

Home Inspection Report



58 Pine St, Bristol , Vermont 05443

Inspection Date:

Friday, March 26, 2021

Prepared For:

Jhon Doe

Prepared By:

Champlain Valley Home Inspection LLC

Adam Thomas 320 Marsters Road

Lincoln, Vermont 05443

802 349 0967

adam@champlainvalleyhomeinspection.com

Report Number:

45

Inspector:

Adam Thomas

License/Certification #:

143.0134054

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. 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

West

State of Occupancy

Occupied

Fully furnished

Weather Conditions

Cloudy

Temp outside 51 F

Recent Rain

Yes

Ground Cover

Wet

Rained heavily night before inspection

Approximate Age

10-15 years

Report Summary

Items Not Operating

bathroom exhaust fans. See hallway bathroom section

Major Concerns

Back deck is pulling off of house. Needs repair. See photos on deck section

Potential Safety Hazards

Missing hand railing on stairs to the basement.
Front walkway is under construction. The condition as of now reports a trip hazard. Refer to porch walkway pictures
Deck on east side of house. Ledger board attachment which holds deck onto house has dropped about 1 inch. Not properly attachment to house.Refer to deck section.
Handrail on deck stairs on back side of house (east) is not graspable. View picture in deck section
Guard railing is required on front porch. Surface of the deck is over 30 inches above grade.
Recommend proper fire rated door from garage to living area

Deferred Cost Items

Smoke/C.O detectors needs replacement
Refer to smoke alarm section

Improvement Items

Add G.F.C.I in locations described in report
Repair/paint in rooms needed. Mud/tape Sheetrock.

Items To Monitor

No items to monitor at time of inspection

Receipt/Invoice

Champlain Valley Home Inspection LLC
Adam Thomas 320 Marsters Road
Lincoln, Vermont 05443
802 349 0967

Date: Fri. Mar. 26, 2021 1:00

Inspected By: Adam Thomas

Property Address

58 Pine St

Bristol , Vermont 05443

Inspection Number: 45

Payment Method:

Client: Jhon Doe

Inspection	Fee
Home Inspection	\$450.00
Radon Test	\$100.00
Water Test	\$100.00

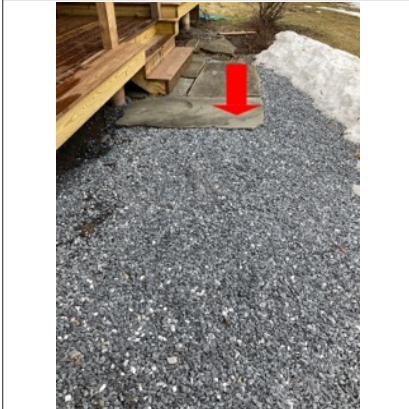
Total	\$650.00
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Grounds

Service Walks

☐ None ☐ Not Visible
Material ☐ Concrete ☒ Flagstone ☒ Gravel ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments
Photos



Walkway is under construction.
Trip hazard located at red arrow

Driveway/Parking

☐ None ☐ Not Visible
Material ☐ Concrete ☐ Asphalt ☒ Gravel/Dirt ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

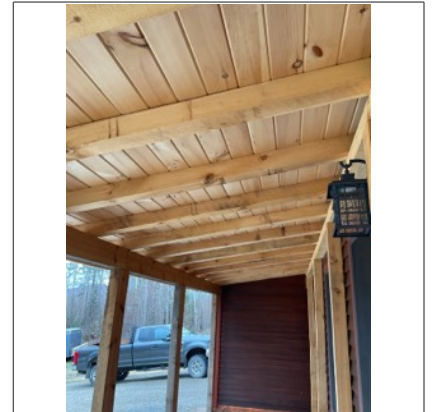
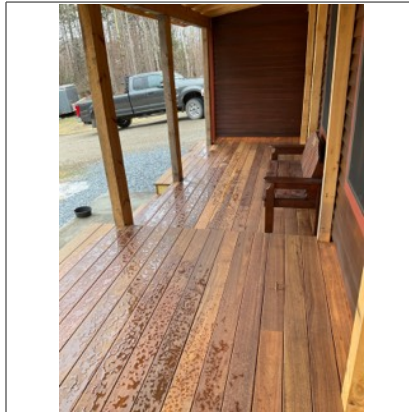
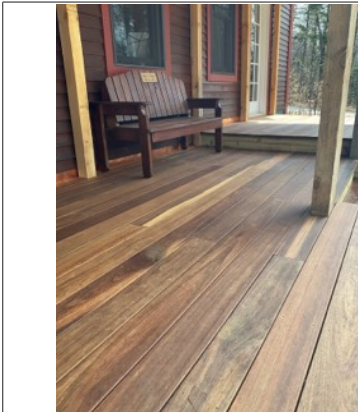
Comments Driveway had some settlement, but usable, recommend repair

