

# Home Inspection Report



123 Main St, Anytown, WI 54000

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**Inspection Date:**

Friday June 9, 2023

**Prepared For:**

Sample Report

**Prepared By:**

Ric Thompson  
N8490 Van Dyne Rd.  
Fond du Lac, WI 54937  
920-410-6682  
ric.thompson@acehomeinspectionswi.com

**Report Number:**

11111

**Inspector:**

Richard Thompson

**License/Certification #:**

WI--2955-106

**Inspector Signature:**

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# Report Overview

## Scope of Inspection

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

## Main Entrance Faces

South

## State of Occupancy

Occupied

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

## Approximate Age

Unknown

# Report Summary

## Defects

- 1) Grounds-Recommend railing for steps - SAFETY CONCERN.
- 2) Grounds-Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement
- 3) Exterior-Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.
- 4) Garage-Portions of the roof covering are missing. Recommend repair.
- 5) Garage-Garage door was damaged, recommend repair
- 6) Electrical-Sub panel 1 has open fuse location and double tapped circuits. Recommend evaluation and repair as needed.
- 7) Bathroom 1-Tub and shower fixtures are nit secured. Recommend repair.
- 8) Kitchen electrical circuit is not GFCI protected. Recommend evaluation and repair as needed.
- 9) Interior-Top attic step has a cracked tread. Recommend repair.
- 10) Interior-Recommend installing a handrail on the attic stairs.
- 11) Interior-Recommend installing the appropriate number of smoke and carbon monoxide detectors in the home.
- 12) Home has open gound receptacles present.
- 13) Home has rooms where lights are not installed leaving unprotected electrical terminations.
- 14) Recommend replacing the missing cover plates throughout the home.

## Needs Repair

- 1) Grounds-Walks had some settlement and pitched toward the house, recommend repair and/or replace
- 2) Exterior-Wood exterior finishes on the home and the garage have cracked and peeling paint. Recommend scraping and painting.
- 3) Exterior-Some rotted trim boards recommend repair/replacing damaged sections
- 4) Exterior-Recommend caulking around windows, doors, corners, utility penetrations.
- 5) Exterior-Damaged wood present on the sills - recommend repair
- 6) Exterior-Recommend installing rain cap/spark arrestor on the home and garage chimneys.
- 7) Garage-Gutters are improperly pitched. Recommend repair.
- 8) Garage-Siding had some damage recommend repair
- 9) Exterior-Daylight is visible around the front door. Recommend repair.
- 10)Kitchen-Faucet is not secured. Recommend repair.

## Needs Further Evaluation

- 1) Roof-Shingles have granular loss present indicating the shingles are nearing the end of their life. Recommend evaluation by a qualified professional for accurate life expectancy remaining,
- 2) Kitchen-Moisture staining is present on the ceiling. Recommend further evaluation.
- 3) Room 2-Moisture staining is present on the ceiling. Recommend further evaluation.
- 4) Recommend further evaluation of the garage electrical system. Open fuse locations and homeowner wiring are present.

## Items To Monitor

- 1)Water heater is past it's normal life expectancy.

## Maintenance Items

- 1) Grounds-Recommend trimming trees/vegetation so it doesn't come into contact with the home

## Inspection Disclosures

- 1) NOTE: The summary is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for client's reference

# Report Summary

## Inspection Disclosures

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2) Defect means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced, would significantly shorten or adversely affect the normal life of the component of the improvement. The contract of sale may define "defect" to also include a condition that would have a significant adverse affect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m) Wis Stats.

3) NOTE: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

# Receipt/Invoice

**Ric Thompson**  
**N8490 Van Dyne Rd.**  
**Fond du Lac, WI 54937**  
**920-410-6682**

Date: Jun 9, 2023

Inspected By: Richard Thompson

**Property Address**  
**123 Main St**  
**Anytown, WI 54000**

Inspection Number: 11111

Payment Method: Cash

Client: Sample Report

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$1.00

<b>Total</b>	<b>\$1.00</b>
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# Grounds

## Service Walks

☐ None ☐ Not Visible

### Material

☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

### Condition

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

### Comments

Walks had some settlement and pitched toward the house, recommend repair and/or replace

### Photos



## Driveway/Parking

☐ None ☐ Not Visible

### Material

☐ Concrete ☐ Asphalt ☒ Gravel/Dirt ☐ Brick Other: .

