



Home Inspection Report



12099 E Louisiana Ave., Aurora, CO 80012

Inspection Date:

Saturday, October 26, 2019

Prepared For:

Yirgalem Desta

Prepared By:

Seamless Home Inspection, LLC

10940 S Parker Rd. Ste 246

Parker, CO 80134

303-507-8172

mike@seamlesshomeinspection.com

Report Number:

102619

Inspector:

Michael & Robin Diehl

Inspector Signature:



Report Overview

Scope of Inspection

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

Visual Inspection Only.

Main Entrance Faces

For the purpose of this inspection the front of the house faces south.

State of Occupancy

Occupied

Fully furnished

Weather Conditions

Sunny

Recent Rain/Snow

No

Ground Cover

Dry

Approximate Age

Older

Report Summary

Items Not Operating

Please read report completely. There may be items listed in report not mentioned in summary.

Major Concerns

See potential safety hazards.

Potential Safety Hazards

Recommend the following Safety Concerns/Hazards or Potential Hazards be corrected by licensed tradesman as applicable

General:

- There are several loose receptacles and missing cover plates throughout the house. See individual sections for details.

Grounds:

- Handrails are loose going up the service ramp to the front door and on the back of the home. This is a safety concern. Recommend repair.

- Recommend installing window well covers. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard.

- The exterior GFCI receptacle on the patio would not trip when tested. This is a safety concern. Recommend a licensed electrician replace as needed.

Garage:

- Garage door pressure reverse was tested. Force to get door to reverse was not achieved under normal test pressure. This is a safety concern. Recommend a licensed contractor repair/adjust as needed.

- Although the door leading into the home has self closing hinges, the hinges would not close the door. Recommend adjusting the hinges on door as needed to close door securely.

Basement:

- There are loose receptacles and missing receptacle cover plates in the basement. These are safety hazards. Recommend a licensed electrician repair as required.

- There is no GFCI protection on the receptacle beside the bar sink, the laundry sink or in the basement bathroom. This is a potential safety hazard. Recommend a licensed electrician install GFCI's on receptacles within 6' of water.

- There is a sheathed wire in contact with the flue vent pipe on top of the sill plate near the furnace. This is a potential safety concern as the wire sheathing could become damaged by heat. Recommend repositioning the wire clear of flue pipe.

- The basement handrail is loose at the top of the stairs and has a loose return on the bottom. This is a potential safety concern. Recommend repair.

- There is evidence of mice feces on the basement floor around the furnace. Recommend treatment for source elimination and or consultation with extermination company.

Electric Panel:

- Aluminum wires have been used for branch wiring - recommend licensed electrician evaluate and repair.

- Basement sub panel. Breakers have mechanical locks in place to keep them from tripping. Unsure if this is a safety concern or if licensed electrician installed them and breaker in main panel is responsible for wire protection. Recommend electrical inquiry be made.

Attic:

- There are spliced wires not inside a junction box inside the attic. This is a safety concern. Recommend a licensed electrician repair. See photo.

Water Heater:

- Flue pipe draft hood is not secured to top of water heater. This is a potential safety concern. Recommend securing as required.

Report Summary

Potential Safety Hazards

Basement:

- There is mold like substance throughout the basement shower. This needs evaluated.

Kitchen:

- There is at least one receptacle within 6' of the sink not GFCI protected. This is a safety concern. Recommend a licensed electrician install GFCI receptacles where required.
- The GFCI left of sink does not trip when tested. This is a safety concern. Recommend a licensed electrician replace.
- Countertop stove burners had to be lit with matches. This is a safety hazard. Should the burner be turned on accidentally and not lit with matches, gas would continue to flow and an explosion could happen. Recommend repair or replace unit.

Bedroom 1:

- The carpet is loose, torn and worn. This could be a potential trip hazard. Recommend replacing carpet.
- The closet doors are solid mirrors and could be a potential safety concern in the event a person fell into them. Recommend replacing.
- The bedroom egress is restricted due to a small window width opening. This is a safety concern. Recommend replacing with window suitable for egress.

Bedroom 5 Basement:

- At least one cover plate is missing at a receptacle in this room. This is a safety concern. Recommend installing cover plates.

Deferred Cost Items

The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement. Manufactured 2010

Master Summary - Items Listed On This Summary Are Not All Inclusive Of The Entire Report. It Is Recommended The Entire Report Be Reviewed.

Roof:

- Soffit vents are partially blocked with paint. Recommend cleaning vents to allow proper venting. See photo.
- The roof flashing has pulled away from the roof on south bulkhead. See photo - recommend a licensed roofer repair.
- Recommend a licensed roofer seal flashing around the skylights.
- The skylight has evidence of leaking insulated glass. Replace the glass as needed.

Grounds:

- The driveway has normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.
- The driveway has areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.
- East gate may be operational but has damaged hinges. Repair as needed. West gate was operational.
- Fencing was in need of maintenance repairs. Repair as needed.
- There appears to be at least one broken support post on the fence. Repair as needed.
- Recommend maintaining a positive drainage slope away from the foundation. Grade sloping toward home can allow water to damage foundation.
- Recommend trimming trees/vegetation so it doesn't come into contact with the home. Damage can result from trees and vegetation against the home.
- The retaining wall(s) are made using wood timbers. The timbers are deteriorating. Recommended replacing rotten timbers and fortifying the wall as needed.
- The hose bibs are not secured to the house. This may cause damage over time. Recommend securing the hose bibs to the house.
- Recommend removing hoses from exterior faucets when freezing temperatures are expected. Frost proof hose bibs may

Report Summary

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not protect pipes from freezing and bursting when the hose remains connected.

Exterior:

- Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.
- The concrete chimney cap is cracked in several locations. Recommend a licensed professional evaluate and seal the cracks/replace the cap as needed.
- Recommend adding downspout extensions to discharge water away from the house. 5-6' extensions recommended.
- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
- Crawlspace vent is loose on east exterior wall which may allow rodents or insects to enter the home. See photo. Secure as needed.
- Recommend caulking around windows, doors, corners, utility penetrations to maintain weather seal.
- Screen windows are starting to deteriorate from sun exposure on the home. Replace window screens as needed.
- Basement screen window is damaged. Repair as needed.
- Outside condenser unit coils are dirty, recommend cleaning.

HVAC:

- Recommend removing abandoned roof top evaporative cooler and sealing roof as required. Flashing may be leaking as observed inside attic. At time of inspection unit motor was running and drive belt was broken. See photos.

Garage:

- Window pane is broken on garage window. Repair/replace window as needed.

Basement:

- Basement stairs three way light switch is not wired correctly. Recommend a licensed electrician repair as needed.

Plumbing:

- Water supply pipes are leaking at the valve(s) - Recommend licensed plumber repair and/or replace. See photo in plumbing.

Water Heater:

- There are corroded pipes at the water heater. Recommend a licensed plumber repair.

Furnace:

- The furnace is dirty and in need of a normal cleaning by a qualified technician. Recommend the furnace be serviced as part of its normal annual maintenance.
 - The furnace filter is dirty and needs replaced. Recommend replacing filter for proper air filtration and higher operational efficiency. Dirty filters will impede air flow and heating and cooling efficiency.
- Air filter was intentionally left out of furnace due to condition of filter. Recommend replacing with new filter.

Attic:

- The attic has displaced insulation. If heating bills seem excessive consider having insulation installed or repositioned in attic.

General:

Bathrooms:

- Windows - Unable to open windows in all bathrooms despite attempt or limited access and there is no exhaust fan leading to concerns of moisture build up which can cause deterioration of building materials and potential mold growth. Recommend licensed contractor evaluate and repair.

Report Summary

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Living Room:

- Unable to verify if windows are tempered glass. Windows that are within 18" of floor are to be tempered for safety.

Dining room:

- Unable to verify if windows are tempered glass. Windows that are within 18" of floor are to be tempered for safety.
- There is at least one damaged receptacle. Recommend licensed electrician replace.
- Wood floor finish is showing signs of wear. Refinish to protect wood.

Basement family room:

- Basement family room was not able to be evaluated completely due to homeowner possessions. The following represent only items seen or available.
- Windows, walls, electrical and floor was not completely inspected.
- Electrical - There were lights not lit, switches that did not operate and missing GFCI within 6' of sink. Have licensed electrician evaluate and repair.
- Only hot water is available at wet bar sink. Right handle or cold water does not turn.
- Carpet is in poor condition and is a tripping hazard. Recommend replacing.

Kitchen:

- Dishwasher drain line is not high looped beneath countertop. This could allow cross contamination between the sink and the dishwasher. Recommend installing a drain high loop. See diagram for details.
- Dishwasher was run on a partial cycle. An odor developed resembling a burnt smell. The unit was shut off. The suds and water remaining in dishwasher were dark colored. When questioning the two ladies in the kitchen, I was given different answers. One states the dishwasher works sometimes and the other states it works all the time. There were no dishes in dishwasher at time of inspection. (needs high loop - see plumbing section).
- Window in the kitchen will not open and does not close completely. Recommend a licensed contractor repair or replace as needed.
- There is at least one cracked tile on the kitchen floor. Replace as needed.
- Wall oven and microwave could not be tested. They were full of kitchen supplies, pots and pans. See photos. Women in kitchen, both state the ovens work and they are using them for storage. However, there was another microwave setting on the counter that they state is used. Recommend owner have contents emptied and retested.
- Ceiling fan needs repaired. Nut holding globe in place is taped to secure. Repair/replace as needed.

Laundry room:

- Laundry sink faucet did not operate. Handle missing. Unknown if drain leaked since no water supply. Have licensed plumber evaluate and repair.

Bathroom 1:

- Sink - Questionable stability and unable to determine that it will be free of leaks. There appears to be a board wedged for support of sink. Uncertain why paper towel is wedged in place. Recommend having licensed plumber evaluate and make recommendations.
- Recommend replacing caulking/grouting in shower/tub area to help prevent damage from water penetration.
- The sink stopper in at least one sink needs adjusted. It does not remain closed to hold water. Repair as needed.
- There is no exhaust fan.

Bathroom 2:

- Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration.
- Heater vent is dislodged. Repair and secure.
- There is some wall damage. Repair.
- There is no exhaust fan.

Bathroom 3 Basement:

- Recommend replacing caulking/grouting in shower/tub area to help prevent damage from water penetration.
- There is corrosion on at least one valve. Recommend a licensed plumber repair.
- Sink faucet is damaged. Recommend a licensed plumber repair and/or replace as needed.
- The sink stopper in at least one sink needs adjusted. It does not remain closed to hold water. Repair as needed.

Report Summary

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- The toilet tank is loose and wedged in place with wood pieces. Repair or replace toilet.
- There is damage on the bathroom vanity. Repair or replace as needed.
- There is no exhaust fan.
- Ceiling has moisture damage evidenced by staining and peeling paint. Repair.