Photos



Porch

☐ None ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Railing/Balusters recommended
Support Pier ☐ Concrete ☒ Wood Other: _____
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments Porch/deck missing railings, recommend installing proper guardrails

Photos

There is more then 30 inches from decking to ground which requires a railing guard.

Stoops/Steps

Material
Condition

- ☐ None
☐ Concrete ☒ Wood Other: ☒ Railing/Balusters recommended
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments
Photos

**Deck/Balcony**

Material
Condition
Finish

- ☐ None ☐ Not Visible
☒ Wood ☐ Metal ☐ Composite ☒ Railing/Balusters recommended
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood in contact with soil
☒ Treated ☐ Painted/Stained Other: ☒ Safety Hazard ☒ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Grounds

Deck/Balcony cont.

Comments Damaged wood on deck recommend repair and/or replacement.
Deck is not supported properly - Recommend a license contractor evaluate
Deck is not attached to the house properly - recommend repair

Photos



Railing is not graspable.
Recommend installing proper railing. Red circle.



Ledger board is not attached properly to house.(circle)
Not all nails in joist hangers are applied.(arrow)



Ledger of the deck has pulled off the house and has dropped down about 1 inch.

Landscaping affecting foundation

☐ N/A

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

Comments Some shrubs are against house. Recommend trimming back

Photos



Bushes are at least 12" from house but a few stragglers are against siding. Recommend pruning away from house

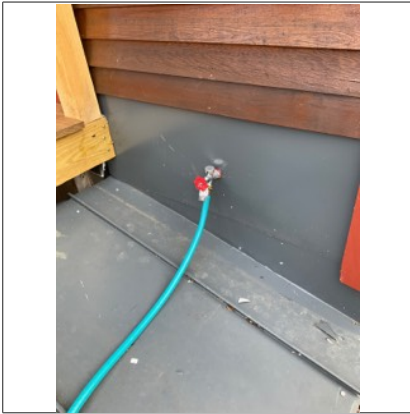
Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve
Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Photos