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☐ Fill cracks and seal

### Comments

### Photos



## Porch

☐ None ☐ Not Visible

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

### Support Pier

☒ Concrete ☐ Wood Other: .

### Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

### Comments

Underside of porch not visible, no representation is made.

### Photos

# Grounds



## Stoops/Steps

☐ None

### Material

☒ Concrete ☐ Wood Other: ☒ Railing/Balusters recommended

### Condition

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

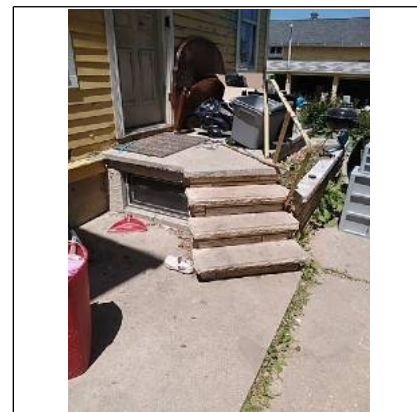
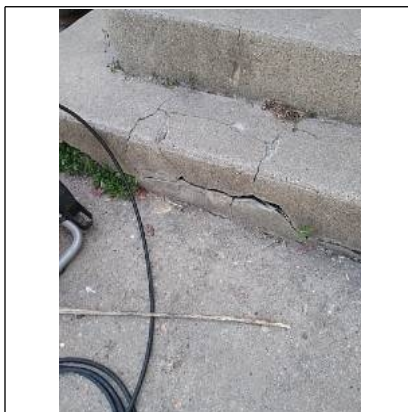
### Comments

Recommend railing for steps - SAFETY CONCERN.  
 Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement

## Photos



Example of where a railing is recommended



Front steps have uneven riser heights

# Grounds

## Deck/Patio/Porch Covers

☐ None

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

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

**Comments**

## Landscaping affecting foundation

☐ N/A

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

**Comments** Recommend trimming trees/vegetation so it doesn't come into contact with the home

**Photos**



## Hose bibs

☐ N/A

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

**Operable** ☐ Yes ☐ No ☐ Not Tested ☒ Not On

**Comments** Hose faucet was shut-off and not tested

# Roof

General

Visibility ☐ None ☐ All ☒ Partial Limited By: Pich  
Inspected From ☐ Roof ☐ Ladder at eaves ☒ Ground ☐ With Binoculars

Photos



Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .  
Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat  
Roof #1 Type:Asphalt  
Layers:Unknown  
Age:Unknown  
Location:Pitched roof areas  
Roof #2 ☒ None  
Type:  
Layers:  
Age:  
Location:  
Roof #3 ☒ None  
Type:  
Layers:  
Age:  
Location:

Comments

# Roof

## Ventilation System

☐ None ☐ N/A

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

**Comments**

## Flashing

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

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

**Comments**

## Valleys

☐ N/A

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

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

**Comments**

## Condition of Roof Coverings

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

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

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

**Comments** Shingles have granular loss present indicating the shingles are nearing the end of their life. Recommend evaluation by a qualified professional for accurate life expectancy remaining,

**Photos**



Example of granular loss

## Plumbing Vents

☒ Not Visible ☐ Not Present

## Comments

# Exterior

## Chimney(s)

☐ None

**Location(s)** Middle of Roof

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

**Rain Cap/Spark Arrestor** ☐ Yes ☐ No ☒ Recommended

**Chase** ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

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

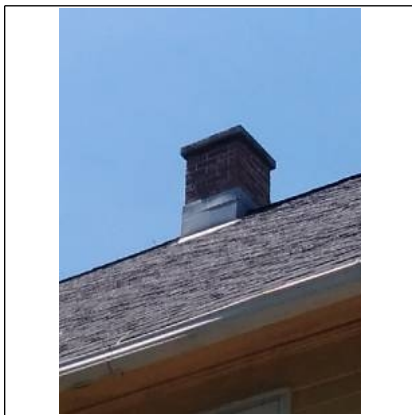
**Flue** ☒ Tile ☐ Metal ☐ Unlined ☒ Not Visible