Bedroom 1:

- Window screens are beginning to deteriorate. Recommend replacing.

Bedroom 2:

- The carpet is worn. Recommend replacing carpet.
- Due to volume of tenant possessions, room inspection was limited.
- Unable to test receptacles due to tenant in room with O2 and TV plugged in, working and in use.

Bedroom 3:

- Due to volume of tenant possessions, room inspection was limited.
- Carpet was worn and stained. Recommend replacing.
- Note: Room had strong odor of urine. Uncertain if it was tenants bed or the floor.
- Unable to test receptacles due to tenant in room with O2 and TV plugged in, working and in use.

Bedroom 4:

- Unable to test receptacles due to tenant in room with O2 and TV plugged in, working and in use.

Bedroom 5, basement:

- There is staining on the ceiling and peeling paint. Monitor and repair as needed.
- The carpet is worn. Recommend replacing carpet.
- Due to volume of tenant possessions, room inspection was limited.

Bedroom 6, basement - nonconforming

- The carpet is worn. Recommend replacing carpet.
- Due to volume of tenant possessions, room inspection was limited.
- The entry door rubs in the door jamb. Repair as needed.
- This room has no window or closet and no egress to the outside.

Interior:

- Exterior front light does not light. Replace bulb and retest.
- Skylight has evidence of leaking seal. Repair or replace.
- Carpet on stairs is worn, recommend replacing before it becomes a tripping hazard.

Fireplaces:

Basement

- Unable to inspect fireplace due to owner possessions.

Living Room:

- This fireplace was totally sealed and unable to be inspected.
- Fireplace flue liner appeared to be sealed with concrete. See chimney section of report.

Smoke alarm system:

- Due to this home being an assisted living with a commercially installed and annually inspected fire sprinkler system, the alarms were not tested. There were sprinklers, ceiling alarms and pulls located in every room throughout the home.
- Note, one fire alarm pull was taped closed. (bottom of stairs). Recommend having inspected for operation.

Receipt/Invoice

Seamless Home Inspection, LLC
10940 S Parker Rd. Ste 246
Parker, CO 80134
303-507-8172

Date: Sat. Oct. 26, 2019 11:30

Inspected By: Michael Diehl

Property Address

12099 E Louisiana Ave.
Aurora, CO 80012

Inspection Number: 102619

Payment Method: Check

Client: Yirgalem Desta

Inspection	Fee
Home Inspection	\$525.00
Radon Test	\$135.00
Sewer Scope	\$135.00

Total	\$795.00
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Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By:

Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars ☐ With pole mounted camera

Photos



Front roof slope



Roof surface



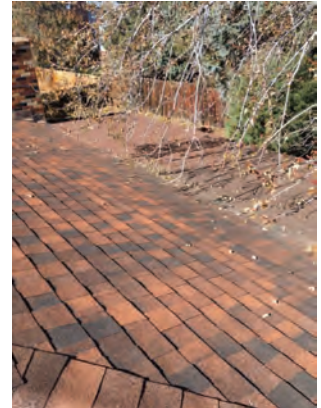
Ridgeline



East side roof surface



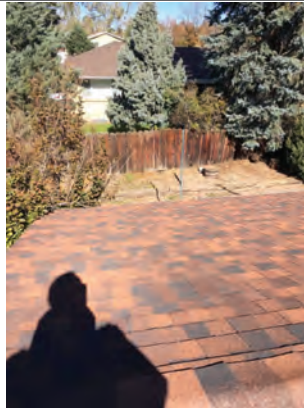
Rear roof slope



Patio roof Recommend tree trimming



West side roof surface



Rear roof slope

Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:Composition asphalt

Layers:1+ Layers

Age:Unknown

Location: House

Roof

Style of Roof cont.

Roof #1 cont. Garage

Roof #2 ☐ None

Type: Roll asphalt

Layers: 1+ Layers

Age: Unknown

Location: Patio roof

Comments

Ventilation System

Type

Comments

Photos

☐ None ☐ N/A

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

Soffit vents are partially blocked with paint. Recommend cleaning vents to allow proper venting. See photo.



Soffit vents are partially blocked by paint

Flashing

Material

Condition

Comments

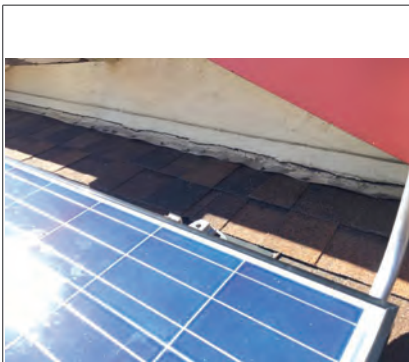
Photos

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

☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusty ☐ Missing

☒ Separated from chimney/roof ☐ Recommend Sealing Other: .

The roof flashing has pulled away from the roof - recommend a licensed roofer repair.



East side flashing is separating from roof

Valleys

Material

☐ N/A

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

Roof

Valleys cont.

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

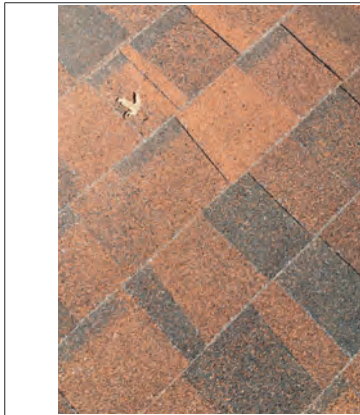
Condition of Roof Coverings

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
☐ HOA Maintained

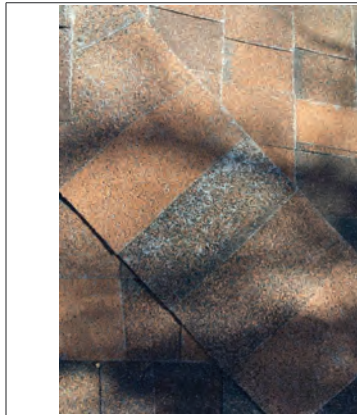
Roof #2 ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate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

Comments
Photos

One nail pop was observed and shingles are beginning to show signs of granule loss.



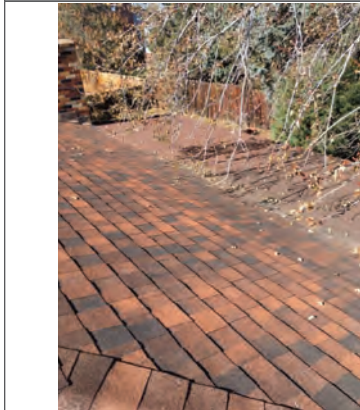
General overall condition of roof



Granules missing from ridge caps



Nail pop observed



Patio roof surface

Skylights

Condition ☐ N/A ☐ Not Visible ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☒ Poor
Comments Recommend a licensed roofer seal flashing around the skylights.

The skylight has evidence of leaking insulated glass. Replace the glass as needed.

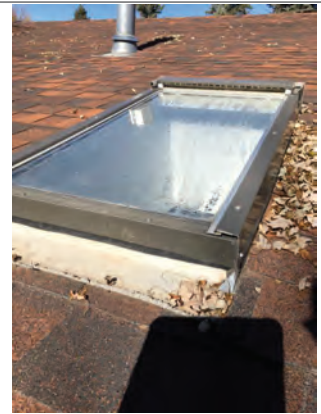
Photos



Front skylight



Skylight flashing is separated from roof



Skylight seal is broken. Note: water between glass panes

Plumbing Vents

☐ Not Visible ☐ Not Present
☒ Satisfactory ☐ Marginal ☐ Poor

Condition
Comments

Grounds

Service Walks

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: ☐ Metal
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair
Comments Handrails are loose going up the service ramp to the front door and on the back of the home. This is a safety concern. Recommend repair.

Photos



Front service ramp. Handrail is loose



Side service walk



Handrail is loose



Public sidewalk



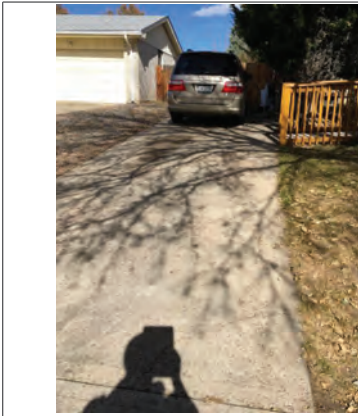
Public sidewalk



Public sidewalk

Driveway/Parking

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: ☐ Metal
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal
Comments The driveway has normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.
 The driveway has areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.

Photos

South driveway



East driveway



East side driveway

Patio**Material
Condition**

- ☐ None
☒ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: _____
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

**Comments
Photos**

Handrail on the south side of service walk to patio is loose. Potential safety hazard. Recommend repair.



Patio

Deck/Patio/Porch Covers**Condition**

- ☐ None
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☐ Moisture/Insect damage

**Recommend
Comments**

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

Photos



Patio cover

Fence/Wall

Type ☐ Not evaluated ☐ None
☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☒ Satisfactory ☐ Marginal ☒ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☒ No
Comments East gate may be operational but has broken or damaged hinges. Repair as needed. West gate was operational.
 Fencing was in need of maintenance repairs. Repair as needed.
 There appears to be at least one broken support post on the fence. Recommend broken posts be replaced as needed.

Photos



East gate hinge is damaged/loose



Fencing



Leaning fence on west side



West side fence



Leaning fence in back yard

Landscaping affecting foundation

☐ N/A

Grounds

Landscaping affecting foundation cont.

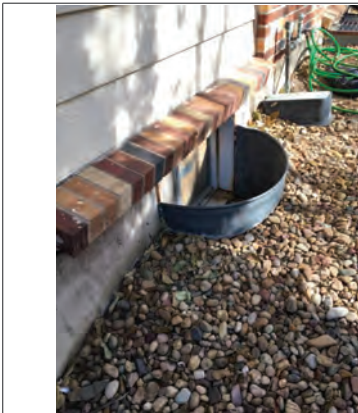
Negative Grade ☐ East ☐ West ☐ North ☒ South ☐ Satisfactory ☒ Recommend additional backfill
☒ Recommend window wells/covers ☒ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil

Comments Recommend maintaining a positive drainage slope away from the foundation. Grade sloping toward home can allow water to damage foundation.

Recommend trimming trees/vegetation so it doesn't come into contact with the home. Damage can result from trees and vegetation against the home.

Recommend installing window well covers. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard.

