.

### Comments:

---

## Ground

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Ground wire at plumbing line did not jump meter
- Missing ground - safety issue
- Plumbing ground was connected to the plumbing supply line, but copper section of line did not extend through to the actual ground

### Comments:

---

## Sub Panels

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Comments:

# ATTIC

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## Disclaimer

Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

## Note to Client

The attic of a home is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

---

## Attic Access

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:









- Attic stairs were damaged or unsafe
- Access was small

### Comments:




# ATTIC

---

## Roof Framing

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

-  Damaged framing was noted
-  Altered roof trusses were present. Generally, roof trusses should not be altered without engineer approval, and can be a serious structural defect.
-  Rafter and/or collar ties were altered. This can cause serious issues - both short and long term.






### Comments:

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## Ventilation

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

### Issues:

-  Recommend additional ventilation be installed
-  Conflicting ventilation was present
-  Vents covered or blocked
-  Insufficient ventilation for the size of the structure
-  Darkening around nails noted, which can be an indication of lack of ventilation

### Comments:

# ATTIC

---

## Roof Sheathing

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Moisture stains were present on the sheathing
- Water damage was present
- Missing H-clips
- A mold-like substance was noted in the attic.

### Comments:

---

## Bathroom Venting

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:









- Bathroom(s) improperly vented into the attic and can cause moisture issues
- Unable to find fan discharge point of bathroom vent(s) through insulation at the time of inspection

### Comments:




# ATTIC

---

## Insulation

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

## Issues:

-  Missing insulation noted in some areas
-  Loose insulation noted in some areas
-  Insufficient insulation

## Comments:

# BATHROOMS

---

## Disclaimer









Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

## Note to Client

Bathrooms are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

---

## Walls & Ceilings

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

-  A mold-like substance was noted. Investigation by a qualified mold remediation company is recommended

### Comments:

---

## Electrical

- |  |  |   |
|--|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present  |  Marginal        |   |

### Issues:

-  Loose outlet
-  Non-GFCI circuit/outlet noted near water source - safety issue

### Comments:

# BATHROOMS

---

## Toilets

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Unseen damage may exist
- Indications of possible leaking noted
- Water continued to run after flushing
- The toilet was loose at the floor and may require replacement of the wax seal

### Comments:

---

## Tub/showers

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:









- Shower leaked
- Tub was cracked
- Loose or damaged tile
- Missing sealant at bottom of tub/shower can cause moisture intrusion and damage

### Comments:






# BATHROOMS

---

## Sinks/Faucets

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









## Issues:

-  Faucet leaked
-  Cracks were present in the sink bowl
-  Missing drain stop
-  Slow drain noted
-  Leak noted under the sink




## Comments:

---

## Ventilation

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

## Issues:

-  Insufficient ventilation for bathroom
-  The loud operation of the fan was noted
-  Fan was inoperative

## Comments:

# LIVING SPACES

---

## Disclaimer









Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

## Note to Client


The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

---

## Bedrooms

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









### Issues:

-  A mold-like substance was noted. An investigation by a qualified mold remediation company is recommended

### Comments:

---

## Walls & Ceilings

- |  |   |   |
|--|---|---|
|  Functional     |  Maintenance Item |  Defective  |
|  Not Inspected |  Monitor         |  Hazardous |
|  Not Present   |  Marginal        |   |

### Issues:

-  A mold-like substance was noted. An investigation by a qualified mold remediation company is recommended

### Comments:

# LIVING SPACES

---

## Floors

- |               |                  |           |
|---------------|------------------|-----------|
| Functional    | Maintenance Item | Defective |
| Not Inspected | Monitor          | Hazardous |
| Not Present   | Marginal         |           |

### Issues:

- |  |  |
|--|--|
| Loose flooring was present               | Cracked tile was present                           |
| Raised seams in vinyl floor were present | Surface damage noted                               |
| Gaps in hard wood floor were noted       | Nine-inch tile present and could contain asbestos. |

### Comments:

---

## Smoke, Fire, & CO Detectors

- |               |                  |           |
|---------------|------------------|-----------|
| Functional    | Maintenance Item | Defective |
| Not Inspected | Monitor          | Hazardous |
| Not Present   | Marginal         |           |

### Issues:

- Recommend adding more detectors
- Detectors were inoperative - safety

### Comments:

---

## Electrical

- |               |                  |           |
|---------------|------------------|-----------|
| Functional    | Maintenance Item | Defective |
| Not Inspected | Monitor          | Hazardous |
| Not Present   | Marginal         |           |

### Issues:

- |                                       |  |
|---------------------------------------|--|
| Improperly wired outlets were present | Non-GFCI circuit/outlet noted near water source - safety issue |
| Loose outlets were present            |  |

### Comments:

# LIVING SPACES

---

## HVAC Sources

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Inoperative radiator noted | <input type="checkbox"/> Loose registers |
| <input type="checkbox"/> Insufficient air flow      |  |

## Comments:

---

## Fireplace/Wood Stove

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

## Issues:

- |   |  |
|---|--|
| <input type="checkbox"/> Hearth extension was too short | <input type="checkbox"/> Loose or broken fire brick  |
| <input type="checkbox"/> Damper was missing             | <input type="checkbox"/> Cracked flue noted - safety |
| <input type="checkbox"/> Damper was loose               | <input type="checkbox"/> Improper chimney pipe       |
| <input type="checkbox"/> Creosote build-up noted        |  |

## Comments:

# KITCHEN

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## Disclaimer









Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

## Note to Client


Kitchens are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your kitchen for leaks, safety issues, or maintenance items.

---

## Walls & Ceilings

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |









## Issues:

-  A mold-like substance was noted. Investigation by a qualified mold remediation company is recommended



## Comments:

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## Cabinets

- |   |  |   |
|---|--|---|
|  Functional    |  Maintenance Item |  Defective |
|  Not Inspected |  Monitor          |  Hazardous |
|  Not Present   |  Marginal         |   |

## Issues:

-  Damaged cabinets
-  Loose hardware noted

## Comments:

# KITCHEN

---

## Appliances

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- The microwave was too close to the stove
- The oven/Range did not function at the time of inspection
- The microwave did not function at the time of inspection
- Dishwasher did not function at time of inspection

### Comments:

---

## Sink/Faucet

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Faucet leaked
- Leak noted under sink
- Garbage disposal was not functional
- Slow drain noted

### Comments:

---

## Ventilation

- |  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Functional    | <input type="checkbox"/> Maintenance Item | <input type="checkbox"/> Defective |
| <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Monitor          | <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Not Present   | <input type="checkbox"/> Marginal         |                                    |

### Issues:

- Fan was inoperative
- Fan did not vent to outdoors
- Garbage disposal was not functional
- Slow drain noted

**Comments:** over gas stove

# Final Comments

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## From The Inspector

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

**ENVIRONMENTAL CONDITIONS:** Unless otherwise indicated, the inspection and report do not address and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable

**CODES:** No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular maintenance is also required to ensure safety and optimum performance.

**PLEASE NOTE:** If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.

