

HOME INSPECTION REPORT

Inspection Fee: [Redacted]  
Yr constructed: 2002  
Age of roof: 6 yrs

Inspection Date: 06-09-02  
Start Time: 2:25 P.M.  
Comp.Time: 6:10 PM  
Weather: Cold



Property Address: [Redacted]

Client(s): [Redacted]

Attendance: Buyer  Buyers Agent  Seller  Listing Agent  Tenant   
Other: \_\_\_\_\_

Buyer's Real Estate Agent/Company: [Redacted]  
Seller's Real Estate Agent/Company: [Redacted]  
Albion Inspection Service Inspector: [Redacted]

GUIDE TO INSPECTION REPORT

- \* Indicates the item warrants further attention, monitoring or repair.
- 1. Indicates that item inspected appears to be serviceable and have normal "wear & tear" appropriate for its age.
- 2. Recommend upgrading to current safety standards or codes.
- 3. Item is a safety hazard and requires correction.
- 4. Recommend further review by a qualified pest inspector.
- 5. Recommend further review and possible repair by a qualified licensed contractor, tradesman or engineer specialized in that servicing and repairing that item or component.

I have read and understand the "Guide to Inspection Report" **Clients** [Redacted]

I agree to read the "Information & Limitations" section found at the end of this report for further information regarding the scope and limitations of this inspection. **Clients Initials** [Redacted]

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REPORT CONFIDENTIALITY

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

## SUMMARY

As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Overall, it was our observation that this dwelling was in need of \_\_\_Minor\_\_\_ maintenance and repair to some of the elements and systems which is required to keep it in acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

The items listed below are areas of concern in this report. You should refer to specific pages in this report for any additional information that may have been commented on concerning a specific component or system. This summary is not an all-inclusive list of the defects found in the dwelling. It is your responsibility to read the entire report and call the inspector if you have any questions.

- 1  
Minor Spalling & evidence of uplifting where the sidewalk section meet the driveway
- 2  
Front Porch steps are settling.
- 8  
The east face of the home is poorly graded. Settlement of back fill has caused negative slope.
- 10  
Concrete porch with Fire pit. The is settlement on the concrete porch with cracks and uneven slabs. Recommend that deck be bolted rather than nailed to the home.
- 21  
the downspouts need to be extended, or soil built up to prevent pooling of water at the foundation wall.
- 35  
Toilets were not flushed due to Winterization of property and antifreeze in the tanks.
- 36  
The is some buildup and corrosion on the water heater, it also appears that the thermocouple may be bad. Recommend service
- 39  
There is a ceiling fan in the basement bathroom that vents through the furnace return intake. Recommended that it be relocated.
- 45  
The lighth switches in the basement sould be at he entry point of every room.
- 66  
Recommend caulking the tub and showers
- 80  
Unit was operating 25 degree's cool from display on the right side element. Though it is serviceable at the time of inspection.
- 99  
Requires annual service, There is a lot of buildup due to an improper sized filter, and non annual maintenance.
- 102  
Ductwork is present Family room. Family room is dependant on supplemental heat from gas/fireplace/stove.
- 106  
Strongly recommend service from a qualified technician for the furnace

**GROUND, & GRADING: 1. Driveway**

**Type:** Condition: Satisfactory  Not Satisfactory  **Key** \*

<input type="checkbox"/> Asphalt	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input checked="" type="checkbox"/> Concrete		Is there evidence of spalling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Gravel		Are there large cracks in the sidewalk?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other		Are there any uneven areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Does the sidewalk have a undesirable slope?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there tree roots growing too close?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Comments:** Minor Spalling & evidence of uplifting where the sidewalk section meet the driveway

**GROUND, & GRADING: 2. Steps**

**Step Type:** Condition: Satisfactory  Not Satisfactory  **Key** \*

<input type="checkbox"/> Wood	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input checked="" type="checkbox"/> Concrete		Are the steps deteriorating?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other		Are the steps settling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the railing adequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Landing Type:**

<input type="checkbox"/> Wood	
<input checked="" type="checkbox"/> Concrete	
<input type="checkbox"/> Other	

**Railing:**

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

**Comments:** Front Porch steps are settling.

**GROUND, & GRADING: 3. Sidewalks/Walkways**

**Type:** Condition: Satisfactory  Not Satisfactory  **Key** 1

<input checked="" type="checkbox"/> Concrete	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input type="checkbox"/> Brick		Is there evidence of spalling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Paver		Are there large cracks in the sidewalk?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Gravel		Are there any uneven areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Does the sidewalk have a undesirable slope?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there tree roots growing too close?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Comments:** Appears Serviceable at time of inspection

**GROUND, & GRADING: 4. Retaining Walls**

**Type:** Condition: Satisfactory  Not Satisfactory  **Key**

<input type="checkbox"/> Concrete	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input type="checkbox"/> Block		Are there signs of deterioration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> wood		Has the ground settled around the wall?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Stucco		Are there tree roots growing too close?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Are there missing/loose/broken sections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Is the retaining wall leaning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Are weep holes at the base of the wall?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Weep Holes**

<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

**Comments:** N/A

**GROUND, & GRADING: 5. Window Wells**

<b>Condition</b>		Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
					1
<b>Type:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/> Metal	Does water collect in the window well?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Brick	Are there gaps between the wall and the well?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Concrete	Are there any signs of (past or present) flooding?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other	Are there signs of deterioration of the window well?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>	Appears Serviceable at time of inspection				

**GROUND, & GRADING: 6. Property Grading/Drainage**

<b>Condition</b>		Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
					1
<b>Comments:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Does the ground slope toward the foundation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there low areas where water could pool?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Does roof-runoff pool or gather near the foundation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appears Serviceable at time of inspection					

**GROUND, & GRADING: 7. Trees & Shrubs**

<b>Condition:</b>		Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
					1
<b>Comments:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Trees/invasive foliage within 6 feet of the house?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is there a garden within 6 feet of the house?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there tree branches rubbing against the house?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there trees growing near power lines?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Shrubs growing too close to the foundation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appears Serviceable at time of inspection					

**GROUND, & GRADING: 8. Grading at house wall**

<b>Condition:</b>		Satisfactory <input type="checkbox"/>	Not Satisfactory <input checked="" type="checkbox"/>	<b>Key</b>	
					*
<b>Comments:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Ground slope toward the home foundation?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are there low areas where water could pool?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does roof-runoff pool near the home foundation?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The east face of the home is poorly graded. Settlement of back fill has caused negative slope.					