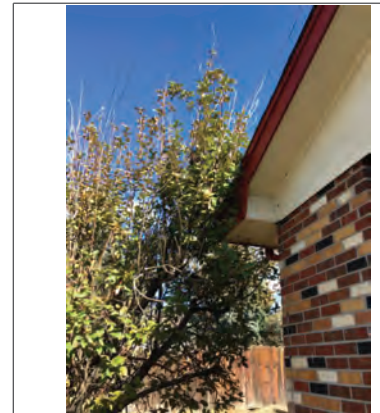
Photos



Missing window well covers and negative grading



Recommend trimming trees back from home



Recommend trimming trees back from home

Retaining wall

Material ☐ None
☐ Brick ☐ Concrete ☐ Concrete block ☒ Railroad ties ☐ Timbers Other:
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments The retaining wall is in need of repair. Recommend a licensed contractor evaluate and repair as needed.

The retaining wall(s) are made using wood timbers. The timbers are deteriorating. Recommended replacing rotten timbers and fortifying the wall as needed.

Photos



Rear retaining wall



Deteriorating retaining wall

Hose bibs

Condition ☐ N/A
☐ Satisfactory ☒ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend anti-siphon valve

Grounds

Hose bibs cont.

Condition cont. ☐ Not frost-proof ☐ Recommend frost-proof hose bib

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

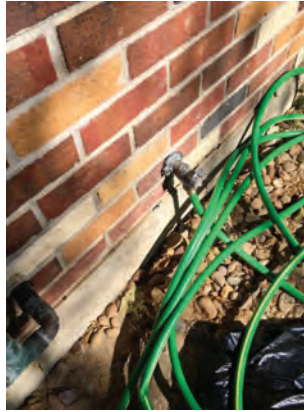
Comments The hose bibs are not secured to the house. This may cause damage over time. Recommend securing the hose bibs to the house.

Recommend removing hoses from exterior faucets when freezing temperatures are expected. Frost proof hose bibs may not protect pipes from freezing and bursting when the hose remains connected.

Photos



Hose bib not secure to home



Hose bib not secure and hose still attached

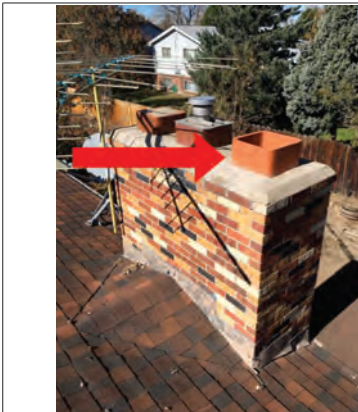
Exterior

Chimney(s)

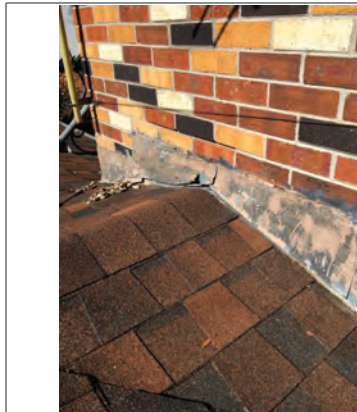
Location(s) ☐ None
 North side of the roof
Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars
Rain Cap/Spark Arrestor ☐ Yes ☒ No ☒ Recommended
Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed
Evidence of ☐ Holes in metal ☒ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ 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 a licensed contractor install a rain cap/spark arrestor on the chimney.

The concrete chimney cap is cracked in several locations. Recommend a licensed professional evaluate and seal the cracks/replace the cap as needed.
 Chimney has one flue liner that appears to be sealed by concrete. See photo.

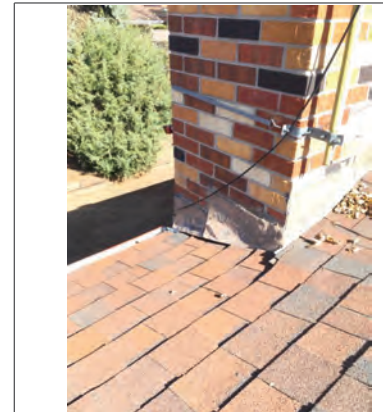
Photos



Chimney chase. Note missing rain cap and spark arrestor



Chimney chase flashing



Flashing



Chimney cap has cracks. Note concrete sealed flue liner

Gutters/Scuppers/Eavestrough

Condition ☐ None
☐ 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

Exterior

Gutters/Scuppers/Eavestrough cont.

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

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

The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.

Photos



Splash block may not channel water effectively



Missing downspout extension



Dirty gutter on rear of home

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 Crawlspace vent is loose on east exterior wall. In current condition could allow rodents or insects to enter the home. See photo. Secure as needed.

Photos



Front of home



Side of home



Side of home



Rear of home



Loose crawlspace vent

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Soffit

☐ None
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Fascia

☐ None
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Flashing

☒ None
Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: _____
Condition ☐ Satisfactory ☐ Marginal ☐ Poor
Comments

Caulking

☐ None
Condition ☐ Satisfactory ☒ Marginal ☐ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments Recommend caulking around windows, doors, corners, utility penetrations to maintain weather seal.

Photos

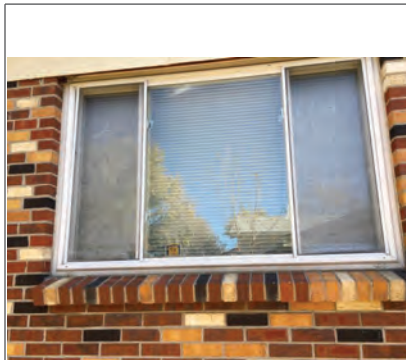
Caulk as needed around wall penetrations

Windows/Screens

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Failed/fogged insulated glass
Material ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad
Screens ☐ Torn ☐ Bent ☐ Not installed ☐ Satisfactory ☒ Recommend repair/replace damaged screens
Comments Screen windows are starting to deteriorate from sun exposure on the home. Replace window screens as needed.
 Basement screen window is damaged. Repair as needed.

Photos

Damaged basement screen window



Deteriorating window screens

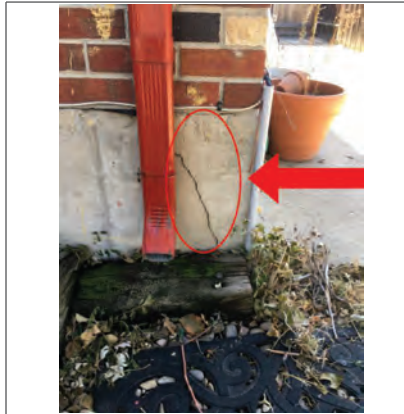
Slab-On-Grade/Foundation

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 Cracks were observed at foundation wall corners. Recommend monitoring these cracks and repairing if cracks worsen.

Photos



Corner crack



Larger corner crack

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 The exterior GFCI receptacle on the patio would not trip when tested. This is a safety concern. Recommend a licensed electrician replace as needed.

Photos



Service entry



Patio GFCI receptacle would not trip when tested

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry Other: _____
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments

Exterior Doors

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

Exterior A/C - Heat pump #1

Exterior

Exterior A/C - Heat pump #1 cont.

Unit #1 ☐ N/A
 Location: South side of the house air conditioning condensing unit.
 Evaporative cooler on roof (not operational)
 Brand: Lennox condensing unit
 Brisa evaporative cooler (inoperable)
 Model #: 13ACX-042-230-18 condensing unit on ground
 BD5000 abandoned rooftop evaporative cooler, serial# D25645
 Serial #: 1913B10610
 Approximate Age: 5-10+
 Manufactured 2/2013

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

Energy source ☒ Electric ☐ Gas Other: _____

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 40
 Fuses/Breakers installed (amps): appears to be 30 amp. not labeled
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

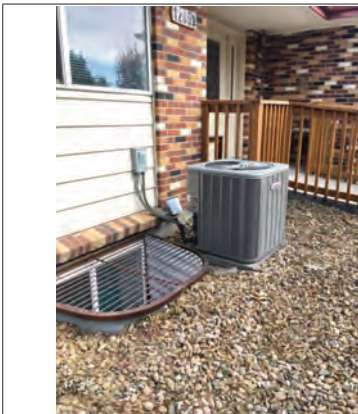
Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments Outside condenser unit coils are dirty, recommend cleaning.

The air conditioner could not be operated because the overnight temperature was too low. Operating the air conditioner could damage the compressor when overnight lows are less than 60 degrees.
 Recommend removing abandoned roof top evaporative cooler and sealing roof as required. Flashing may be leaking as observed inside attic. At time of inspection unit motor was running and drive belt was broken. See photos.

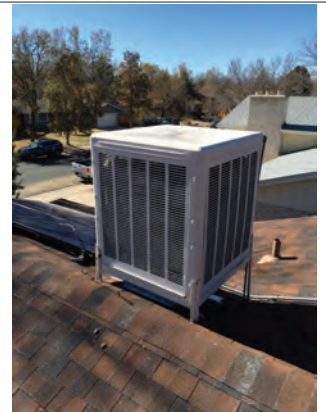
Photos



Air conditioning condenser unit



Data plate



Abandoned evaporative cooler.
 Belt is broken and needs serviced.



Evaporator cooler model



Evaporative cooler serial number



Cooler not functional



Broken belt and sheave has fallen off motor.

Garage/Carport

Type

Type
Comments
Photos

- ☐ None
☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport



Garage



Garage interior

Automatic Opener

- ☐ None ☐ N/A
☒ Operable ☐ Inoperable
- Operation
Comments

Safety Reverse

- ☐ None ☐ N/A
☒ Operable ☐ Not Operable ☒ Need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested
- Comments
- Garage door pressure reverse was tested. Force to get door to reverse was not achieved under normal test pressure. This is a safety concern. Recommend a licensed contractor repair/adjust as needed.

Roofing

- ☒ Same as house
 Type:
 Approx. age: Approx. layers:
- Comments

Gutters/Eavestrough

- ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house
- Condition
Comments

Siding

- ☐ N/A
☐ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☒ Masonry ☐ Slate ☐ Fiberboard
- ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
- Material
Condition
Comments

Trim

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

Window

- ☐ N/A

Garage/Carport

Window cont.

Material ☐ Same as house ☐ Wood ☒ Aluminum ☐ Vinyl ☐ Glass Block
Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend repair/replace ☐ Recommend painting
☒ Cracked Glass

Comments Window pane is broken on garage window. Repair/Replace window as needed.

Photos



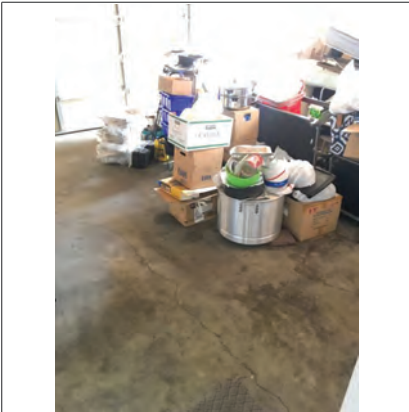
Broken window

Floor

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

Comments Garage floor was not entirely visible due to storage items. See photos.