Roof

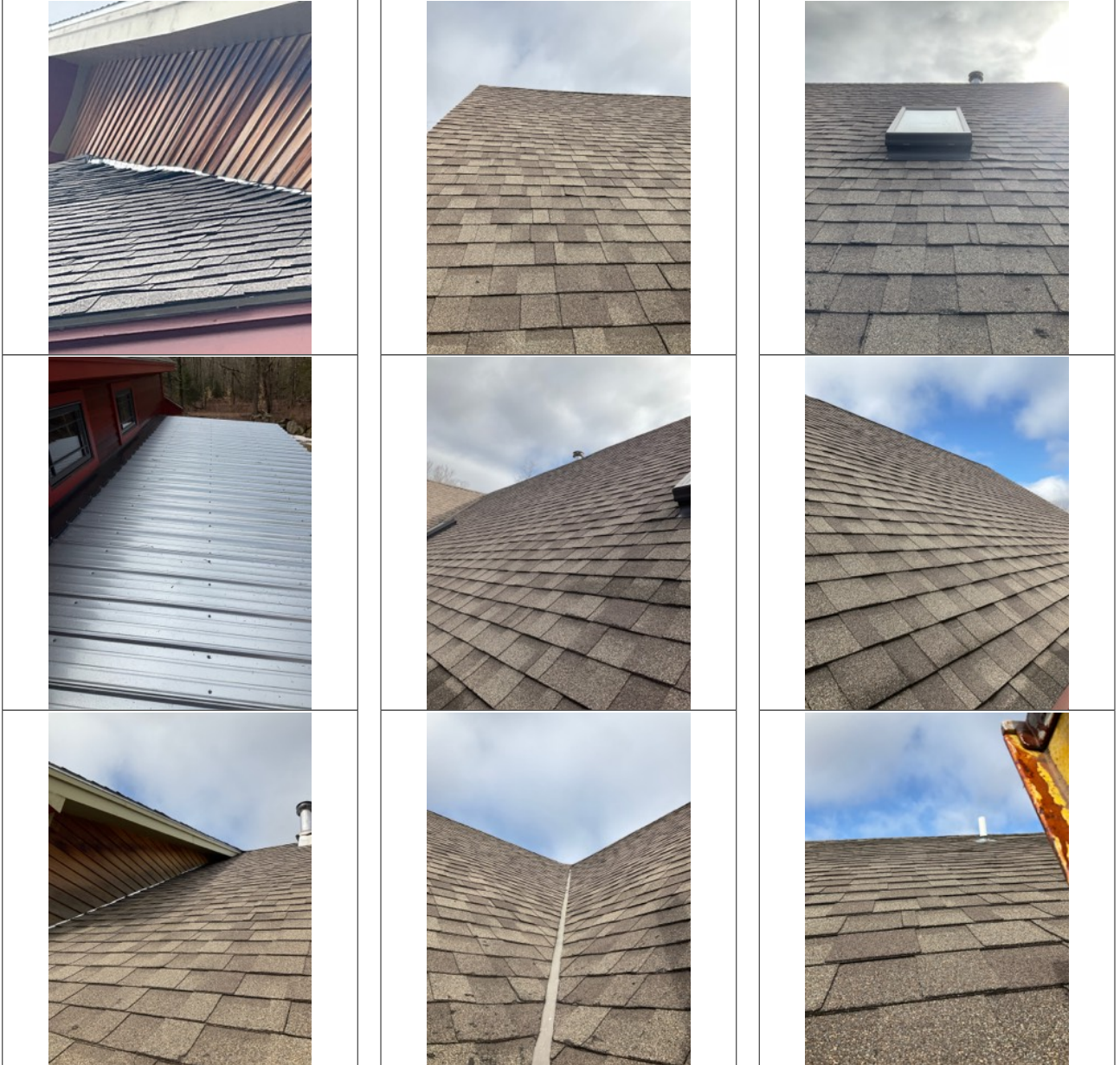
General

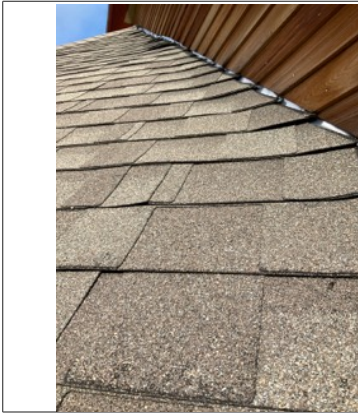
Visibility ☐ None ☒ All ☐ Partial Limited By: .

Inspected From ☒ Roof ☒ Ladder at eaves ☐ Ground ☐ With Binoculars

Roof inspection was limited to inspecting from the eaves due to roof pitch.