**GROUND, & GRADING: 9. Patio/Terrace**

<b>Condition</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<b>Type:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input type="checkbox"/> Concrete	Is the patio floor level?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Brick	Are there cracks/defects in the patio floor?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Flagstone	Deteriorating beams supporting the roof?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Other	Are there missing/loose/broken sections?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Location:</b>	Is the patio/terrace settling away from the home?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Is there evidence of Moisture damage?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Comments:</b> N/A						

**GROUNDS, & GRADING: 10. Deck/Porch**

<b>Condition</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/> * <b>Key</b>		
<b>Type:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/> Wood	Deterioration where deck touches ground?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Composite	Evidence of rot or decay on untreated wood?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Concrete	Cracking or deterioration on floor or railings?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Metal	Separation or sagging due to deterioration?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evidence of small channels in rotting wood?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Flashing not present between the deck and house?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Open or weakened joints between deck/house?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Construction:</b>	<b>Comments:</b>	Concrete porch with Fire pit. There is settlement on the concrete porch with cracks and uneven slabs. Recommend that deck be bolted rather than nailed to the home.			
<input checked="" type="checkbox"/> Nailed to house					
<input type="checkbox"/> Bolted to house					
<input type="checkbox"/> Free standing					
<b>Deck:</b>	<b>Railing:</b>				
<input checked="" type="checkbox"/> On grade	Present				
<input type="checkbox"/> Raised					

**GROUNDS, & GRADING: 11. Out Buildings**

<b>Condition</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/> * <b>Key</b>		
<b>Out Buildings:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Observed	Does the out building lack a concrete foundation?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A	Signs of leakage from out building's roof?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are the walls sagging or rotting?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>	Is the floors sagging or rotting?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N/A					

**GROUNDS, & GRADING: 12. Fences & Gates**

<b>Condition</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/> * <b>Key</b>		
<b>Type:</b>	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Wood	Are the fences/gates rotting or deteriorating?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Chain Link	Are the gates sagging falling of hinges?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Iron	Suffering from excessive rust?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Masonry	Untreated wooden posts buried in ground?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vinyl	Has the gate settled (Impossible to latch gate)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments:</b>	Cracked/loose/missing sections of fence?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appears Serviceable at time of inspection					

**Relevant Photos**





**Exterior & Structure:**

Type:

Year Constructed:

2002

- Single
- Duplex
- Ranch
- Townhouse
- Multi

Comments:

**Exterior & Structure: 13. Wall Structure**

Key 1

Type:

Condition:

Satisfactory

Not Satisfactory

- Wood Frame
- Masonry
- Brick
- Log
- Post / Beam

Comments:

Brick Façade on the front Appears Serviceable at time of inspection

**Exterior & Structure: 14. Wall Coverings**

Key 1

Condition:

Satisfactory

Not Satisfactory

Type:

Observations:

Yes No Not Inspected

- Wood
- Brick
- Vinyl
- Steel
- Plastic
- Stucco
- Aluminum
- EIFS
- Other

- Signs or rot/decay on the wall covering?
- Places where wood siding touches ground?
- Swelling/delaminating near drip edges?
- Cracks/Holes/Deflections in siding?
- Blistering/puckering in comp. clapboard siding?
- Siding material splitting/breaking away?
- Paint peeling off siding material?
- Weep holes missing at bottom of brick veneers?
- Are there vines growing up the sides of the wall?
- Efflorescence on the wall covering?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Appears Serviceable at time of inspection

**Exterior & Structure: 15. Exterior Receptacles**

Key 1

Condition:

Satisfactory

Not Satisfactory

Type:

Observations:

Yes No Not Inspected

- GFCI
- [Non-GFCI]

- Exterior receptacles without GFCI circuits?
- Exterior receptacles weatherproof?
- Exterior receptacles tested?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Appears Serviceable at time of inspection

**Exterior & Structure: 16. Gas Meter/Piping**

Key \*

**Condition:** Satisfactory  Not Satisfactory

**Observations:**

- Are the pipes rusted?
- Are the pipes in a dangerous location?
- Meter accessible?

Yes	No	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Appears Serviceable at time of inspection. It would be a good preventative measure to correct drainage by gas meter, and possibly repaint a portion of the pipe that is rusting.

**Exterior & Structure: 17. Exterior Windows**

Key

**Condition:** Satisfactory  Not Satisfactory  1

- Type:**
- Double hung
  - Casement
  - Awning
  - Fixed
  - Hoz.Sliding

**Observations:**

- Windows which have been improperly installed?
- Defects in windows which could cause water damage?
- Windows without safety glass near walking surfaces?
- Gaps or openings around windows that are un caulked?
- Cracked broken or missing windows?
- Windows that have been painted shut/don't open?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Appears Serviceable at time of inspection

**Exterior & Structure: 18. Exterior Doors**

Key

**Condition:** Satisfactory  Not Satisfactory  1

- Type:**
- Wood
  - Metal
  - Comb.
  - Glass sliding

**Observations:**

- Light interior doors function as exterior doors?
- Defects caused by improper installation?
- Out of square/plumb?
- Do any exterior doors Swing over stairs?
- Is there rot/decay on the door at the sill?
- Cracked/broken/damaged sections?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Appears Serviceable at time of inspection

**Exterior & Structure: 19. Foundation**

Key

**Condition:** Satisfactory  Not Satisfactory  1

- Type:**
- Concrete
  - Wood
  - Brick
  - Piers
  - Block
  - Stone
  - Not Visible

**Observations:**

- Are there large cracks in the foundation?
- Signs of water penetrations/intrusions?
- Are there gaps in the mortar?
- Efflorescence indicating water damage?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Appears Serviceable at time of inspection

**Exterior & Structure: 20. Trim**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	1
<input type="checkbox"/>	Wood	<b>Observations:</b>				
<input type="checkbox"/>	Metal		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input checked="" type="checkbox"/>	Vinyl		Are there signs of rot on the trim?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Brick		Is the trim bent or Detached?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Concrete		Is there evidence of past leaks/intrusion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Masonry	Caulking drying/shrinking/pulling loose?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> Appears Serviceable at time of inspection						

**Exterior & Structure: 21. Downspouts**

<b>Condition:</b>		Satisfactory <input type="checkbox"/>	Not Satisfactory <input checked="" type="checkbox"/>	<b>Key</b>	*
<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Are there gaps where downspouts attach to gutters?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Downspouts cause water to pool or flow to house?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Deterioration where downspouts are missing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Spots where Downspouts are missing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> the downspouts need to be extended, or soil built up to prevent pooling of water at the foundation wall.					

**Exterior & Structure: 22. Eaves & Soffits**

<b>Condition:</b>		Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	1
<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Are there sagging soffit panels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there water stains/holes in soffit ventilation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any eave vent screens torn/damaged?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gable louvers missing slats/nesting material?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water behind architrave assembly: caulking?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> Appears Serviceable at time of inspection					

**Exterior & Structure: 23. Columns**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input type="checkbox"/>	Concrete	<b>Observations:</b>				
<input type="checkbox"/>	Steel		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input type="checkbox"/>	Stone		Are there signs of Degradation on columns?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Block		Support columns added after construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Wood		Signs of rot/rust/insect infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Not Visible	Wood posts buried directly in ground?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Comments:</b>						

**Exterior & Structure: 24. Chimneys**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input type="checkbox"/>	Brick	<b>Observations:</b>				
<input type="checkbox"/>	Metal		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
<input type="checkbox"/>	Block		Is the chimney leaning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	In Chase		Missing bricks/flashing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Direct vent Gas		Missing a weatherproof protective cap?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Chimney separating from the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is there efflorescence on the bricks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Does the chimney terminate to roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> Direct gas vent Chimney for the gas fireplaces.						

Relevant Photos



**Roof & Components: 25. Roof Style**

**Type:**  Gable **Comments:**  Hip  Shed  Gambrel  Flat  Mansard

Approximate age: 6 yrs  
Appears Serviceable at time of inspection.