Photos



Floor not entirely visible

Sill Plates

☐ None ☒ Not Visible
☐ Floor level ☒ Elevated
Condition ☐ Rotted/Damaged ☐ Recommend repair ☐ No Deficiencies Observed
Comments

Overhead Door(s)

☐ N/A
Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing
Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No
Comments

Garage/Carport

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 ☐ Cover plate missing
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles
Comments

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair
Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)
Moisture Stains Present ☒ Yes ☐ No
Typical Cracks ☒ Yes ☐ No
Fire door ☒ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory
Self closure ☐ N/A ☐ Satisfactory ☒ Inoperative ☐ Missing
Comments Although the door leading into the home has self closing hinges, the hinges would not close the door.
 Recommend adjusting the hinges on door as needed to close door securely.

Basement

Stairs

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

Handrail ☒ Yes ☐ No Condition: ☐ Satisfactory ☒ Loose ☐ Hazard
☐ Handrail/Railing/Balusters recommended ☒ Missing Returns

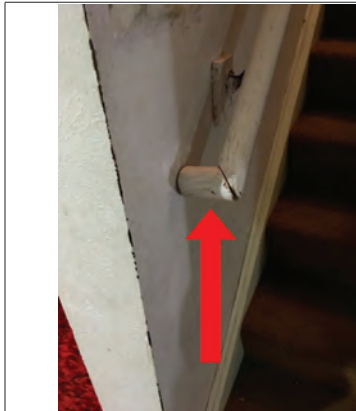
Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments Basement stairs three way light switch is not wired correctly. Recommend a licensed electrician repair as needed.

Photos



Basement stairway



Loose return on handrail

Foundation

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

Material ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☐ Poured concrete ☐ Wood

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

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

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

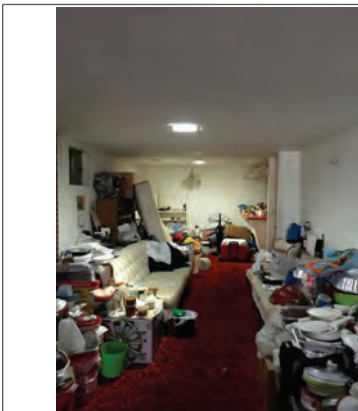
Covered walls ☐ None ☐ North ☐ South ☐ East ☐ West

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

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

Comments Foundation walls were covered and not visible. Inspection was limited. Condition above if marked applies to visible portions only.

Photos



Foundation not visible



Fire suppression system water tanks



Inspection tag



Spare sprinkler heads



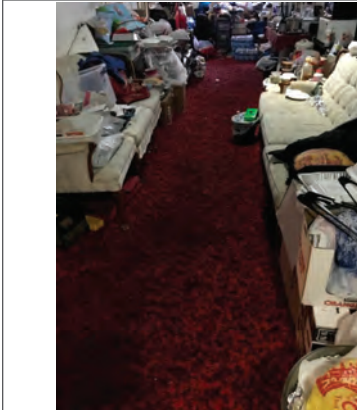
Pressure gauge



Installation plate

Floor**Material**
☐ Concrete ☐ Dirt/Gravel ☒ Not Visible Other: ☐ Structural
Condition
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☒ Not Visible
Comments

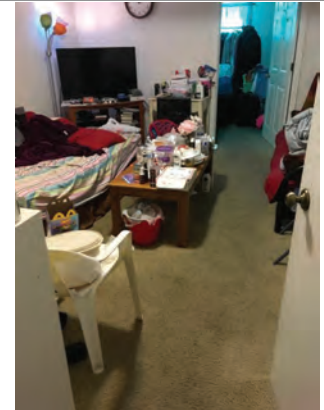
Basement floor is covered with flooring material and not visible. Inspection of concrete slab was limited.

Photos

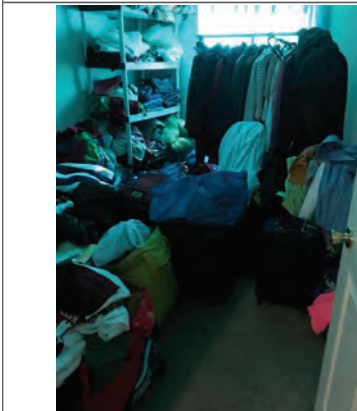
Basement floor



Basement floor not visible



Basement



Basement

Window(s)**Condition**
☐ Satisfactory ☐ Marginal ☐ Poor ☒ Missing/Damaged Screen
Comments**Drainage****Sump pump**
☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested
Floor drains
☒ Yes ☐ Not Visible ☒ Drains not tested
Comments

No sump pit was located in the basement.

Basement

Girders/Beams

☒ Not Visible
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☐ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible
Comments Girders were not visible due to basement being finished. Inspection was limited. Condition above if marked reflects only visible portions of girders.

Columns

☒ Not Visible
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible
Comments Columns were not visible due to basement being finished. Inspection is limited. Condition above if marked applies only to visible columns.

Joists

☒ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor
☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/altered joists
Comments Floor joists were not visible due to basement being finished. Inspection is limited. Condition above if marked reflects visible portion of joists only.

Subfloor

☒ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting
Comments The Basement ceiling is finished. Subfloor is not visible. Condition if marked applies to visible portions only. Inspection was limited.

Electrical

☐ Satisfactory ☐ Marginal ☒ Poor ☒ Cover plate missing
Comments There are loose receptacles and missing receptacle cover plates in the basement. There was no GFCI observed in the basement. These are safety hazards. Recommend a licensed electrician repair as required.

Crawl Space

Crawl space

☐ N/A

Type

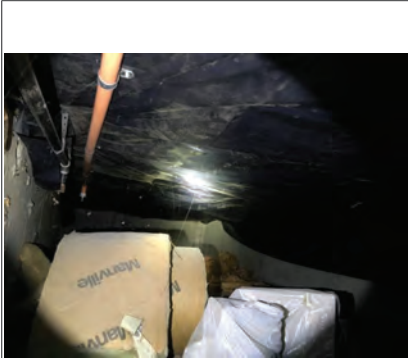
☐ Full crawlspace ☒ Combination basement/crawl space/slab

Conditioned (heated/cooled)

☐ Yes ☒ No

Comments

Photos



Crawlspace

Access

Location

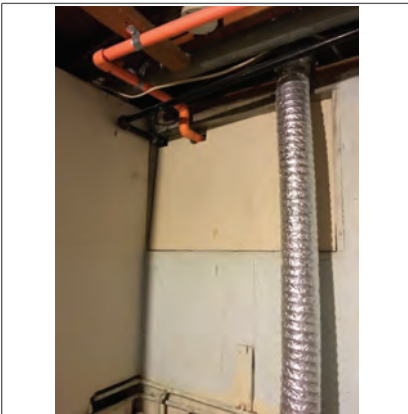
☐ Exterior ☒ Interior hatch/door ☐ Via basement ☐ No access

Inspected from

☒ Access panel ☐ In the crawl space

Comments

Photos



Crawlspace access door

Foundation walls

Condition

☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement ☐ Not Visible

Material

☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick ☐ Not Visible

Comments

Walls were partially covered with vapor barrier. Inspection was limited.

Photos

Partially visible foundation walls

Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt Other: _____
Comments

Seismic bolts

☒ N/A ☐ None visible
Condition ☐ Appear satisfactory ☐ Recommended evaluation
Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested
Standing water ☐ Yes ☒ No ☐ Not Visible
Evidence of moisture damage ☐ Yes ☒ No
Comments

Ventilation

☐ N/A
Location ☒ Wall vents ☐ Power vents ☐ None apparent
Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage ☐ No Deficiencies Observed
☒ Wall Vents Blocked
Comments The wall vents around the crawlspace appear to be blocked by ceiling installed vapor barrier.

Girders/Beams/Columns

Material ☐ Steel ☐ Wood ☐ Masonry ☐ Concrete ☒ Not Visible
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Not Visible ☐ Sagging/Altered
Comments

Joists

Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Not Visible
Comments Comments: Joists were covered with plastic sheeting. Joists not visible

Subfloor

☒ Not Visible ☐ OSB ☐ Wood Planking ☐ Plywood
Condition ☐ Indication of moisture stains/rotting ☐ No Deficiencies Observed ☒ Not Visible
Comments Subfloor was covered with plastic vapor barrier. Inspection was limited.

Photos

Crawlspace floor

Insulation

Type ☐ None
☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible
Location ☐ Walls ☒ Between floor joists Other: .
Comments

Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed
Material ☐ Kraft/foil faced ☒ Plastic ☐ Not Visible Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments
Photos



Vapor barrier installed over floor joists in crawlspace

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 ☐ Not Visible

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

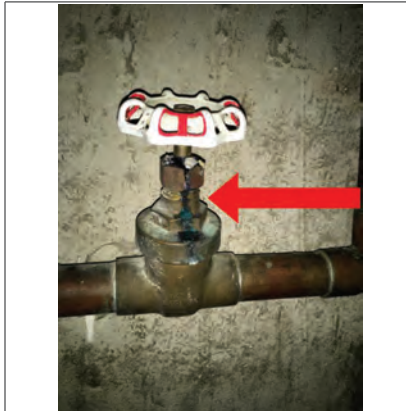
Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments Water supply pipes are leaking at the valve(s) - Recommend licensed plumber repair and/or replace.

Photos



Main water shut off



Leaking valve

Main fuel shut-off location

☐ N/A

Location On the side exterior wall

Comments

Photos



Main fuel shut off

Water heater #1

General ☐ N/A
 Brand Name: GE
 Serial #: GELN 0710101156
 Capacity: 75
 Approx. age: 5-10+
 Manufactured 7/2010

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: ☐ Drip Leg: ☐ N/A ☒ Present ☐ Not Present

Combustion air venting present ☐ 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 ☐ Rusty ☐ Recommend repair Material: ☐ PVC ☒ Galvanized ☐ Other

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement.
 There are corroded pipes at the water heater. Recommend a licensed plumber repair.
 Flue pipe draft hood is not secured to top of water heater and could be bumped out of position. This is a potential safety concern. Recommend securing as required.