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

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend Repair

**Comments** Recommend installing rain cap/spark arrestor

### Photos



## Gutters/Scuppers/Eavestrough

☐ None

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☐ Needs to be cleaned

**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

**Attachment** ☒ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

**Extension needed** ☐ North ☐ South ☒ East ☐ West ☐ N/A

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

### Photos

# Exterior



Example of where downspouts and extensions are recommended



## Siding

### Material

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

### Condition

☐ Satisfactory 
 ☐ Marginal 
 ☐ Poor 
 ☒ Recommend repair/painting

### Comments

Siding was in need of normal painting / staining maintenance, recommend painting/staining

### Photos



Example of peeling paint



# Exterior

## Trim

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

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** Trim was in need of normal painting maintenance.  
 Some rotted trim boards recommend repair/replacing damaged sections

## Photos



Example of wood rot



Example of trim needing paint

## Soffit

☐ None

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

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments**

## Fascia

☐ None

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

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** Fascia has areas with cracked and peeling paint. Recommend painting to protect the wood.

## Flashing

☒ None

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

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Caulking

☐ None

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

**Comments** Recommend caulking around windows, doors, corners, utility penetrations.

# Exterior

## Windows/Screens

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

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

**Screens** ☒ Torn ☐ Bent ☐ Not installed ☐ Satisfactory

**Comments** Damaged wood present on the sills - recommend repair  
 Window frames damaged recommend repair or replacement  
 Some screens are torn recommend repair

## Storms Windows

☐ None ☐ Not installed

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

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

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

**Comments**

## Slab-On-Grade/Foundation

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

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

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

**Comments** Foundation (stem) wall not visible, not evaluated.

## Service Entry

**Location** ☐ Underground ☒ Overhead

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

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

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

**Comments**

## Exterior Doors

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

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

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

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

**Comments** Exterior-Daylight is visible around the front door. Recommend repair.

**Photos**

## Exterior



# Garage/Carport

## Type

☐ None

## Type

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

## Comments

## Automatic Opener

☐ None ☐ N/A

## Operation

☐ Operable ☒ Inoperable

## Comments

Openers were not operational at the time of the inspection

## Safety Reverse

☐ None ☒ N/A

## Operation

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

## Comments

## Roofing

## Material

☒ Same as house

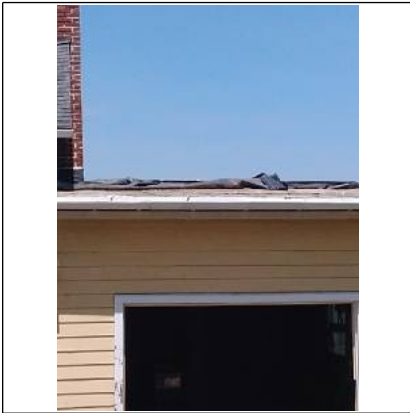
Type:

Approx. age:    Approx. layers:

## Comments

Garage-Portions of the roof covering are missing. Recommend repair.

## Photos



## Gutters/Eavestrough

## Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Same as house

## Comments

Garage-Gutters are improperly pitched. Recommend repair.