Photos





Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .
Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat

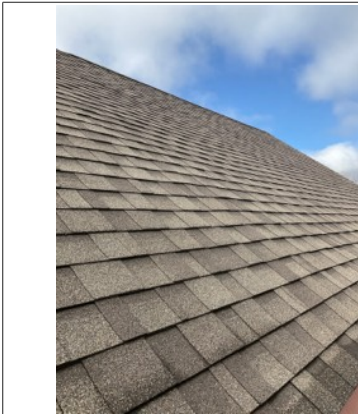
Front Porch Roof Type:Metal
 Layers:1 Layer
 Age:1-5+
 Location:West front of house. Front entrance

Main House Type:Asphalt
 Layers:1 Layer
 Age:10-15+
 Location:North
 East
 West
 South

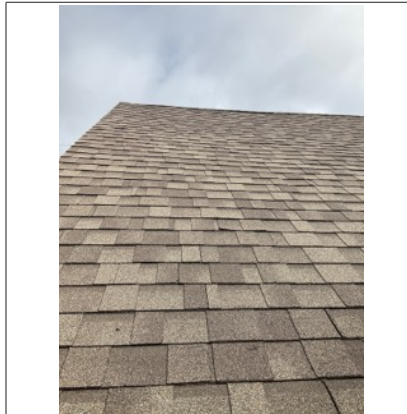
Sunroom RoofType:Asphalt
 Layers:1 Layer
 Age:10-15+
 Location:West
 South

Comments

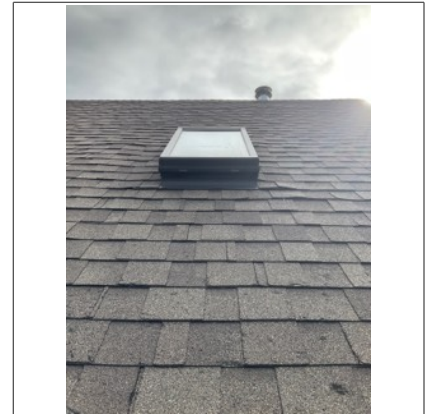
Photos



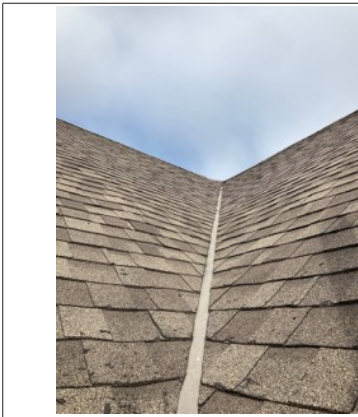
North side roof



Architectural asphalt shingles on the house



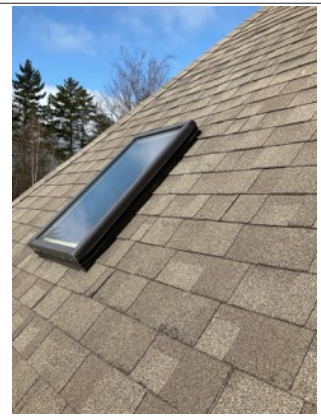
Total of five skylights



Valley of main roof.
Some granular missing from
weather



Front porch roof



Ventilation System

Type ☐ None ☐ N/A
☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .
Comments Soffit/Eave

Ridge
Soffit and ridge vents are in good shape

Photos



Soffit ventilation with ridge
venting

Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other:

Comments It is required to have exposed flashing at least two inches above roof covering. Flashing does not meet this stand requirement.

Photos

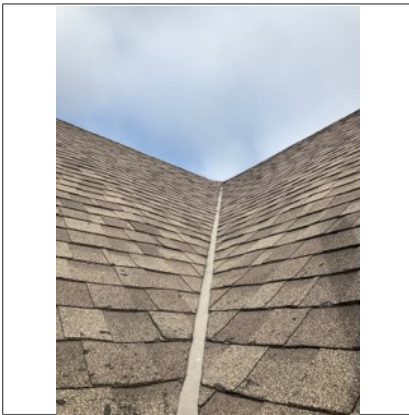


Standard requirement of two inches of space not met. Red arrow points to where the minimum distance of two inches should be.