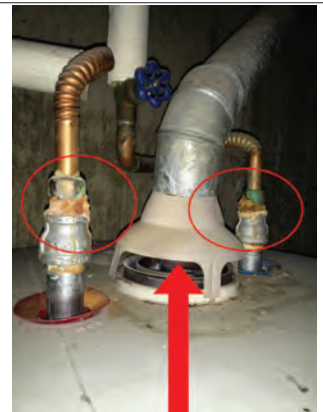
Photos



Water heater



Data plate



Corrosion on water heater fittings and flue exhaust hood is not secure

Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

Heating System

Heating system

Unit Brand name: Allied air enterprises
 Approx. age: 5-10+
 Manufactured 10/2016
☐ Unknown Model #: 80AF1UH110P16C-55 Serial #: 1716K09021 ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Recommended HVAC technician examine

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel Drip Leg: ☐ N/A ☒ Present ☐ Not Present

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: Tonor 801

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
 Material: ☐ PVC ☒ Galvanized ☐ Other

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

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

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

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

Comments The furnace is dirty and in need of a normal cleaning by a qualified technician. Recommend the furnace be serviced as part of its normal annual maintenance.

The furnace filter is dirty and needs replaced. Recommend replacing filter for proper air filtration and higher operational efficiency. Dirty filters will impede air flow and heating and cooling efficiency.

Air filter was removed due to condition of filter. Recommend replacing with new filter.

There is evidence of mice feces on the basement floor around the furnace. Recommend treatment for elimination of source rodents and or consultation with extermination company.

There is a sheathed wire in contact with the flue vent pipe on top of the sill plate near the furnace. This is a potential safety concern as the wire sheathing could become damaged by heat. Recommend repositioning the wire away from the flue pipe.

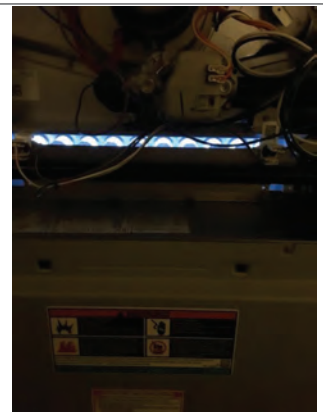
Photos



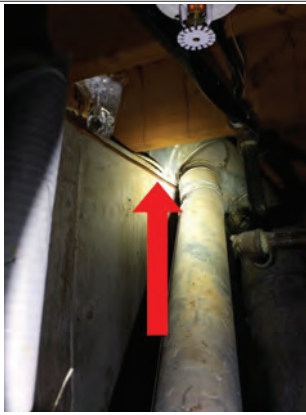
Furnace



Data plate



Operation observed



Wire resting against flue pipe



Furnace inspection



Severely dirt covered furnace filter. Filter was intentionally left out of furnace for obvious reasons.



Furnace blower wheel

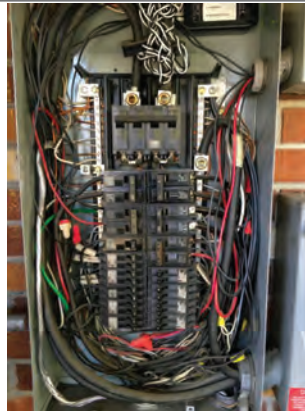
Electric/Cooling System

Main panel

Location Exterior wall
Condition ☒ Satisfactory ☐ Poor
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 125a ☒ 150a ☐ 200a ☒ 120v/240v
 Air Conditioner Amperage: not labeled ☐ 400a
Adequate Clearance to Panel ☒ Yes ☐ No
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 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:
Branch wire ☒ Copper ☐ Aluminum ☒ Solid Branch Aluminum Wiring ☐ Not Visible ☒ Safety Hazard
Comments Aluminum wires have been used for branch wiring - recommend licensed electrician evaluate and repair.
Photos



Main breaker panel



Panel cover removed for inspection. Note: aluminum branch wiring

Sub panel(s)

☐ None apparent
Location(s) Location 1: Exterior wall
 Location 2: Basement
Evaluation ☐ Panel not accessible ☐ Not evaluated
 Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box
☒ No Deficiencies Observed
Branch wire ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☒ Yes ☐ No Neutral isolated:
☒ Yes ☐ No
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Circuits not labeled on exterior sub panel. Recommend labeling as required.
 Basement sub panel. Breakers have mechanical locks in place to keep them from tripping. Unsure if this is a safety concern or if licensed electrician installed them and breaker in main panel is responsible for wire protection. Recommend electrical inquiry be made.

Photos



Sub panel



Panel cover removed for inspection



Basement sub panel. Breakers have mechanical locks in place to keep them from tripping. Unsure if this is a safety concern or if licensed electrician installed them and breaker in main panel is responsible for wire protection. Recommend electrical inquiry be made.

Evaporator Coil Section Unit #1

☐ N/A

General

☒ Central system ☐ Wall unit

Location: Basement Utility Room

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 Condition

Differential: not tested

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service

☒ Not operated due to exterior temperature

Comments Photos



Air conditioning evaporator coil data plate



Basement sub panel. Cover removed for inspection.

Living Room

Living Room

Location First floor

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

☒ Loose Receptacles

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

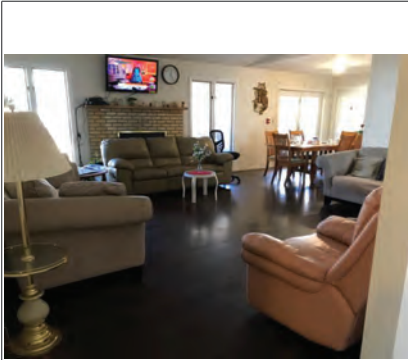
Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

Comments There are loose receptacles in this room. Recommend a licensed electrician repair.

Unable to verify if windows are tempered glass. Windows that are within 18" of floor are to be tempered for safety.

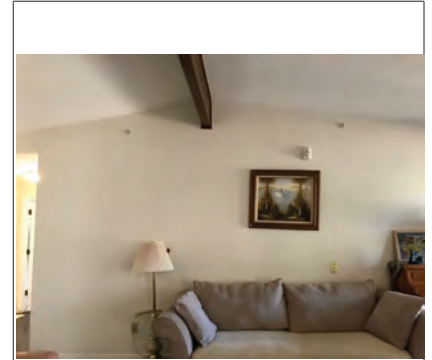
Photos



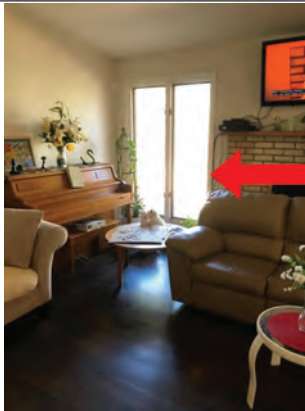
Living room



Living room



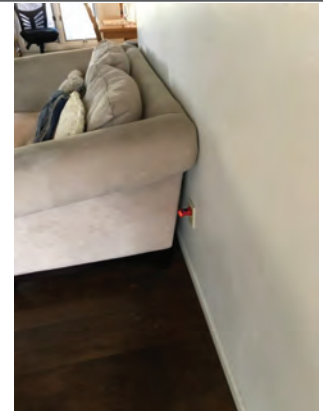
Living room



Window within 18" of floor
Unable to verify if glass was tempered



Unable to check receptacle due to equipment plugged in



Loose receptacle



Furniture in way of receptacles



Unable to verify if windows are tempered

Family Room

Family Room

Location Basement

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
☐ Loose Receptacle(s)

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 ☐ Missing/Damaged Screen

Comments Basement family room was not able to be evaluated completely due to a multitude of homeowner possessions.

Windows, walls, electrical and floor was not completely inspected.

Electrical - There were lights not lit, switches that did not operate and missing GFCI within 6' of sink. Have licensed electrician evaluate and repair.

Only hot water is available at wet bar sink. Right handle or cold water does not turn.

Carpet is in poor condition and is a tripping hazard. Recommend replacing.

The wet bar is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.

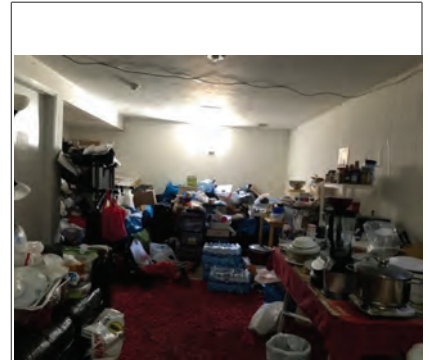
Photos



Family room as seen from bedroom
Carpet has tripping hazard.



Family room
Limited inspection



Family room
Limited inspection



Only hot water is available at wet bar sink. Right handle or cold water does not turn.



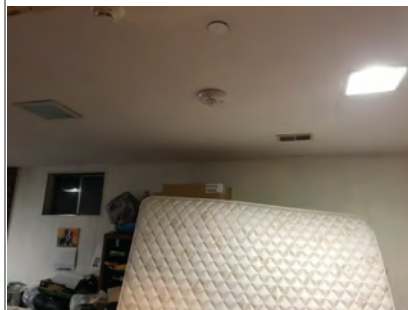
Corroded valves at sink



Handle does not turn



No GFCI



Limited access to family room walls and floor

Dining Room

Dining Room

Location Main level

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
☐ Loose Receptacle(s)

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

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

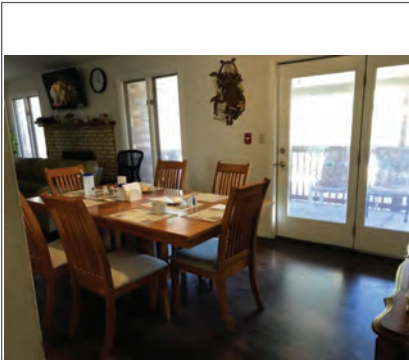
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Missing/Damaged Screen

Comments Unable to verify if windows are tempered glass. Windows that are within 18" of floor are to be tempered for safety.

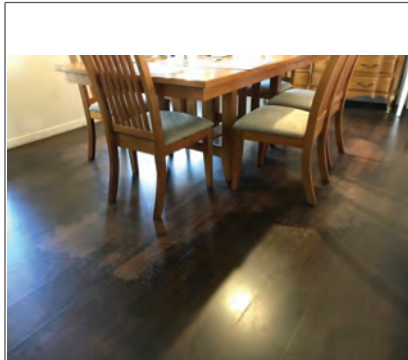
There is at least one damaged receptacle. Recommend licensed electrician replace.

Wood floor finish is showing signs of wear. Refinish to protect wood.