## Photos

# Garage/Carport



Example of improperly pitched gutters



## Siding

☐ N/A

### Material

☐ Same as house ☒ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

### Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace ☐ Recommend painting

### Comments

Siding had some damage recommend repair

### Photos



Example of damaged siding



## Trim

☐ N/A

# Garage/Carport

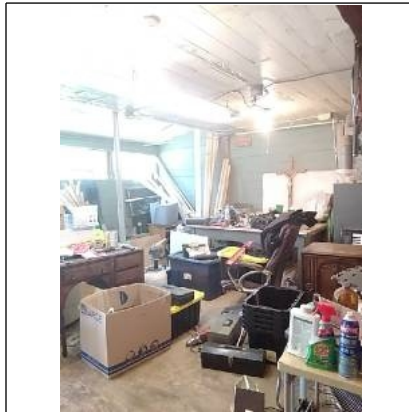
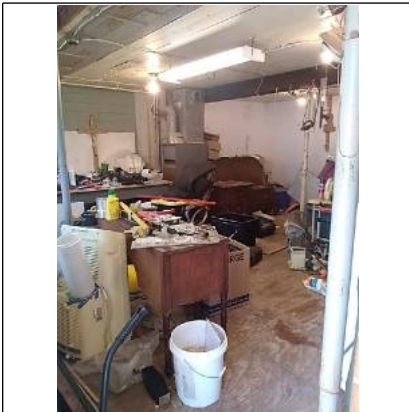
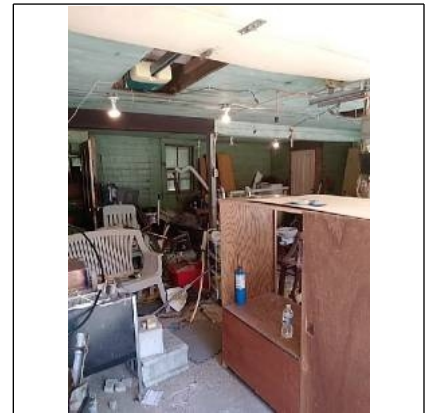
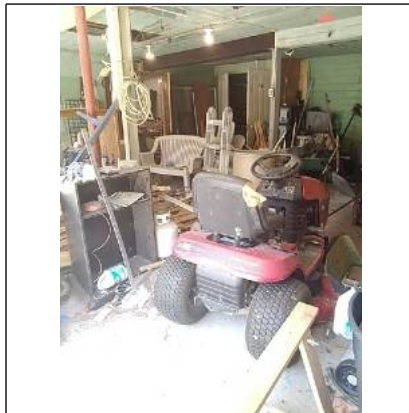
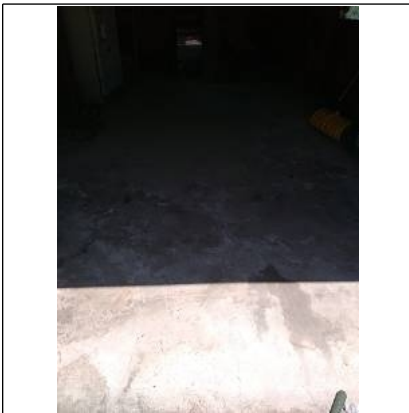
## Trim cont.

**Material** ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☒ Recommend painting  
**Comments**

## Floor

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

## Photos



## Sill Plates

☐ None ☒ Not Visible  
**Type** ☐ Floor level ☐ Elevated  
**Condition** ☐ Rotted/Damaged ☐ Recommend repair  
**Comments** Sill plates not visible.

## Overhead Door(s)

☐ N/A  
**Material** ☐ Wood ☐ Fiberglass ☒ Masonite ☐ Metal ☐ Recommend repair  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing

# Garage/Carport

## Overhead Door(s) cont.

**Recommend Priming/Painting Inside & Edges** ☒ Yes ☐ No

**Comments** Garage door was damaged, recommend repair

### Photos



Example of a damaged door

## Exterior Service Door

☐ None

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Damaged/Rusted

### Comments

## Electrical Receptacles

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

**Reverse polarity** ☐ Yes ☒ No

**Open ground** ☐ Yes ☒ No ☐ Safety Hazard

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

☐ Recommend GFCI Receptacles

**Comments** Garage-Garage receptacles did not have power at the time of the inspection. Recommend further evaluation.

# Kitchen

## Countertops

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

**Comments**

## Cabinets

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

**Comments**

## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☐ Yes ☒ No

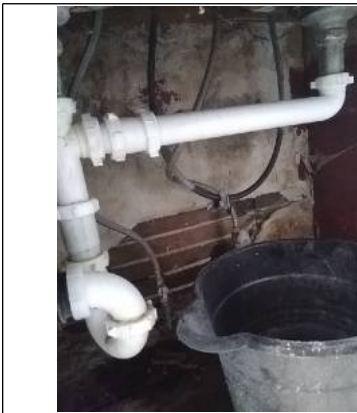
**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