**Roof & Components: 26. Roof Covering**

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Tile Type:**  Concrete  Other

**Shingle Type:**  Asphalt  Wood  N/A

**Layers Observed:** [ ]

**Approximate Age:** [ ]

**Observations:**

	Yes	No	Not Inspected
Shingles cut short of the verge trim?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof rakes/eaves without metal drip edge flashing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Large gaps between shingles?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there more than two layers of shingles?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shingle tabs clawing/curling up at the edges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the shingle tabs be lifted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the shingles brittle rather than pliable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nails/brackets nailed/screwed through roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deterioration (rot, granule loss, blistering, holes)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sagging/uneven/damaged sections?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Roof & Components: 27. Roof Leaks**

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Leaks Observed:**  Some  Extensive  N/A

**Viewed From:**  Ladder  Ground  Binoculars  Not Visible

**Observations:**

	Yes	No	Not Inspected
Obvious damage to the roof or missing shingles?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Weather worn flashing on the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discoloration, rot, deterioration or mildew on frame?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Roof & Components: 28. Gutters and Downspouts**

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Type:**  Aluminum  Galvanized  Copper  Wood  Vinyl  Other

**Extensions:**  Has Extensions  No Extensions

**Observations:**

	Yes	No	Not Inspected
Gutters becoming detached from the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the gutters corroded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gutters clogged with debris from overhanging trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gutter/Downspout connections secure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rot/Deterioration caused by gutters/downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Missing sections of gutters/downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** See previous comment regarding extending downspout away from foundation

Roof & Components: 29. Skylights (s)

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input type="checkbox"/> Recessed		<b>Observations:</b>			<b>Yes</b>	<b>No</b>
<input type="checkbox"/> Sill		Is the skylight improperly flashed?			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dome		Have truss rafters been modified for installation?			<input type="checkbox"/>	<input type="checkbox"/>
		Glass / plastic cracked, etched, cloudy?			<input type="checkbox"/>	<input type="checkbox"/>
		Is the skylight double glazed?			<input type="checkbox"/>	<input type="checkbox"/>
		Are there signs of leakage from the skylight?			<input type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> N/A						

Roof & Components: 30. Flashing

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input checked="" type="checkbox"/> Aluminum		<b>Observations</b>			<b>Yes</b>	<b>No</b>
<input type="checkbox"/> Galvanized		Is the flashing improperly installed?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Copper		Vents flashed with roofing cement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Rubber		Evidence of seepage from flashed areas?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments:</b>						
Appears Serviceable at time of inspection						

Relevant Photos



**Plumbing: 31. Water Service**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input type="checkbox"/> Private				
<input checked="" type="checkbox"/> Public	<b>Observations:</b>		Yes No Not Inspected	
<input type="checkbox"/> Shared Well	Is the water entrance located in a poor location?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/> Combination	Is the shutoff valve located in a poor location?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<b>Comments:</b>	Appears Serviceable at time of inspection			

**Plumbing: 32. Fuel Service**

<b>Type:</b>	fair	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input checked="" type="checkbox"/> Gas Meter	<b>Meter Location:</b>				
<input type="checkbox"/> Oil Tank		<b>Comments:</b>	Appears Serviceable at time of inspection		
<input type="checkbox"/> LPG Tank	east side of home				
<input type="checkbox"/> N/A	<b>Shutoff Valve Location:</b>				
	on the meter				

**Plumbing: 33. Water Entrance**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input type="checkbox"/> Copper				
<input type="checkbox"/> Plastic	<b>Observations:</b>		Yes No Not Inspected	
<input checked="" type="checkbox"/> Galvanized	Is the water line less than 3/4"?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/> Lead	Is there low water pressure?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/> Brass	Is there rust or corrosion at the water entrance?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/> Unknown	<b>Comments:</b> Is there seepage around the stem?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
	Appears Serviceable at time of inspection			

**Plumbing: 34. Waste**

<b>Pipe Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input checked="" type="checkbox"/> Plastic				
<input type="checkbox"/> Copper				
<input type="checkbox"/> Brass				
<input type="checkbox"/> Lead				
<input type="checkbox"/> Cast Iron	<b>Comments:</b>			
	Appears Serviceable at time of inspection			
	<b>Septic Type:</b>			
	<input type="checkbox"/> Public			
	<input type="checkbox"/> Private			
	<input type="checkbox"/> Not Known			

**Plumbing: 35. Fixtures**

<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
		Yes No Not Inspected	
<b>Observations:</b>			
Shutoff valves missing from under sink / toilet?		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Faucets improperly installed?	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
corrosion on the pipes or valves?	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Are there signs of leaks?	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Toilet doesn't flush properly?	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Comments:</b>	Drain traps missing from the drains?	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
	Toilets were not flushed due to Winterization of property and antifreeze in the tanks.		

**Plumbing: 36. Water Heater**

<b>Fuel Type:</b>	<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input checked="" type="checkbox"/>	<b>Key</b> *
<input checked="" type="checkbox"/> Gas			Yes No Not Inspected	
<input type="checkbox"/> Electric	<b>Location:</b>	<b>Aprox. Age:</b> 6 yrs		
<input type="checkbox"/> Heating System Present:?	Basement ]			
<input type="checkbox"/> Extension:	<b>Capacity (Gallons):</b> 40 gallon ]	<b>Manufacturer:</b>		
<input checked="" type="checkbox"/> Relief Valve:	<b>Observations:</b>			
<input type="checkbox"/> Seismic Restraint:	Improperly installed overflow piping?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Gas Shutoff:	Are there unsafe flue conditions?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Venting (Air Supply):	Is there faulty gas piping?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Expansion Tank:	Heating element needs to be replaced?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Inspected	
	Are there problems with back drafting?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
	Are there any signs of leakage?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<b>Comments:</b>	Is there any improperly secured wiring?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	

The is some buildup and corrosion on the water heater, it also appears that the thermocouple may be bad. Recommend service

**Plumbing: 37. Piping**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> *
<input checked="" type="checkbox"/> Copper			Yes No Not Inspected	
<input checked="" type="checkbox"/> PVC	<b>Observations:</b>			
<input type="checkbox"/> Galvanized	Is the flow rate satisfactory?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Inspected	62 Lbs
<input type="checkbox"/> Brass	Are the pipes showing signs of deterioration?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Plastic	Are there signs of leakages from the pipes?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Lead	Are there signs of seepage from the pipes?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Black Iron	Are there signs of corrosion/rust?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Cast Iron	Are the pipes improperly supported?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Unknown	Are the pipes likely to freeze/have frozen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Combination				

**Comments:** Recommend that the property be rewinterized

**Plumbing: 38. Drains**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input checked="" type="checkbox"/> Copper			Yes No Not Inspected	
<input type="checkbox"/> Brass	<b>Observations:</b>			
<input type="checkbox"/> Lead	Does the tub/sink drain slowly?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Plastic	Are there signs of blockages in the drain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Cast Iron	Does the toilet flush improperly?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Comb.	Are there improper connections to the sewer?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
	Is there water hammer?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	

**Comments:** Appears Serviceable at time of inspection

**Plumbing: 39. Vents**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> *
<input type="checkbox"/> Copper	<b>Observations:</b>		Yes No Not Inspected	
<input type="checkbox"/> Brass	Plumbing fixtures not attached to vent stacks?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Lead	Vents terminating inside the house?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input checked="" type="checkbox"/> Plastic	Are there loose joints on the vent pipes?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
<input type="checkbox"/> Cast Iron	Are there improper connections to the sewer?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	
	Are there vent stacks terminating near windows?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Inspected	

**Comments:** There is a ceiling fan in the basement bathroom that vents through the furnace return intake. Recommended that it be relocated.