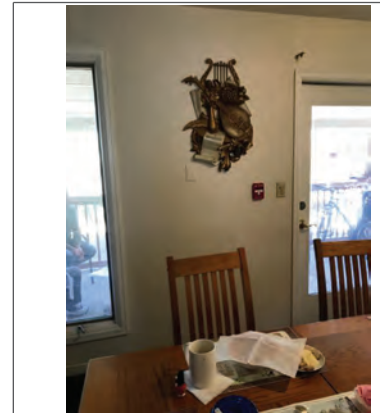
Photos



Dining room



Floor is worn



Dining room



Dining room



Dining room
Damaged receptacle

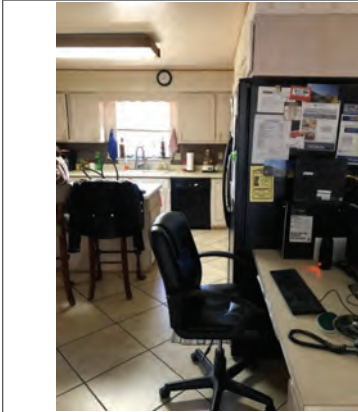
Kitchen

Countertops

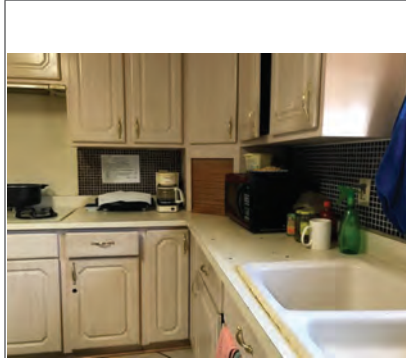
Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos



Kitchen



Kitchen

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 Dishwasher drain line is not high looped beneath countertop. This could allow cross contamination between the sink and the dishwasher. Recommend installing a drain high loop.

Photos



Plumbing under kitchen sink
No high loop



Plumbing under sink



See above diagram for
dishwasher drain to be
highlooped

Walls & Ceiling

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

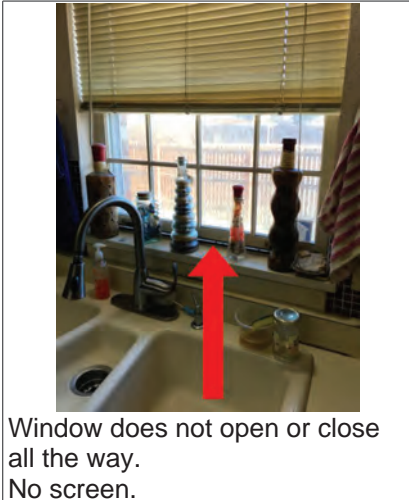
Comments

Photos

Kitchen

Windows**Condition**
Comments
☐ Satisfactory
 ☐ Marginal
 ☒ **Poor**
☐ Missing/Damaged Screen
 ☐ N/A

There is a window in the kitchen that will not open and does not close completely. Recommend a licensed contractor repair or replace as needed.

Photos

Window does not open or close all the way.
No screen.

Heating/Cooling Source
☒ Yes
 ☐ No
Comments**Floor****Condition**
Comments
☒ **Satisfactory**
☐ Marginal
 ☐ Poor
 ☐ Sloping
 ☐ Squeaks

There is at least one cracked tile on the kitchen floor. Replace as needed.

Photos



Kitchen floor
Cracked tile

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
Dishwasher airgap ☐ Yes ☒ No
Dishwasher drain line looped ☐ Yes ☒ No
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☒ Loose Receptacle(s)
GFCI ☒ Yes ☐ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☒ Yes ☐ No
☒ Potential Safety Hazard(s) ☐ Cover plate missing
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments

There is at least one loose receptacle in the kitchen. Repair as needed.
 Wall oven and microwave could not be tested. They were full of kitchen supplies, pots and pans. See photos. Women in kitchen both state the ovens work just using for storage. However, there was another microwave setting on the counter that they state is used. Recommend owner have contents emptied and retested.
 Dishwasher was run on a partial cycle. An odor developed resembling a burnt smell. The unit was shut off. The suds and water remaining in dishwasher were dark colored. When questioning the two ladies in the kitchen, I got different answers. One states the dishwasher works sometimes and the other states it works all the time. There were no dishes in dishwasher at time of inspection. (needs high loop - see plumbing section).
 Ceiling fan needs repaired. Nut holding globe in place is taped to secure. Repair/replace as needed.
 Countertop stove burners had to be lit with matches. This is a safety hazard. Should the burner be turned on accidentally and not lit with matches, gas would continue to flow and an explosion could happen. Recommend repair or replace unit.
 There is at least one receptacle within 6' of the sink not GFCI protected. This is a safety concern. Recommend a licensed electrician install GFCI receptacles where required.
 The GFCI left of sink does not trip when tested. This is a safety concern. Recommend a licensed electrician replace.

Photos



No GFCI



GFCI does not trip



Wall oven used for storage



Required match light



Unknown what left switch operates



Refrigerator



Stove



Wall microwave filled with supplies



Screw does not hold globe in place, tape is being used
Fan speeds are not able to be changed



Dinette area

Laundry Room

Laundry

Laundry sink ☐ N/A ☒ Yes
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 ☐ Loose Receptacle(s)
☐ Not Accessible ☐ Cover plate missing
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles ☐ Not Visible
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler ☐ Not Installed
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 Laundry sink faucet did not operate. Handle missing. Have licensed plumber evaluate usefulness and repair.
 The washing machine drain line is not secured into the drain pipe per manufacturers instructions.
 Recommend securing as required for additional protection from water leaks.

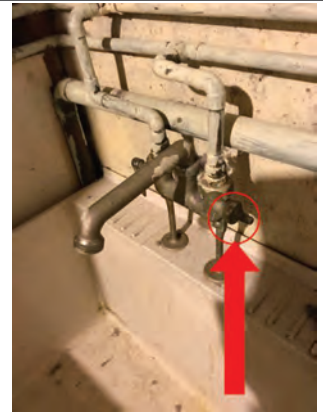
Photos



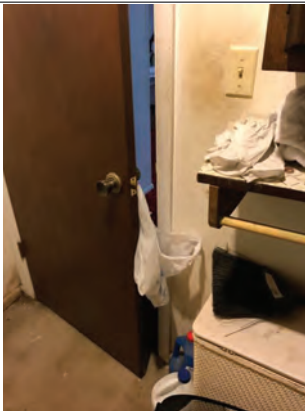
Laundry room



Inoperable laundry sink faucet
 Unable to determine usefulness.
 Not evaluated
 Faucet handle missing



Handle missing



Laundry door did not shut completely

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: Caulk and/or grout needs general maintenance.

☐ 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 ☐ Missing/Damaged Screen

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☐ Cover plate missing

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 Window - Unable to open window despite attempt and there is no exhaust fan leading to concerns of moisture build up which can cause deterioration of building materials and potential mold growth.. Recommend licensed contractor evaluate and repair.

Sink - Questionable stability and leak free sink. There appears to be a board wedged for support of sink. Uncertain why paper towel is wedged in place. Recommend having licensed plumber evaluate and make recommendations.

Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration.

The sink stopper in at least one sink needs adjusted. It does not remain closed to hold water. Repair as needed.

Photos



Bathroom



Unable to open window



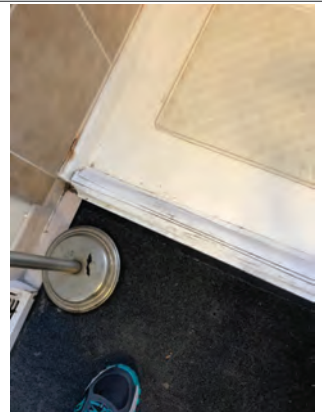
Questionable stability and leak free sink
There appears to be a board wedged for support of sink
Uncertain why paper towel is wedged in place.



Sink stopper does not stay closed



Handyman repair



Recommend caulking



Clean vent for better airflow

Bathroom 2

Bath

Location First floor bath

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

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

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

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

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

☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☒ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No

Where: Caulk and/or grout needs general maintenance.

☐ 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 ☐ Missing/Damaged Screen

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☐ Cover plate missing

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 The bathroom is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.

Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration.

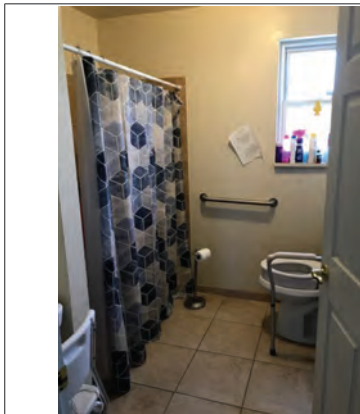
Heater vent is dislodged. Repair and secure.

Unable to open windows in all bathrooms despite attempt and there is no exhaust fan leading to concerns of moisture build up which can cause deterioration of building materials and potential mold growth.

Recommend licensed contractor evaluate and repair.

There is some wall damage. Repair.

Photos



Bathroom 2



Caulking needed



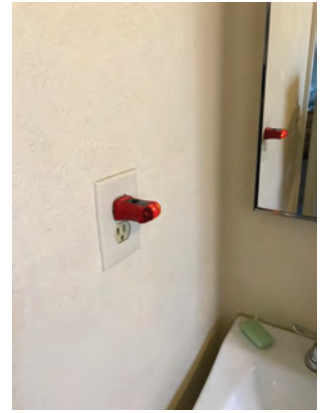
Caulking needed



Window does not open or is very difficult



Heater vent register loose



No gfci



Sink
Wall damage



Bathroom ceiling

Bathroom 3

Bath

Location Basement bath

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

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

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

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

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

☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☐ Marginal

☒ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No

Where: Caulk and/or grout needs general maintenance.

☐ 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 ☐ Missing/Damaged Screen

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s) ☐ Cover plate missing

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 The bathroom is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.

There is mold like substance throughout shower. This needs evaluated and treated.

Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration.

There is corrosion on at least one valve. Recommend a licensed plumber repair.

A sink faucet is damaged. Recommend a licensed plumber repair and/or replace as needed.

The sink stopper in at least one sink needs adjusted. It does not remain closed to hold water. Repair as needed.

The toilet tank is loose and wedged in place with wood pieces, recommend replacing the wax ring. Repair or replace toilet.

There is damage on the bathroom vanity. Repair or replace as needed.

Unable to verify window opening.

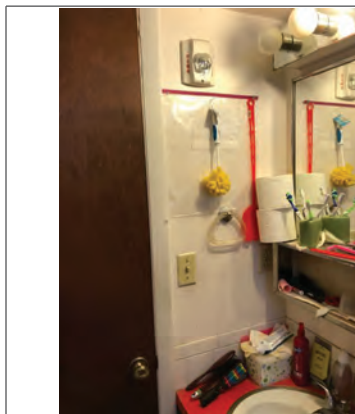
There is no exhaust fan.

Ceiling has moisture damage evidenced by staining and peeling paint. Repair.