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

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

**Comments** Kitchen-Faucet is not secured. Recommend repair.

**Photos**



## Walls & Ceiling

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

**Comments** Kitchen-Moisture staining is present on the ceiling. Recommend further evaluation.

**Photos**



Moisture staining is present on the ceiling

# Kitchen

## Heating/Cooling Source

☒ Yes ☐ No

## Comments

## Floor

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

## Comments

## Appliances

**Disposal** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Range** ☐ N/A ☐ Not tested Operable: ☐ Yes ☒ No

**Dishwasher** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Exhaust fan** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

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

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

**Other** Operable: ☐ Yes ☒ No

**Dishwasher airgap** ☐ Yes ☒ No

**Dishwasher drain line looped** ☐ Yes ☒ No

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

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

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

**Comments** Kitchen electrical circuit is not GFCI protected. Recommend evaluation and repair as needed.

## Photos



Example of missing cover plates

# Laundry Room

## Laundry

**Laundry sink** ☒ N/A

**Faucet leaks** ☐ Yes ☒ No

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

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

**Heat source present** ☒ Yes ☐ No

**Room vented** ☐ Yes ☒ No

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

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

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

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

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

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

**Comments**

# Bathroom (1)

## Bath

**Location** First floor bath

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

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

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

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

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

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

**Heat source present** ☒ Yes ☐ No

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

**Comments** Bathroom 1-Tub and shower fixtures are not secured. Recommend repair.

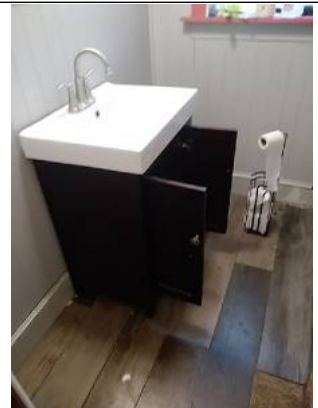
## Photos



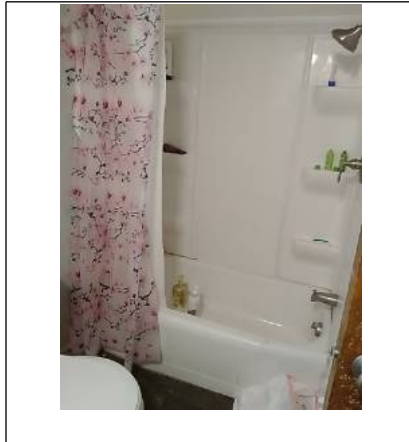
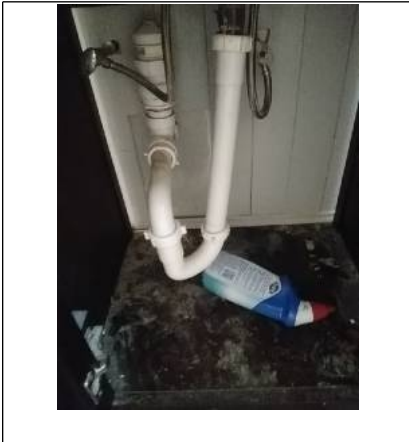
Nozzle is not secured



Faucet is not secured



## Bathroom (1)



# Bathroom (2)

## Bath

**Location** Second floor bath

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

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

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

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

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

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

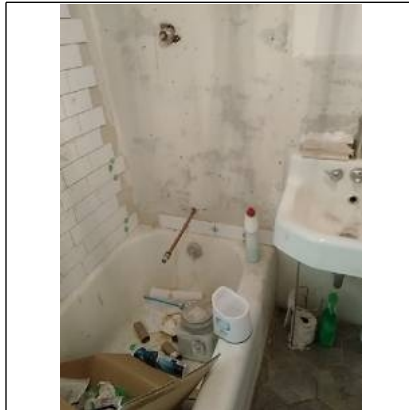
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