Relevant Photos



**Electrical: 40. Service Entry Cable**

**Voltage:** 120v - 240v **Condition:** Satisfactory  Not Satisfactory  **Key** 1

	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<b>Capacity:</b>	Entrance cable improperly mounted to wall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does the system have insufficient amperage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Does the house operate on a 60-amp circuit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Location:** Southwest

**Electrical: 41. Service Line Entrance**

**Type:**  Overhead  Underground **Condition:** Satisfactory  Not Satisfactory  **Key**

	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<b>Conductor:</b>				
<input checked="" type="checkbox"/> Copper	Is there a bad ground connection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Aluminum	Is there frayed or damaged wiring insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Wiring Type:</b>	Trees/obstructions impeding the line entrance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Romex	Is there wiring touching the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> B/X	Inadequate or missing drip loop?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Conductor in Conduit	Can the main service feed be identified easily?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Knob and Tube Wiring	Can the main panel be accessed safely?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wooden Raceway	If overhead feed does it meet clearances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is conduit in disrepair or settled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Can the number of feeds be counted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Electrical: 42. Main Panel**

**Volts:**  120v  240-120v **Condition:** Satisfactory  Not Satisfactory  **Key** 1

	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<b>Capacity (Amps):</b>				
<input type="checkbox"/> 60 A	Is the system grounded improperly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 100 A	Is the system bonded improperly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 125 A	Rust or corrosion affecting the main panel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 150 A	Main panel improperly secured?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 200 A	Cables clamped properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 300A	Does the main panel contain aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Type:</b>	Evidence of circuit breakers failing/overloading?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Circuit B.	Loose connections in the main panel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fuses	Incompatible wire sizes being used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there over refused circuits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is the panel bonded?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the panel grounded?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unprotected panel (knockouts)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Circuits not labeled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Undersized, crowded (physical)panel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection



Electrical: 46. Smoke and Other Detectors

Smoke Detectors:

Condition:

Satisfactory

Not Satisfactory

Key

1

Tested

Not Tested

Observations:

Bedrooms without nearby smoke detectors?

Other detection devices in the home? (CO2, Radon)

Other detection systems tested?

Yes

No

Not Inspected

Comments: Appears Serviceable at time of inspection

Relevant Photos



**Attic: 47. Access**

**Access:**

- Stairs
- Pull Down
- Scuttle Hole
- None

**Condition:**

Satisfactory

Not Satisfactory  **Key** 1

**Access Location:**

**Observations:**

- Is the attic access blocked or sealed?
- Are there wiring hazards in the attic?
- Are there improper light fixture/fan connections?
- Are there exposed or vulnerable conductors?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Attic: 48. Ventilation**

**Type:**

- Windows
- Ridge Vents
- Gable Louvers
- Soffit Vents
- Roof Vents
- None Observed

**Condition:**

Satisfactory

Not Satisfactory  **Key** 1

**Observations:**

- Is there inadequate ventilation in the attic?
- Large openings ( > 1/8") without screens?
- Is there mechanical ventilation?
- Remote operated Louvers?
- Dampeners or thermostat controlled fans?
- Does the fan operate improperly?
- Signs of condensation due to poor ventilation?
- Signs of insects or pests?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Fan Type:**

- Attic Fan
- Whole House Fan
- Attic Wind Turbine
- None Observed

**Comments:** Appears Serviceable at time of inspection

**Attic: 49. Insulation**

**Type of Insulation:**

- Batts
- Rolled
- Foam
- Poured
- Combination

**Condition:**

Satisfactory

Not Satisfactory  **Key** 1

**Average Depth (Inches):** [                      ]

**Observations:**

- Are there Vapor barriers improperly installed?
- Trapped moisture which could cause deterioration?
- Odors or other clues non visible conditions?

Yes	No	Not Inspected
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Location:**

- In Floor
- In Rafters
- Both

**Comments:** Appears Serviceable at time of inspection

**Attic: 50.: Vent Pipes & Flashing**

**Leaks Observed:**

- No Leaks
- Holes or Gaps
- Visible Leaks
- Vent Termination

**Condition:**

Satisfactory

Not Satisfactory  **Key** 1

**Observations:**

- Are there vents that terminate in the attic?
- Are there vents that leak/function improperly?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Attic: 51. Roof Framing**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input checked="" type="checkbox"/>	Truss					1
<input type="checkbox"/>	Rafter Framing					
<input type="checkbox"/>	Not Determined					
		<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
		Are there rafters splitting/warping?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Rafters improperly installed or modified?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Trusses improperly modified or installed?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are there signs of deterioration on the roof frame?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is there fire damage to the roof frame?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		cracked, broken, or missing rafters/trusses?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> Appears Serviceable at time of inspection						

**Attic: 52. Ceiling Framing**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input type="checkbox"/>	Truss					1
<input type="checkbox"/>	Joint Framing					
<input checked="" type="checkbox"/>	Not Determined					
		<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
		Is the ceiling frame splitting or bowing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is there moisture damage to the ceiling frame?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Signs of deterioration to the ceiling frame?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is the sheathing deteriorating?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> Appears Serviceable at time of inspection						

**Attic: 53. Moisture & Mildew**

<b>Moisture &amp; Mildew Condition:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<b>Degree of Damage</b>						1
<input checked="" type="checkbox"/>	None					
<input type="checkbox"/>	Some Condensation					
<input type="checkbox"/>	Mold and Mildew					
<input type="checkbox"/>	Extensive Signs					
<b>Comments:</b> Appears Serviceable at time of inspection						

**Relevant Photos**

**Interior: Information**

Number Of Bedrooms: 5      Number Of Bathrooms: 2.75 Key

Comments:

**Interior: 54. Floors**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	Key 1	
<input type="checkbox"/>	Hardwood	<b>Observations:</b>				
<input type="checkbox"/>	Plywood					
<input type="checkbox"/>	Softwood					
<input checked="" type="checkbox"/>	Not Observable		Is the floor inadequately supported?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not Inspected <input type="checkbox"/>
<input type="checkbox"/>	Other		Is there evidence of moisture damage to the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is the floor sagging, uneven, not level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> Appears Serviceable at time of inspection						

**Interior: 55. Walls**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	Key 1	
<input checked="" type="checkbox"/>	Drywall	<b>Observations:</b>				
<input type="checkbox"/>	Plaster					
<input checked="" type="checkbox"/>	Wood		Are the walls pulling away from studs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not Inspected <input type="checkbox"/>
<input type="checkbox"/>	Masonry		Are there cracks/holes in the walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Is there paint peeling/chipping off the walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> Appears Serviceable at time of inspection						