Valleys

Material
Condition
Comments
Photos

☐ N/A
☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .
☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing

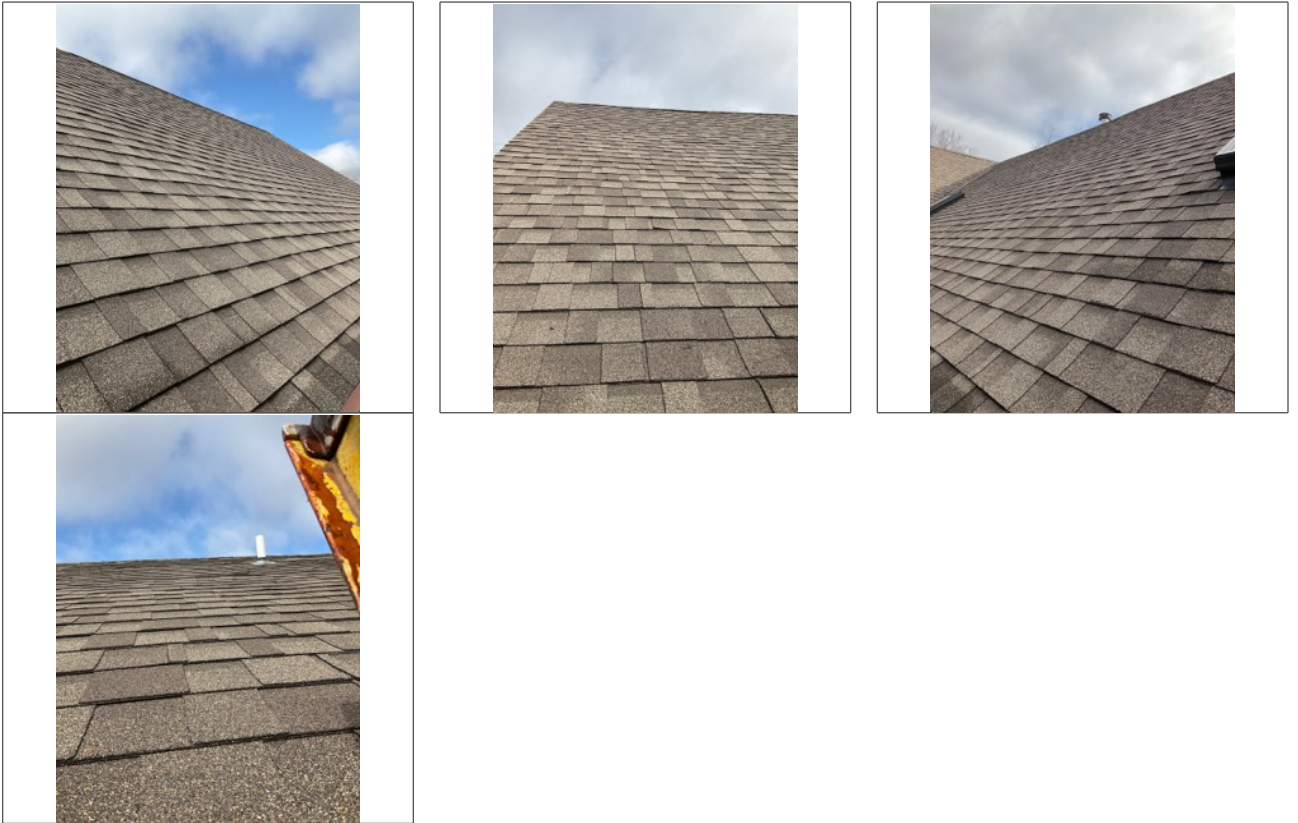


Condition of Roof Coverings

Roof #1 ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
Roof #2 ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
Roof #3 ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

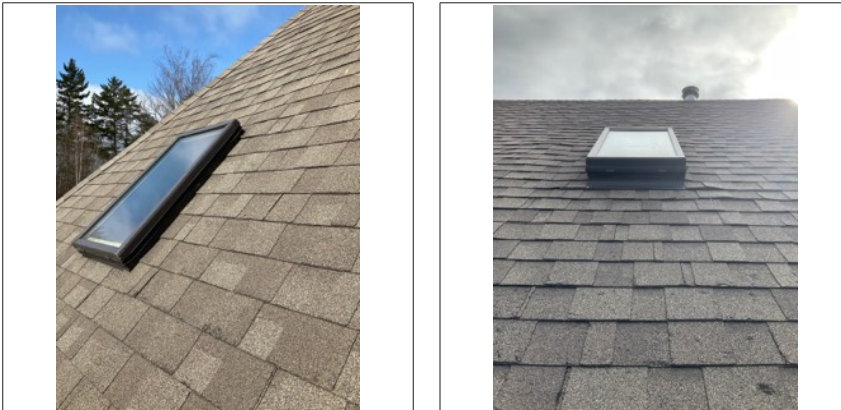
Comments

No major concern
 Roof coverings appeared overall satisfactory, but will need minor maintenance.
 Roof was showing normal wear, but was in overall adequate condition.