# Room (1)

## Room

**Location** First floor  
SW

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

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

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

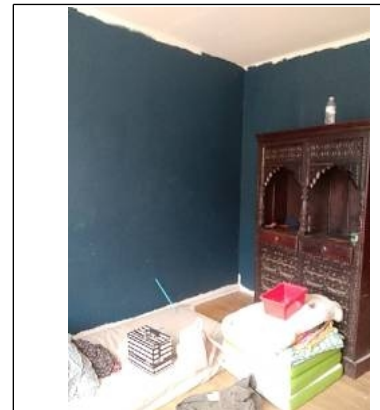
**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Open electrical termination



# Room (2)

## Room

**Location** First floor  
NE

**Type** BEDROOM

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

**Moisture stains** ☒ Yes ☐ No  
Where: Ceiling

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

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

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

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

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

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

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

**Comments** Room 2-Moisture staining is present on the ceiling. Recommend further evaluation.

### Photos



Open electrical termination



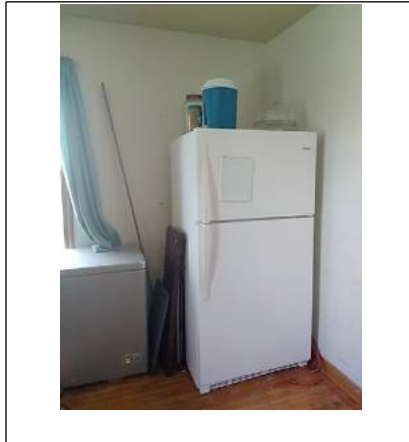
Missing cover plate



Missing window hardware



## Room (2)



# Room (3)

## Room

**Location** Second floor  
East

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

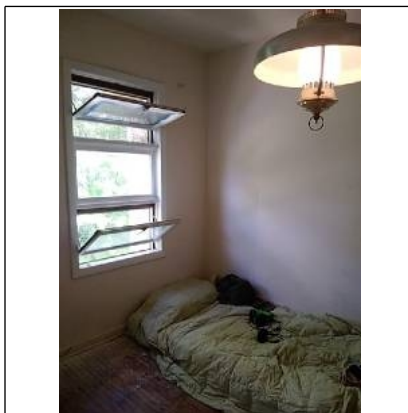
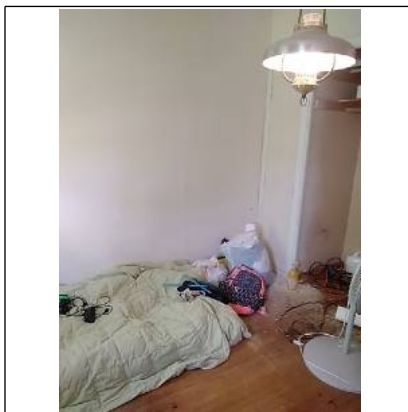
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments**

**Photos**



# Room (4)

## Room

**Location** Second floor  
West

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

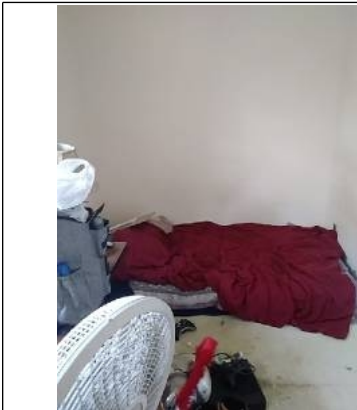
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