**Interior: 56. Ceilings**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	Key 1	
<input checked="" type="checkbox"/>	Drywall	<b>Observations:</b>				
<input type="checkbox"/>	Plaster					
<input type="checkbox"/>	Wood		Are there cracks/loose sections in the ceiling?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not Inspected <input type="checkbox"/>
<input type="checkbox"/>	Masonry		Is there evidence of water damage to the ceiling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Other		Acoustic sprayed ceilings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is the ceiling sagging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> Appears Serviceable at time of inspection						

**Interior: 57. Entry Doors**

<b>Material:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	Key 1	
<input type="checkbox"/>	Wood	<b>Observations:</b>				
<input checked="" type="checkbox"/>	Metal		Are the doors poorly insulated?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not Inspected <input type="checkbox"/>
			Do the doors malfunction when opening / closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Insulated		Are the doors damaged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Not Insulated		Is the door out of square?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> Appears Serviceable at time of inspection						

**Interior: 58. Other Entry Doors**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1	
<input checked="" type="checkbox"/> Sliding Glass	<input type="checkbox"/> French	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Insulated	<input type="checkbox"/> Not Insulated	Are the doors poorly insulated?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Do the doors malfunction when opening / closing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are the doors damaged?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is the door out of square?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Interior: 59. Interior Doors**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input checked="" type="checkbox"/> Hollow core	<input type="checkbox"/> Solid Core	<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> French		Are the doors poorly insulated?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Do the doors malfunction when opening / closing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are the doors damaged?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is the door out of square?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Interior: 60. Stairs & Railings**

<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1	
<b>Observations:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
Stairs cracking, rotting, deteriorating?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stairs too steep (more than 8"/9")?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the stairs missing a handrail?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the handrails too short (less than 34")?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the stairway insufficiently lighted?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are three stringers present/visible?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

**Interior: 61: Interior Windows**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1	
<input type="checkbox"/> Double Hung	<input type="checkbox"/> Casement	<b>Glass Properties:</b>		<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Fixed	<input type="checkbox"/> Insulated Glass		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Material:</b>		<input checked="" type="checkbox"/> Dual Pane		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wood		<input type="checkbox"/> Triple Pane		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Metal		<b>Observations:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vinyl		Do the windows insulate properly?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Storm Windows:</b>		Is there cracked, broken, or hazy glass?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Yes		Are there rotting or broken frames?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> No		Is the window stuck or painted shut?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Bedrooms w/o proper functioning egress windows?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are there functioning windows without screens?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Single Pane windows without storm windows?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Interior: 62. Moisture & Mildew**

**Key** 1

**Degree of Damage**  
 None      **Condition:**      Satisfactory       Not Satisfactory   
 Some Condensation

**Observations:**  
 Mold and Mildew      Moisture & mildew present in more than on location?      **Yes**       **No**       **Not Inspected**   
 Extensive Signs      Moisture & mildew present in Basement?                    
    Moisture & mildew present in Attic?                 

**Comments:** Appears Serviceable at time of inspection

**Interior: 63. Fireplaces**

**Key** 1

**Type:**  
 Metal  
 Prefab  
 Wood-Burning  
 Free Standing  
 Gas      **Condition:**      Satisfactory       Not Satisfactory

**Operational:**  
 Yes  
 No

**Observations:**  
 Does the chimney need cleaning?      **Yes**       **No**       **Not Inspected**   
 Is the flue out of alignment with terra cotta?                    
 Does the damper insulate poorly?                    
 Is the mantle less than 12" above the firebox?                    
 Are there cracked or broken sections of the firebox?                    
 Is the chimney flue missing a lining?                 

**Comments:** Appears Serviceable at time of inspection

**Relevant Photos**



**Bathrooms: Information**

**Location 1:** Master bedroom  
**Location 2:** upstairs hall  
**Location 3:** Downstairs  
**Location 4:**  
**Location 5:**

**Comments:**  
 Appears Serviceable at time of inspection

**Key**  
 1

**Bathrooms: 64. Toilets**

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Observations:**

Is the toilet fixture unstable?  
 Is there less than 24" clearance in front of toilet?  
 Is the shutoff valve leaking or corroded?  
 Are there cracks in the toilet bowl?  
 Does the toilet flush improperly?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** Unable to flush toilets due to winterizing, however they appear in good shape

**Bathrooms: 65. Ventilation**

**Fan Vents To:**  
 House  
 Attic  
 Outside

**Condition:** Satisfactory  Not Satisfactory  **Key** \*

**Observations:**

Is there a bathroom without a fan present?  
 Does the bathroom fan terminate inside the house?  
 Is there functional flow?  
 Is there functional drainage?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** The basement bathroom has a vent that goes into the furnace outside air return. It should be relocated to a dedicated vent.

**Bathrooms: 66. Bathtub/Shower**

**Type:**  
 Built-In  
 Leg Tub  
 Stall Shower  
 Whirlpool

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Observations:**

Is the tub damaged?  
 Is the seal caulked improperly?  
 Are the hot-cold controls aligned properly?  
 Does the shower switch function improperly?  
 Does the bathtub drain improperly?

Yes	No	Not Inspected
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Recommend caulking the tub and showers

**Bathrooms: 67. Shower Walls**

**Type:**  
 Ceramic Tile  
 Fiber Glass  
 Plastic  
 Other

**Condition:** Satisfactory  Not Satisfactory  **Key** 1

**Observations:**

Is the wall properly caulked?  
 Is there evidence of the shower wall leaking?  
 Are the faucet diverter and escutcheons not sealed?  
 Is the shower gooseneck loose?  
 Are there signs of deterioration on the wall?

Yes	No	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Bathrooms: 68. Floor**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		1
<input type="checkbox"/>	Ceramic Tile	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/>	Vinyl (linoleum)		Are the edges of the floor lifting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Hardwood		Is the floor not sealed properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Carpet		Are the tile joints caulked improperly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Other		Is there evidence of moisture damage to the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Comments:** Appears Serviceable at time of inspection

**Bathrooms: 69. Receptacles**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		1
<input checked="" type="checkbox"/>	GFCI	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/>	Non-GFCI		Receptacles within reaching distance of the tub?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Are there non-GFCI receptacles in the bathroom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Comments:** Appears Serviceable at time of inspection

**Bathrooms: 70. Moisture & Mildew**

<b>Degree of Damage</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		1
<input checked="" type="checkbox"/>	None	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/>	Some Condensation		Is there an identifiable active moisture source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Mold and Mildew		Does moisture tester indicate unseen problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Extensive Signs						

**Comments:** Appears Serviceable at time of inspection

**Relevant Photos**





**Kitchen: 76. Refrigerator**

<b>Type:</b>		<b>Condition:</b>		Satisfactory <input type="checkbox"/>		Not Satisfactory <input type="checkbox"/>		<b>Key</b>	
<input type="checkbox"/>	Operating								
<input type="checkbox"/>	Not Operating	<b>Make:</b> [                      ]							
<input checked="" type="checkbox"/>	Not Inspected	<b>Model:</b> [                      ]							
<b>Observations:</b>						<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Are there signs of leakage from the refrigerator?						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Serviceable at time of inspection?						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Can approximate age of unit be determined?						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does the unit have an auto icemaker/line?						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Inspected line for icemaker?						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Comments:</b>									