Photos**Skylights**

Condition
Comments
Photos

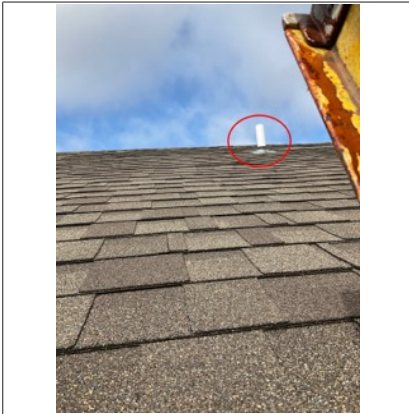
☐ N/A ☐ Not Visible
☐ Cracked/Broken ☒ **Satisfactory** ☐ Marginal ☐ Poor
 All five skylights are in good shape

**Plumbing Vents**

Condition
Comments

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

Photos



Plumbing vent on dormer roof
meets standard requirements.
Red circle.

Exterior

Chimney(s)

Location(s) Middle of Roof

East

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

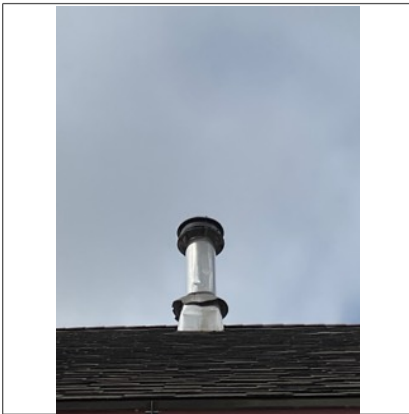
Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated

☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments Chimney has a few small dents.

Photos



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

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

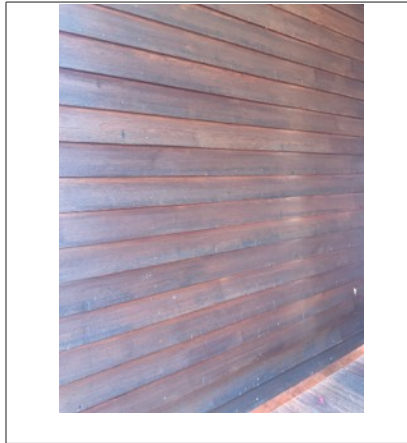
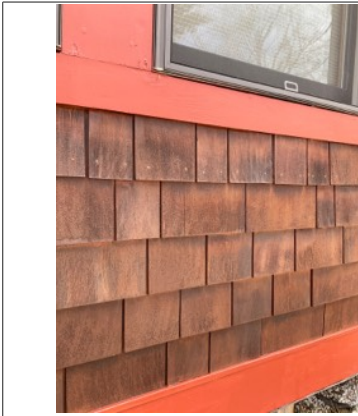
Comments Recommend gutters and downspouts. Water should discharge from downspouts at least five feet from house.

Siding

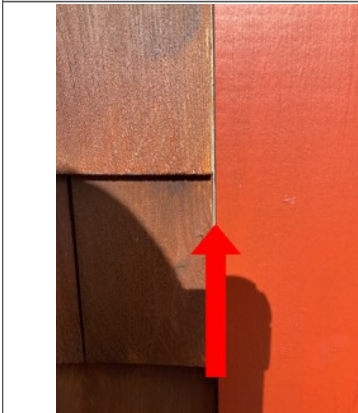
Material ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☒ Wood ☐ Metal/Vinyl Other: ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes

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

Comments Recommend caulking/sealing where siding meets corner trim and windows

Photos

Caulking/sealing recommend



Caulking/sealing recommended

Trim

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Recommend repair on trim on east gable return.