## Comments

## Photos



# Room (5)

## Room

**Location** Second floor  
South

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

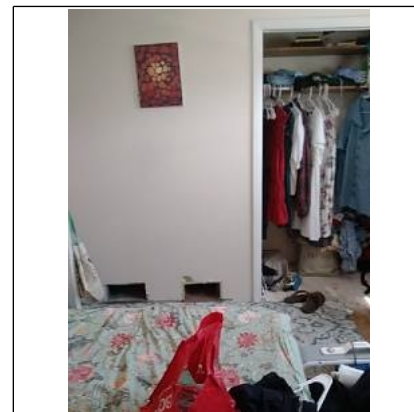
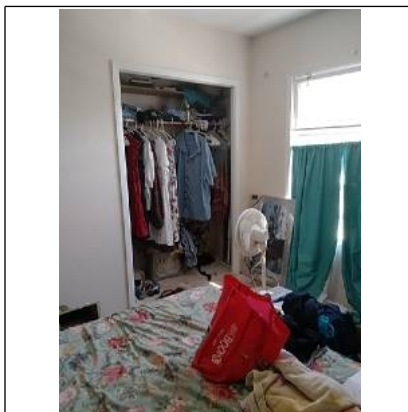
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments**

**Photos**



Open electrical junction

# Room (6)

## Room

**Location** Second floor  
SE

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

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

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

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

**Comments**

# Interior

## Stairs/Steps/Balconies

☐ None  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose/Missing  
**Handrail** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety hazard ☒ Hand Rail/Railing/Balusters recommended  
**Risers/Treads** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard  
**Comments** Interior-Top attic step has a cracked tread. Recommend repair.  
 Interior-Recommend installing a handrail on the attic stairs.

### Photos



Cracked stair tread



Recommend installing a handrail

## Smoke/Carbon Monoxide detectors

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

### Comments

## Attic/Structure/Framing/Insulation

☐ N/A  
**Access** ☒ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other: . Access limited by:  
**Inspected from** ☐ Access panel ☒ In the attic ☐ Other  
**Location** ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other  
**Flooring** ☒ Complete ☐ Partial ☐ None  
**Insulation** ☒ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: 6" ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation  
**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☒ Underside of roof deck ☒ Not Visible  
**Vapor barriers** ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed  
**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves  
**Fans exhausted to** Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible  
**HVAC Duct** ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation  
**Chimney chase** ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible  
**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

# Interior

## Attic/Structure/Framing/Insulation cont.

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

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

**Sheathing** ☐ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☒ Not Visible

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

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

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

## Comments

## Photos



# Basement

## Stairs

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

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

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

**Comments**

## Foundation

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

**Material** ☐ ICF ☐ Brick ☐ Concrete block ☒ Stone Masonry ☐ Poured concrete ☐ wood

**Horizontal cracks** ☒ None ☐ North ☐ South ☐ East ☐ West

**Step cracks** ☒ None ☐ North ☐ South ☐ East ☐ West

**Vertical cracks** ☒ None ☐ North ☐ South ☐ East ☐ West

**Covered walls** ☐ None ☒ North ☒ South ☒ East ☒ West

**Movement apparent** ☒ None ☐ North ☐ South ☐ East ☐ West

**Indication of moisture** ☐ Yes ☒ No ☐ Fresh ☐ Old stains

**Comments**

**Photos**



## Floor

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

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

**Comments**

# Basement

## Drainage

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

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

**Comments**

## Girders/Beams

☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

**Material** ☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible

**Comments**

## Joists

☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Comments**

**Photos**



## Subfloor

☐ Not Visible

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

**Comments**

# Plumbing

## Water service

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

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

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☐ N/A  
 Type: Metal strapping

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

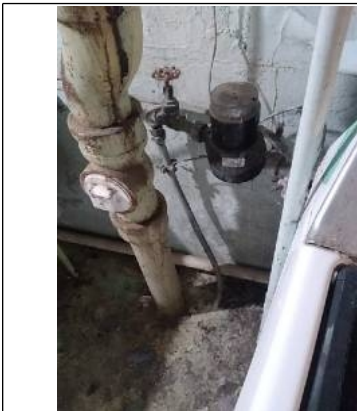
**Interior fuel storage system** ☐ N/A ☒ Yes ☐ No Leaking: ☐ Yes ☒ No