**Kitchen: 77. Trash Compactor**

<b>Type:</b>		<b>Condition:</b>		Satisfactory <input type="checkbox"/>		Not Satisfactory <input type="checkbox"/>		<b>Key</b>	
<input type="checkbox"/>	Operating								
<input type="checkbox"/>	Not Operating	<b>Make:</b> [                      ]							
<input checked="" type="checkbox"/>	Not Inspected	<b>Model:</b> [                      ]							
						<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Can approximate age of unit be determined?						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Serviceable at time of inspection?						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b>									

**Kitchen: 78. Disposal**

<b>Type:</b>		<b>Condition:</b>		Satisfactory <input checked="" type="checkbox"/>		Not Satisfactory <input type="checkbox"/>		<b>Key</b>	
<input checked="" type="checkbox"/>	Operating								
<input type="checkbox"/>	Not Operating	<b>Make:</b> [    VM                      ]							
<input type="checkbox"/>	Not Inspected	<b>Model:</b> [    181-A                      ]							
						<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Can approximate age of unit be determined?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Serviceable at time of inspection?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b>									

**Kitchen: 79. Dishwasher**

		<b>Condition:</b>		Satisfactory <input checked="" type="checkbox"/>		Not Satisfactory <input type="checkbox"/>		<b>Key</b>	
<b>Type:</b>		<b>Make:</b> [    Whirlpool                      ]							
<input type="checkbox"/>	Operating	<b>Model:</b> [    Cannot dete                      ]							
<input type="checkbox"/>	Not Operating								
<input type="checkbox"/>	Not Inspected								
						<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>	
Can approximate age of unit be determined?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Serviceable at time of inspection?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Comments:</b> X									

**Kitchen: 80. Range/Oven**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> *
<input checked="" type="checkbox"/> Operating	<input type="checkbox"/> Not Operating	<b>Fuel:</b>	[ ] Gas	<b>Make:</b> [ Whirlpool	
<input type="checkbox"/> Not Inspected		X Electric		<b>Model:</b> [ Unknown	
				<b>Yes</b>	<b>No</b>
		Can approximate age of unit be determined?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Serviceable at time of inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** Unit was operating 25 degree's cool from display on the right side element. Though it is serviceable at the time of inspection.

**Kitchen: 81. Gas Meter/Piping**

<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<b>Observations:</b>		<b>Yes</b>	<b>No</b>
Are the pipes rusted or worn?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the pipes located in a dangerous location?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** N/A

**Kitchen: 82. Sink (s)**

<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<b>Observations:</b>		<b>Yes</b>	<b>No</b>
Is the sink improperly fastened down?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there evidence of leakage from the sink?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the caulking deteriorating?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the hot-cold controls out of alignment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there rust/corrosion on the sink?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the shutoff valve missing/inoperable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the sink drain adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Kitchen: 83. Receptacles**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1
<input checked="" type="checkbox"/> GFCI	<b>Observations:</b>		<b>Yes</b>	<b>No</b>
<input type="checkbox"/> Non-GFCI	Are there non-GFCI receptacles in the kitchen?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are there an adequate number of receptacles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Kitchen: 84. Moisture & Mildew**

<b>Degree of Damage</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	<b>1</b>
<input checked="" type="checkbox"/> None					
<input type="checkbox"/> Some Condensation					
<input type="checkbox"/> Mold and Mildew					
<input type="checkbox"/> Extensive Signs					

**Comments:**

**Relevant Photos**



**Basement: Description**

<b>Type:</b>		<b>Access:</b>		<b>Key</b>
<input checked="" type="checkbox"/> Full		<input checked="" type="checkbox"/> Stairs		1
<input type="checkbox"/> Partial		<input type="checkbox"/> Interior Opening		
<input type="checkbox"/> Crawl Space		<input type="checkbox"/> Exterior Opening		
<input type="checkbox"/> Slab		<input type="checkbox"/> Access Blocked		
<input type="checkbox"/> Other		<input type="checkbox"/> Not Applicable		

**Comments:** Appears Serviceable at time of inspection

**Basement: 85. Foundation**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input checked="" type="checkbox"/> Concrete					1
<input type="checkbox"/> Block		<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Brick		Are there cracks more than 1/4" wide?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Stone		Are there horizontal cracks more than 1/2" wide?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Piers		Is there evidence of structure modifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Wood					
<input type="checkbox"/> Not Visible					

**Comments:** 90% finished basement, Unable to verify interior concrete walls in finished portions

**Basement: 86. Columns**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/> Concrete					
<input type="checkbox"/> Steel		<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Stone		Excessive Spans without support columns?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Wood		Have columns been removed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Block		Is there evidence of deterioration to the columns?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Not Visible		Are the columns leaning or crumbling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

**Basement: 87. Stairs**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/> Concrete					1
<input type="checkbox"/> Steel		<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Stone		Stairs cracking, rotting, or deteriorating?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wood		Are the stairs too steep (more than 8"/9")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Block		Are the stairs missing a railing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Visible		Are the handrails too short (less than 34")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

**Basement: 88. Floor**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/> Concrete					1
<input type="checkbox"/> Dirt		<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Other		Is there standing water on the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are there large cracks in the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Is there evidence of deterioration to the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are there supports posts resting on the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Are there signs of efflorescence on the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Basement: 89. Walls**

<b>Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		
<input type="checkbox"/> Open						1
<input checked="" type="checkbox"/> Closed	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Is there moisture at the base of the wall?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are the walls buckling or bowing?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are the walls stained or water damaged?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is there evidence of deterioration or rot?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are there cracks more than 1/4" wide?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is there any exposed rebar?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>						

**Basement: 90. Floor Drain**

<b>Visibility:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		
<input checked="" type="checkbox"/> Visible						
<input type="checkbox"/> Not Visible	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Are there signs of blockages in the drain?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>						

**Basement: 91. Sump Pump**

<b>Status:</b>	<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		
<input type="checkbox"/> Tested						
<input checked="" type="checkbox"/> Not Tested	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/> Water In Trap	Is the sump cover rubbing against the float rod?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the float obstructed?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the sump pump broken or inoperable?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Type:</b>						
<input type="checkbox"/> Pedestal						
<input type="checkbox"/> Submersible						
<b>Comments:</b> N/A						

**Basement: 92. Ceilings**

<b>Ceiling Type:</b>	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		
<input type="checkbox"/> Open						1
<input checked="" type="checkbox"/> Closed	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Are there cracks/loose sections in the ceiling?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is there evidence of water damage to the ceiling?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Acoustic sprayed ceilings			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>						

**Basement: 93. Insulation**

	<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>		
						1
	<b>Observations:</b>			<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
	Has the insulation been improperly installed?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Are unfinished portions insulated			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b> Visible insulation appears to be properly installed						

Basement: 94. Ventilation (Crawlspace)

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/>	Louvers	<b>Observations:</b> Adequately ventilated to avoid moisture problems	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/>	Screened Vents		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Windows				
<b>Comments:</b> n/a					

Basement: 95. Vapor Barrier

<b>Visibility:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/>	Visible	<b>Observations:</b> Is there visible (even partially) Vapor barrier? Are there visible traces of moisture build up?	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/>	Not Visible		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments:</b>					<input checked="" type="checkbox"/>