Trim appeared to be intact and in overall maintained condition every where else on house..

Recommend repair of damaged trim by a qualified contractor

Photos

Some rot on return trim

Soffit

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: _____

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

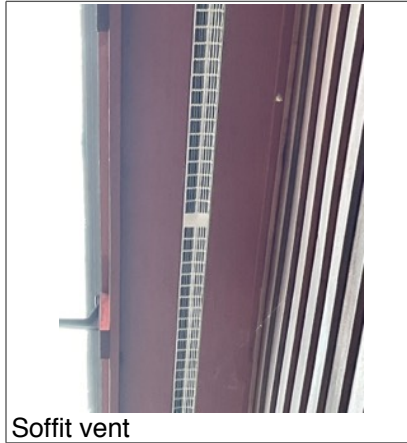
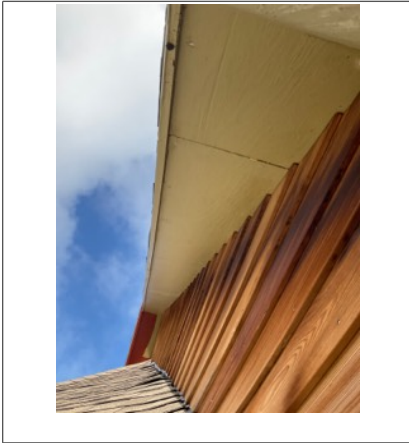
Exterior

Soffit cont.

Comments

Some portions of house trim/soffit are a different color

Photos



Soffit vent

Fascia

Material

☐ None
☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood Other:

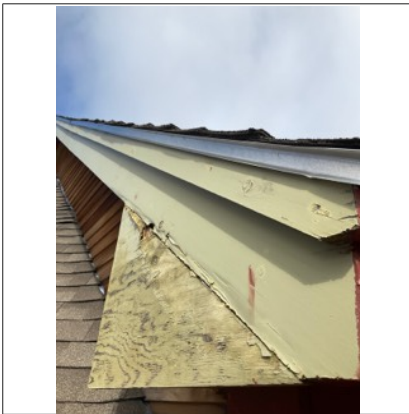
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Over all satisfactory. One spot on east side gable needs attention
Fascia rotted/damaged, recommend repair

Photos



Flashing

Material

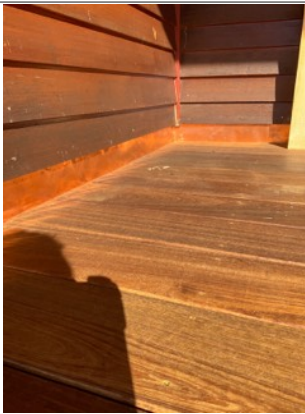
☐ None
☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

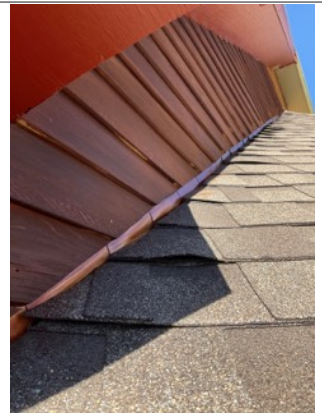
Recommended 2inch space from siding to roof covering. Siding in spots is tight to roof covering

Photos

Copper flashing on porch.
Properly installed.

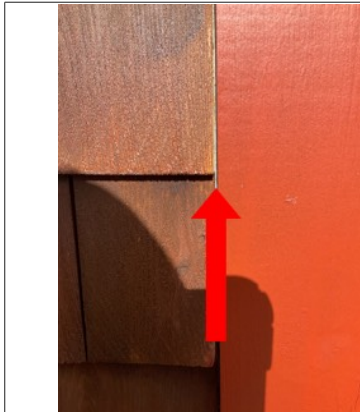


Porch roof head wall flashing is
properly installed.