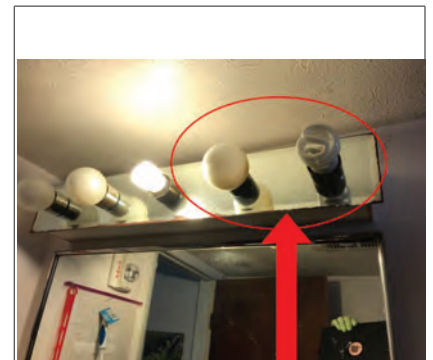
Photos



Bathroom 3 in basement
Water damage on ceiling
evidenced by peeling paint



Bathroom 3 basement



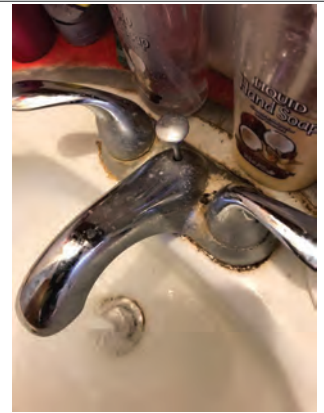
Not all lights are lit



Mold like substance



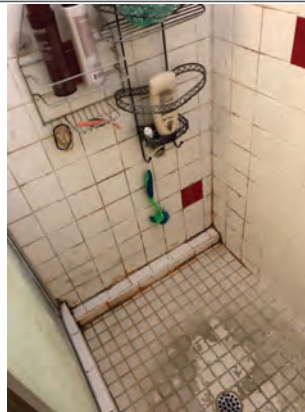
Rusted overflow



Damaged faucet



Damaged cupboard/wall



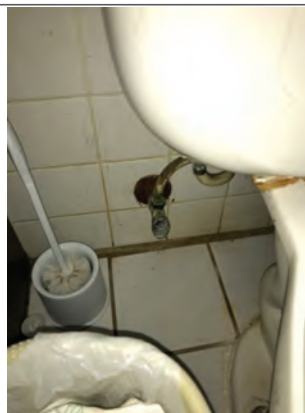
Mold like substance in shower area



Could not check window



Tank is wedged for support



Corroded valve

Bedroom 1

Room

Location First floor with bathroom

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
☐ Loose Receptacle(s)

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

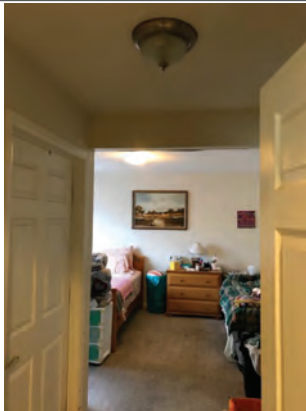
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☒ Missing/Damaged Screen ☐ Difficult To Operate

Comments The carpet is loose, torn and worn. This could be a potential trip hazard. Recommend replacing carpet.
The closet doors are solid mirrors and could be a potential safety concern in the event a person fell into them. Recommend replacing.

The bedroom egress is restricted due to a small window width opening. This is a safety concern.
Recommend replacing with window suitable for egress.

Window screens are beginning to deteriorate. Recommend replacing.

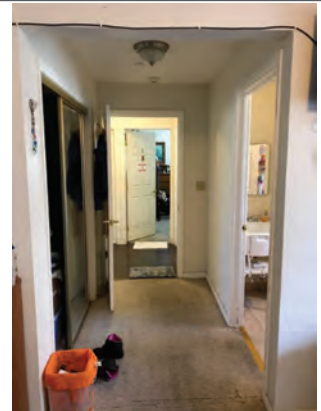
Photos



Bedroom 1



Smoke alarm



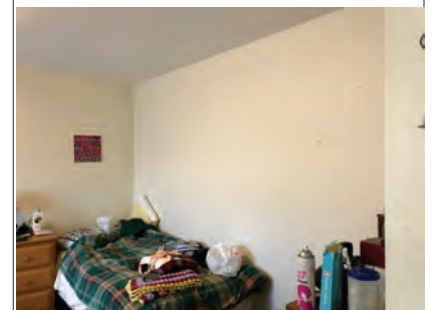
Ensuite entrance to room with bathroom access
Worn carpet



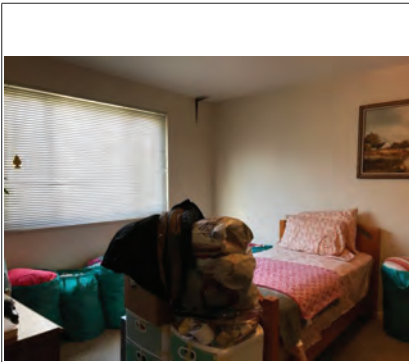
Glass mirror safety concern



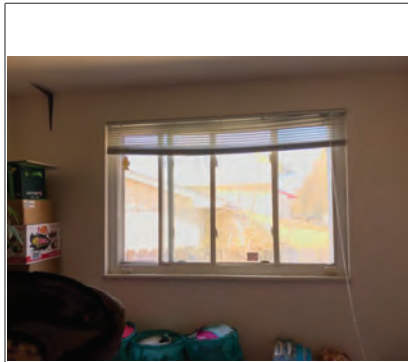
Carpet in poor condition



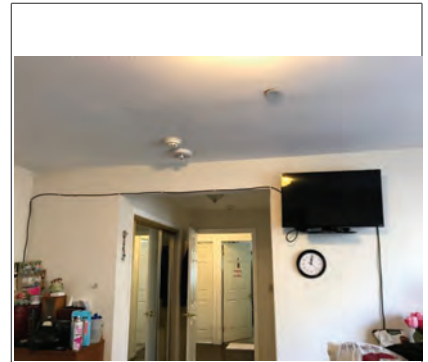
Bedroom



Bedroom 1



Window with restricted egress due to small width on to sides. Center window is fixed. Screens are older.



Bedroom 1 looking toward hallway

Bedroom 2

Room

Location First floor

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
☐ Loose Receptacle(s)

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 ☐ Missing/Damaged Screen

Comments The carpet is worn. Recommend replacing carpet.

Due to volume of tenant possessions, room inspection was limited.

Unable to test receptacles due to tenant in room with O2 and TV plugged in, working and in use.

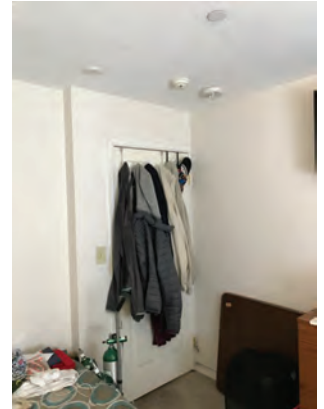
Photos



Bedroom 2



Bedroom 2



Bedroom 2



Window

Bedroom 3

Room

Location First floor

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
☐ Loose Receptacle(s)

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 ☐ Missing/Damaged Screen

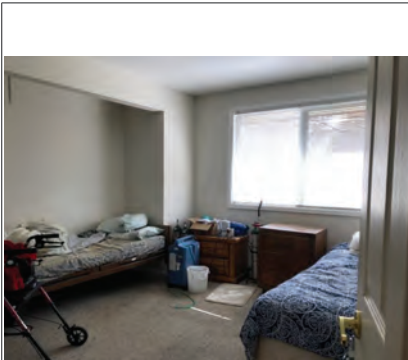
Comments Due to volume of tenant possessions, room inspection was limited.

Carpet was worn and stained. Recommend replacing.

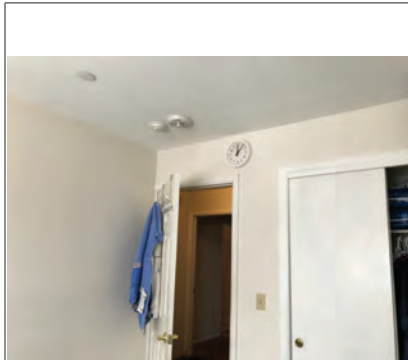
Note: Room had strong odor of urine. Uncertain if it was tenants bed or the floor.

Unable to test receptacles due to tenant in room with O2 and TV plugged in, working and in use.

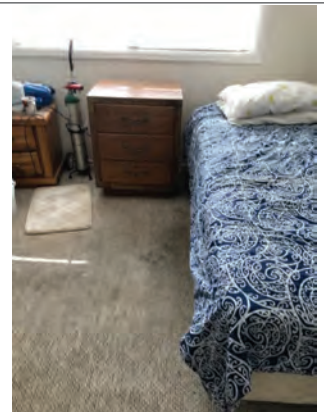
Photos



Bedroom 3



Bedroom 3



Stained and worn carpet



Window



Bedroom 3

Bedroom 4

Room

Location Main level, off dining room

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☐ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Safety hazard ☐ Cover plates missing
☐ Loose Receptacle(s)

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 ☐ Missing/Damaged Screen

Comments - Due to volume of tenant possessions, room inspection was limited.

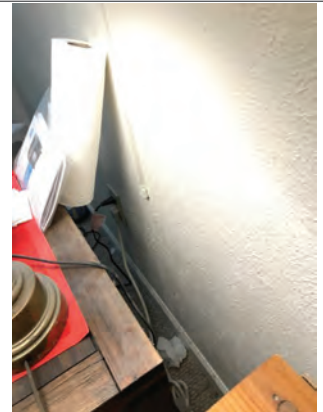
Photos



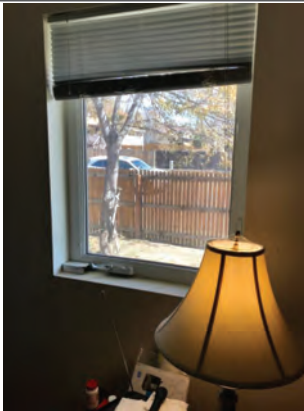
Bedroom 4



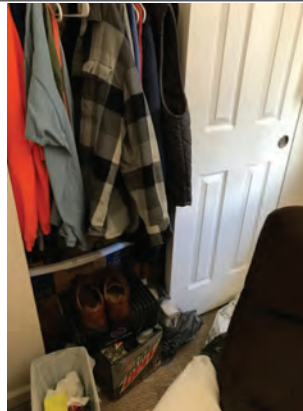
Bedroom 4



Receptacles in use
Unable to test



Window



Bedroom 4
Unable to test closet door
operation

Bedroom 5

Room

Location Basement 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
☐ Loose Receptacle(s)

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 ☐ Missing/Damaged Screen

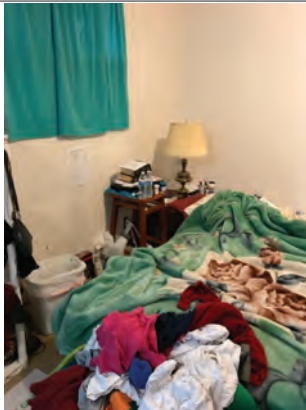
Comments At least one cover plate is missing at a receptacle in this room. This is a safety concern. Recommend installing cover plates

There is staining on the ceiling and peeling paint. Monitor and repair as needed.

The carpet is worn. Recommend replacing carpet.

Due to volume of tenant possessions, room inspection was limited.