Basement: 96. Floor Joists

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/>	Conventional	<b>Observations:</b> inadequate dimensions for span & spacing? Have the joists been modified? Are there joists that are defective? Floor joists that sag or have notched sections?	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/>	Fabricated		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Plywood		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Visibility:</b>					
<input type="checkbox"/>	Visible				
<input checked="" type="checkbox"/>	Not Visible				
<b>Comments:</b> Floor Joists are only partially visible in unfinished portion					

Basement: 97. Sub Flooring

<b>Visibility:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input type="checkbox"/>	Visible	<b>Observations:</b> Is there evidence of leakage on the sub flooring? Is there evidence of deterioration? Are there signs of delaminating?	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input checked="" type="checkbox"/>	Not Visible		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>					

Basement: 98. Moisture & Mildew

<b>Degree of Damage:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>
<input checked="" type="checkbox"/>	None	<b>Observations:</b> Are the basement walls damp? Basement musty/excessively humid? surface stains or rust in basement? Signs of deterioration (efflorescence)? Is the paint peeling or cracking?	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<input type="checkbox"/>	Some Condensation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Mold & Mildew		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Extensive Signs		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>					

Relevant Photos



**Heating System: 99. System**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input checked="" type="checkbox"/>	<b>Key</b>	5
<input checked="" type="checkbox"/> Forced Air		<b>Furnace Age:</b>				
<input type="checkbox"/> Heat Pump		6 yrs ]				
<input type="checkbox"/> Boiler		<b>Capacity:</b>				
<input type="checkbox"/> Radiant Heat		4 ton w HVAC				
<input type="checkbox"/> Gravity		<b>Location:</b>				
<input type="checkbox"/> Combination		Basement ]				
<input type="checkbox"/> Other		<b>Thermostat Location:</b>				
		Upstairs hall				

**Comments:** Requires annual service, There is a lot of buildup due to an improper sized filter, and non annual maintenance.

**Heating System: 100. Fuel Source**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	1
<input checked="" type="checkbox"/> Public Gas		<b>Status:</b>				
<input type="checkbox"/> Propane Tank		X Turned On				
<input type="checkbox"/> Electricity		[ ] Not Turned On				
<input type="checkbox"/> Oil Tank (Basement)						
<input type="checkbox"/> Oil Tank (Buried)						
<input type="checkbox"/> Other						

**Comments:** Appears Serviceable at time of inspection

**Heating System: 101. Heat Exchanger**

<b>Status:</b>		<b>Condition:</b>	Satisfactory <input type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<input type="checkbox"/> Tested						
<input type="checkbox"/> Not Tested		<b>Observations:</b>				
<input checked="" type="checkbox"/> Not Applicable		Are there holes or damage to the heat exchanger?		Yes	No	Not Inspected
		Is the heat exchanger covered in soot or debris?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Visibility:</b>						
<input type="checkbox"/> Visible						
<input type="checkbox"/> Not Visible						

**Comments:**

**Heating System: 102. Heat Distribution**

<b>Type:</b>		<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	*
<input checked="" type="checkbox"/> Ductwork		<b>Observations:</b>				
<input type="checkbox"/> Convectors		Are there duct joints leaking?		Yes	No	Not Inspected
<input type="checkbox"/> Baseboard		Are there ducts that are sagging?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Radiant		Is the ductwork damaged?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other		Are the registers/return vents damaged?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Pipes:</b>		Are the register/return vents missing?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Copper		Louvers that don't open & close properly?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Galvanized		Improper insulation on ductwork?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Not Visible						

**Comments:** Ductwork is present Family room. Family room is dependant on supplemental heat from gas/fireplace/stove.

**Heating System: 103. Unit Venting**

<b>Condition:</b>	Satisfactory <input checked="" type="checkbox"/>	Not Satisfactory <input type="checkbox"/>	<b>Key</b>	
<b>Observations:</b>				
Does the system draw in air from inside the house?	<input type="checkbox"/>	Yes	No	Not Inspected
Does the system slope less than 1/4" per foot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there combustibles less than 9" from flue?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Appears Serviceable at time of inspection

**Heating System: 104. Combustion Air**

**Condition:** Satisfactory  Not Satisfactory  **Key** 1  
**Comments:**

**Heating System: 105. Humidifier**

**Humidifier Condition:** Satisfactory  Not Satisfactory  **Key**  
**Comments:** N/A

**Heating System: 106. Air Filtration**

**Type:** Satisfactory  Not Satisfactory  **Key** 5  
 Washable  
 Disposable  
 Electric  
 Electrostatic  
 Not Applicable

**Observations;**  
 Are there air leaks caused by the air filter? **Yes**  **No**  **Not Inspected**   
 Is the filter system damaged? **Yes**  **No**  **Not Inspected**   
 Is the filter system missing? **Yes**  **No**  **Not Inspected**   
 Is the filter improperly sealed to the return duct? **Yes**  **No**  **Not Inspected**   
 Is the filter too dirty to function properly? **Yes**  **No**  **Not Inspected**

**Comments:** Strongly recommend service from a qualified technician for the furnace

**Heating System: 107. Supplemental Heat**

**Type:** Satisfactory  Not Satisfactory  **Key** 1  
 Wood  
 Coal  
 Electric  
 Other

**Venting:** Satisfactory  Not Satisfactory

**Observations;**  
 Are fixed heat sources within 10" of combustibles? **Yes**  **No**  **Not Inspected**

**Comments:** Appears Serviceable at time of inspection Wood burning stove

**Heating System: 108. Gas Furnace**

**Condition:** Satisfactory  Not Satisfactory  **Key** \*

**Observations;**  
 Is the gas line improperly supported? **Yes**  **No**  **Not Inspected**   
 Is the stopcock missing from the gas line? **Yes**  **No**  **Not Inspected**   
 Is the flue pipe loosely secured? **Yes**  **No**  **Not Inspected**   
 Scorch marks/discoloration on access panel? **Yes**  **No**  **Not Inspected**   
 Do the flue pipe slope downhill from the furnace? **Yes**  **No**  **Not Inspected**   
 Are there cracks or holes in the flue pipe? **Yes**  **No**  **Not Inspected**   
 Is there any rust or corrosion on the furnace? **Yes**  **No**  **Not Inspected**   
 Is the flame yellow indicating poor combustion? **Yes**  **No**  **Not Inspected**

**Comments:** See above

**Heating System: 109. Oil Fired Furnace**

**Oil Tank:** Satisfactory  Not Satisfactory  **Key**  
 Observed  
 Not Observed

**Location:**  
 Underground  
 Basement

**Condition:** Satisfactory  Not Satisfactory

**Observations;**  
 Burner improperly supported/fastened to furnace? **Yes**  **No**  **Not Inspected**   
 Is there leakage from the oil line? **Yes**  **No**  **Not Inspected**   
 Is the burner out of adjustment? **Yes**  **No**  **Not Inspected**   
 Remote emergency cut-off switch missing? **Yes**  **No**  **Not Inspected**   
 Does the flame appear orange or red? **Yes**  **No**  **Not Inspected**   
 Is there visible smoke from the flame? **Yes**  **No**  **Not Inspected**   
 Are there strong odors coming from the furnace? **Yes**  **No**  **Not Inspected**

**Comments:** N/A

Heating System: 110. Electrical Furnace

Type:  
 Stand-Alone  
 Backup

Condition: Satisfactory

Not Satisfactory  **Key**

Observations;  
Heating coil packed with lint, dirt, debris?  
Furnace produces air colder than 120 degrees?  
Electric supply has improperly sized breaker?