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

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

**Comments** Oil tank is not in use.

## Photos



Capped oil line

## Main fuel shut-off location

☐ N/A

**Location** On the side exterior wall

**Comments**

## Water heater #1

☐ N/A

**General** Brand Name: A.O. Smith

# Plumbing

## Water heater #1 cont.

**General cont.** Serial #: L05A069375

Capacity: 50 gal

Approx. age: 2006

**Type** ☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

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

**Seismic restraints needed** ☐ Yes ☐ No ☒ N/A

**Relief valve** ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair  
☐ Improper material

**Vent pipe** ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** Water heater is past it's normal life expectancy.

## Water softener

☐ None

**Loop installed** ☒ Yes ☐ No

**Plumbing hooked up** ☒ Yes ☐ No

**Plumbing leaking** ☐ Yes ☒ No

**Comments**

# Heating System

## Heating system

**Unit #1** Brand name: Rheem  
 Approx. age: 2013  
☐ Unknown Model #: R96V A0852521MSA Serial #: W351310302 ☒ Satisfactory ☐ Marginal ☐ Poor  
☐ Recommended HVAC technician examine

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

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

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

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

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

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

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

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

**Flue piping** ☐ N/A ☒ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

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

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

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

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

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

**Comments**

**Photos**



Operating furnace

# Electric/Cooling System

## Main panel

**Location** Basement

**Condition** ☒ Satisfactory ☐ Poor

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

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

**Breakers/Fuses** ☒ Breakers ☐ Fuses

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

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

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

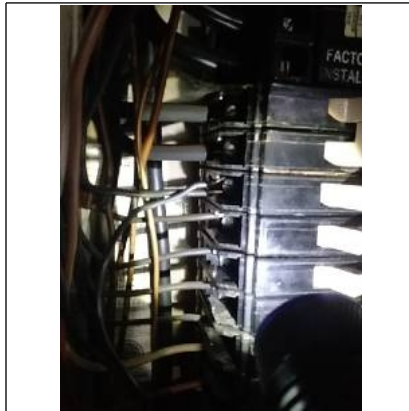
**Main wire** ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory  
☐ Marginal ☐ Poor

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

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

## Comments

## Photos



## Sub panel(s)

☐ None apparent

**Location(s)** Location 1: Garage  
Location 2: Garage  
Location 3: Attic entry

**Evaluation** ☐ Panel not accessible ☐ Not evaluated

Reason:

☐ Recommend separating/isolating neutrals ☒ Recommend electrician repair/evaluate box

**Branch wire** ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☒ Yes ☐ No Neutral isolated:  
☒ Yes ☐ No

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** Electrical-Sub panel 1 has open fuse location and double tapped circuits. Recommend evaluation and repair as needed.

## Photos

# Electric/Cooling System



Sub panel 1



Double tapped circuits



Open fuse slot



Sub panel 2-Missing fuse



## Evaporator Coil Section Unit #1

☒ N/A

### General

☐ Central system ☐ Wall unit

Location:

Age:

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

**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory

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

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

**Operation** Differential:

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

**Comments**

# Living Room

## Living Room

**Location** First floor  
East

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

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

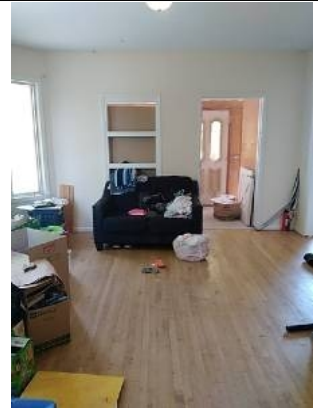
**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

### Comments

### Photos



Example of open ground receptacles



# Dining Room

## Dining Room

**Location** First floor  
West

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

**Moisture stains** ☐ Yes ☒ No  
Where:

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

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

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

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

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

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

**Comments** Open ground receptacles are present

### Photos



Example of open ground receptacles