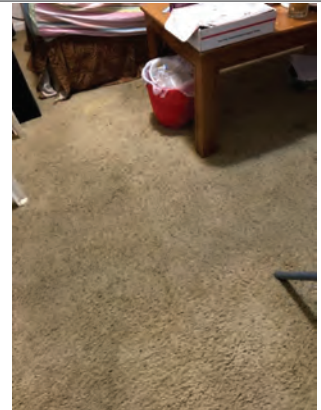
Photos



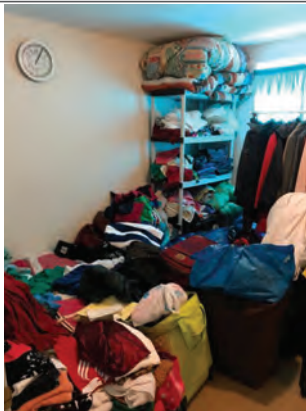
Bedroom 5



Bedroom 5



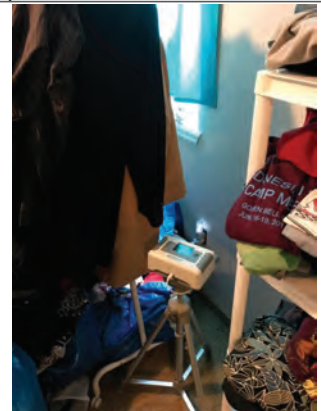
Carpet worn



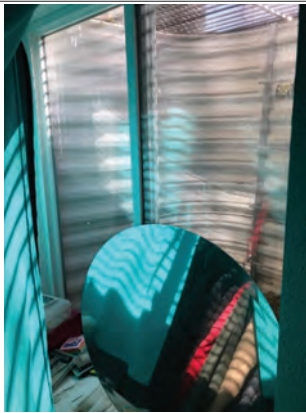
Bedroom 5
Possessions blocking egress
Difficult to inspect



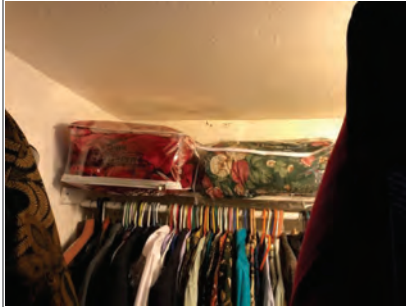
Small window blocked



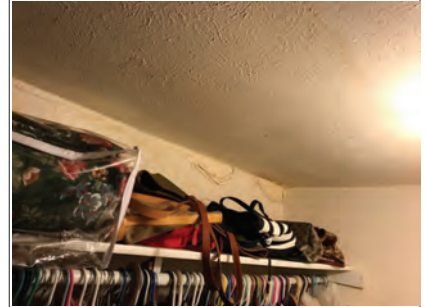
Radon test in progress



Window is proper egress but
possessions limit access



Closet with ceiling moisture
damage

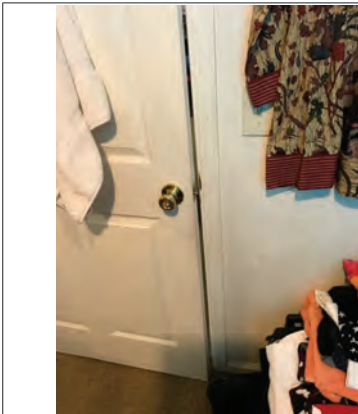


Ceiling stains

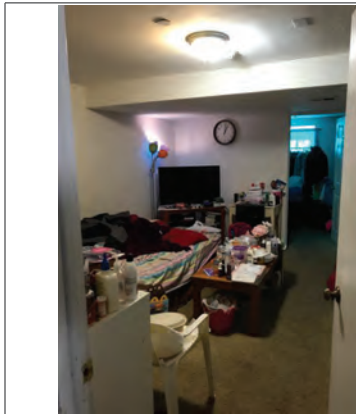
Bedroom 6

Room	
Location	Basement, nonconforming
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
	<input type="checkbox"/> Loose Receptacle(s)
Heating source present	<input type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Missing/Damaged Screen
Comments	<p>The carpet is worn. Recommend replacing carpet.</p> <p>Due to volume of tenant possessions, room inspection was limited.</p> <p>The entry door rubs in the door jamb. Repair as needed.</p> <p>This room has no window or closet. No egress.</p>

Photos



Door sticks



Nonconforming bedroom
Difficult to inspect

Interior

Fireplace, Basement

☐ None
Location(s) Basement
 Unable to access to inspect
Type ☐ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless
Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☒ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper modified for gas operation ☐ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☒ Yes ☐ No
Mantel ☐ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace
Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated
Comments Unable to inspect fireplace due to owner possessions.
Photos



Fireplace, Living Room

☐ None
Location(s) Living room
Type ☐ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless
Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☒ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper modified for gas operation ☐ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☒ Yes ☐ No
Mantel ☒ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace
Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated
Comments This fireplace was totally sealed and unable to be inspected.
 Fireplace liner appeared to be sealed with concrete. See chimney section of report.

Photos



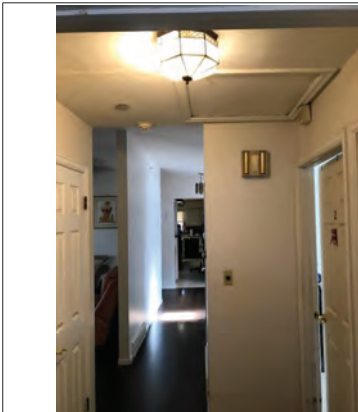
Living room fireplace

Fireplace in living room
Sealed

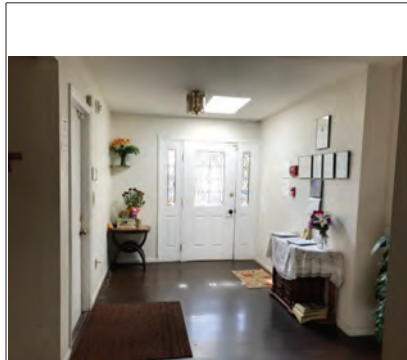
Stairs/Steps/Balconies/Hallways

- ☐ 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 Exterior front light does not light. Replace bulb and retest.
 Skylight has evidence of leaking seal. Repair or replace.
 Carpet on stairs is worn, recommend replacing before it becomes a tripping hazard.
 Handrail loose, potential safety hazard. Recommend securing/repair.

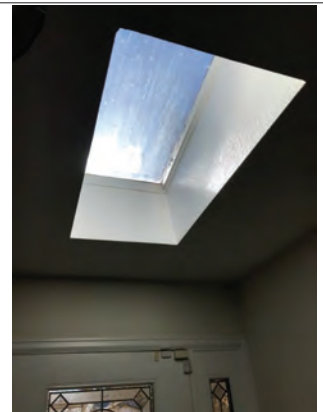
Photos



Hallway with attic access

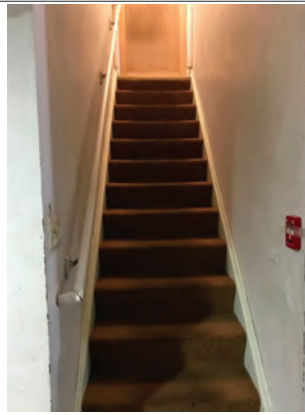


Entrance

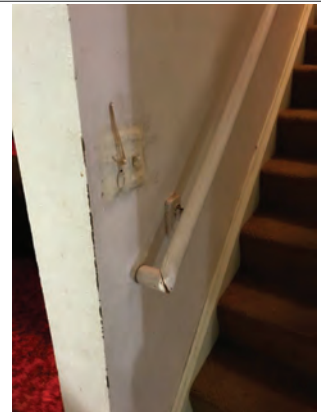
Skylight has evidence of leaking
seal



Entrance foyer



Basement stairs
Loose handrail
3 way switch does not operate correctly



Damage



Wall damage

Smoke/Carbon Monoxide detectors

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

Comments Due to this home being an assisted living with a commercially installed and annually inspected fire sprinkler system, the alarms were not tested. There were sprinklers, ceiling alarms and pulls located in every room throughout the home.

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

Note, one fire alarm pull was taped closed. (bottom of stairs). Recommend having inspected for operation.

Photos



Concern for taped fire pull

Attic/Structure/Framing/Insulation

Access ☐ N/A ☐ 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 (inches): see photos ☐ 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

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

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☒ Yes ☐ No

Evidence of leaking ☒ Yes ☐ No

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

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

Comments **There are spliced wires that are not enclosed in junction boxes in the attic. This is a safety hazard. Recommend a licensed electrician repair.**
The insulation in the attic appears to be displaced. Recommend repair as needed.
Recommend removing abandoned roof top evaporative cooler and sealing roof as required. Flashing may be leaking as observed inside attic. At time of inspection unit motor was running and drive belt was broken. See photos.

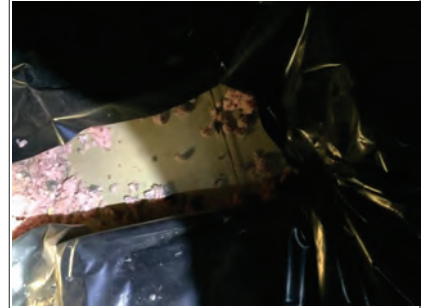
Photos



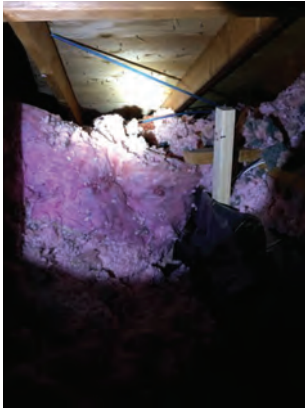
Evidence of leaking flashing around evaporative cooler.



Plywood sheathing



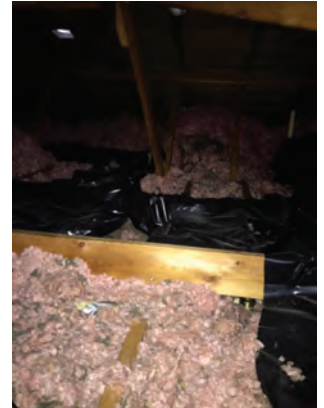
Missing insulation over ceiling drywall



Displaced insulation



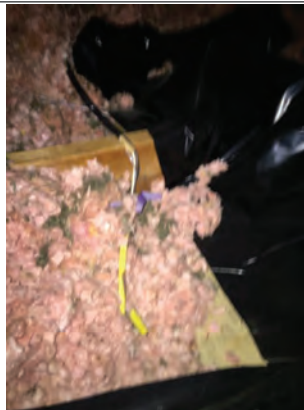
Insulation over cathedral ceiling.
Recommend additional insulation



Displaced insulation



Displaced insulation



Spliced wire not inside a junction box