Yes No Not Inspected

Comments: N/A

Relevant Photos



**Cooling Systems: 111. Air Conditioning unit(s)**

<b>Age:</b> 6 years ]	<b>Condition:</b> Satisfactory <input checked="" type="checkbox"/> Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1		
<b>Capacity:</b> 4 Ton ]	<b>Observations:</b>	<b>Yes</b>	<b>No</b>	<b>Not Inspected</b>
<b>Location:</b> SW corner ]	Compressor not on a level surface?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Last Service Date:</b> Unknown ]	Obstructions blocking free air exchange?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Status:</b>	Refrigerant tubes poorly insulated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tested	Condenser fan operates improperly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Not Tested	Is the system low in refrigerant?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Not Applicable	Is the unit exposed to direct sunlight?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Due to temperature below 65F the unit was not tested to prevent potential harm to the compressor.

**Cooling Systems: 112. Air Conditioning Type**

<b>Type:</b> <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heat Pump <input type="checkbox"/> Evaporative Cooler <input type="checkbox"/> None <input type="checkbox"/> Other	<b>Condition:</b> Satisfactory <input checked="" type="checkbox"/> Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1		
<b>Model:</b> k48hxpcm 3726	<b>Compressor:</b> Copeland cr32kpfu-830	<b>Status:</b> <input type="checkbox"/> Turned On <input checked="" type="checkbox"/> Not Turned On		

**Comments:** Appears Serviceable at time of inspection

**Cooling Systems: 113. Electrical Disconnect**

<b>Location:</b> SW corner ]	<b>Condition:</b> Satisfactory <input checked="" type="checkbox"/> Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1		
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**Comments:** Appears Serviceable at time of inspection

**Cooling Systems: 114. Air Distribution**

<b>Condition:</b> Satisfactory <input checked="" type="checkbox"/> Not Satisfactory <input type="checkbox"/>	<b>Key</b> 1		
<b>Type:</b> <input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Room Units <input type="checkbox"/> Other	<b>Location:</b> <input checked="" type="checkbox"/> Each Room <input type="checkbox"/> Some Rooms		

**Comments:** Appears Serviceable at time of inspection

**Relevant Photos**



**Garage: 115. Description Garage**

**Type:**  
 Attached Garage  
 Separate  
 Carport  
 Other  
**Comments:**

**Condition:** Satisfactory  Not Satisfactory  Key 1

**Garage: 116. Vehicle Doors**

**Status:**  
 Tested  
 Not Tested  
 Not Applicable  
**Comments:**

**Condition:** Satisfactory  Not Satisfactory  Key 1

**Observations:**

	Yes	No	Not Inspected
Are the safety cables missing from the lift springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the lift springs improperly lifted at ends?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the garage door open/close improperly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the door cracked/damage/deteriorating?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Garage: 117. Flooring**

**Flooring** **Condition:** Satisfactory  Not Satisfactory  Key 1

**Type:**  
 Concrete  
 Dirt  
 Other  
**Comments:**

**Observations:**

	Yes	No	Not Inspected
Are there large cracks in the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there evidence of uneven settling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there excessive staining on the floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Garage: 118. Walls Windows**

**Condition:** Satisfactory  Not Satisfactory  Key 1

**Observations:**

	Yes	No	Not Inspected
Are there broken or missing windows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there cracks along the walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there evidence of foundation damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there evidence of leakage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

**Garage: 119. Receptacles**

**Type:**  
 GFCI  
 Non-GFCI  
**Comments:**

**Condition:** Satisfactory  Not Satisfactory  Key 1

**Observations:**

	Yes	No	Not Inspected
Are there GFCI receptacles Without GFIC Circuits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there non-GFCI receptacles in the garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Garage: 120. Separation Wall**

**Type:**  
 5/8" Drywall  
 Plaster  
 Other  
**Comments:**

**Condition:** Satisfactory  Not Satisfactory  Key 1

**Observations:**

	Yes	No	Not Inspected
Are there windows in the separation wall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there holes or gaps in common drywall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the separation wall less than 5/8" thick?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garage: 121. Door to living space

Condition: Satisfactory  Not Satisfactory  Key

- Type:
- Metal
  - Solid Wood
  - Hollow Core
  - Fire-Resistant
  - Non Fire-Resistant

Observations:

Is the door less than 1" 3/4" thick?  
 Does the door open/close properly?

	Yes	No	Not Inspected	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments:

Garage: 122. Ventilation system

Status: Condition: Satisfactory  Not Satisfactory  Key 1

- Status:
- Observed
  - Not Observed
  - Not Applicable

Comments:

Garage: 123. Moisture & Mildew

Degree of Damage Condition: Satisfactory  Not Satisfactory  Key 1

- Degree of Damage
- None
  - Some Condensation
  - Mold and Mildew
  - Extensive Signs

Comments:

Relevant Photos

## Inspection Report: Information & Limitations

This report lists the systems and components inspected by Albion Inspection Service L.L.C.. Items not specifically noted in this report are considered beyond the scope of this inspection & should not be considered inspected at this time. The "Satisfactory" check box of this report means that we did not observe conditions that would lead us to believe that problems exist with the system or component at the time of inspection, and that the item was capable of being operated. Some "Satisfactory" items may show wear & tear. Other conditions if relevant, will be noted in the body of the report. When items appear "significantly deficient" this will be noted in the report and identified with the reasoning; "not functioning, unsafe, worn, near end of lifespan, abnormal operation,".

### **Site, Grounds, Grading**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### **Exterior & Structure**

Our inspection of the exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction & condition of under side of these coverings cannot be determined.

### **Roof Components**

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## **Plumbing Systems**

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## **Electrical Systems**

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## **Interior Components**

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage

## **Bathrooms and Kitchen**

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor

imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### **Basement & CrawlSpace**

Many of the building's structural elements and portions of its mechanical systems are visible inside the CrawlSpace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your CrawlSpace during the rainy season.

### **Heating System**

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### **Air Conditioning**

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- § Window and/or wall mounted air conditioning units are not inspected.
- § The cooling supply adequacy or distribution balance are not inspected.
- § Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity.
- § Judgment of system efficiency or capacity is not within the scope of this inspection.
- § Cooling systems are not dismantled in any way. Secured access covers are not removed.
- § The interior components of evaporators, condensers and heat pumps are not viewed.
- § The interior conditions of cooling components are not evaluated.
- § The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection.

### **Garage and Carport**

If this is a new construction inspection or vacant home, this area will be inspected thoroughly. If the house is not vacant, the Garage is inspected as best as possible, but the inspection can be limited due to parked cars or stored personal items. Due to the clutter or due to areas being inaccessible, it is common that sections of the garage cannot not be fully inspected (or defects identified) during our limited inspection. We suggest that a walk-through be performed once the home is vacant. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.