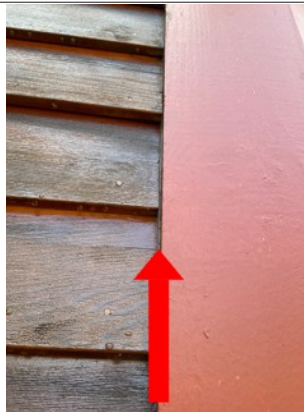


Gable step flashing is less then
two inches in some spots. A two
inch requirement is standard for
this application

Caulking**Condition**
☒ None

☐ Satisfactory ☐ Marginal ☐ Poor
Comments
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations
Photos

Recommend caulking

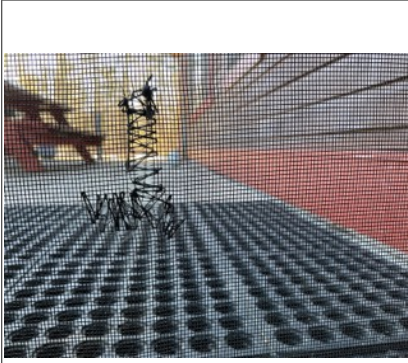


Recommend caulking

Windows/Screens**Condition**
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting

☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
Material
☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad
Screens
☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory
Comments

Small hole in kitchen patio door screen

Photos

Small hole seems to be stitched together

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**Photos**

Exterior service disconnect

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☐ Framed ☐ Masonry Other: _____
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments Building structure not visible due to siding, not evaluated.

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
Garage Door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Recommend painting front entry door
 Entry door weathered, recommend paint/stain to protect from further damage.

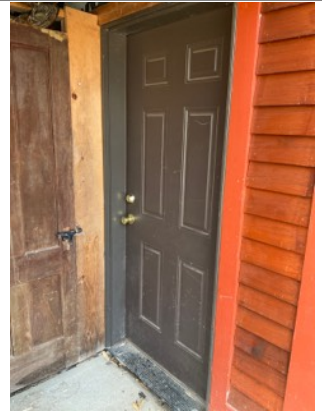
Photos



Recommend paint/stain on front entrance



Back kitchen patio door. Operates normally at time of inspection.



Garage door. Operates properly.

Garage/Carport

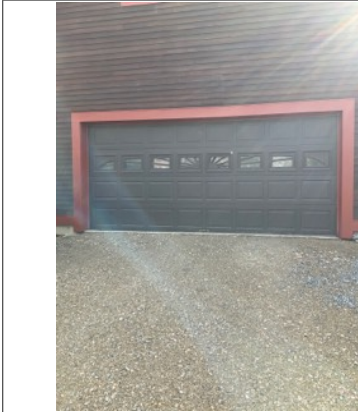
Type

Type

Comments

Photos

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



Exterior of garage door is in good condition.

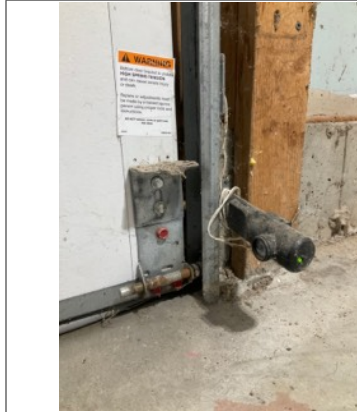


Photo eye sensor is in working condition.



Electric garage opener.

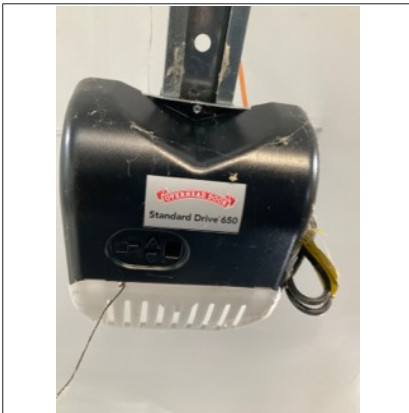
Automatic Opener

Operation

Comments

Photos

☐ None ☐ N/A
☒ Operable ☐ Inoperable
Belt driven automatic door opener

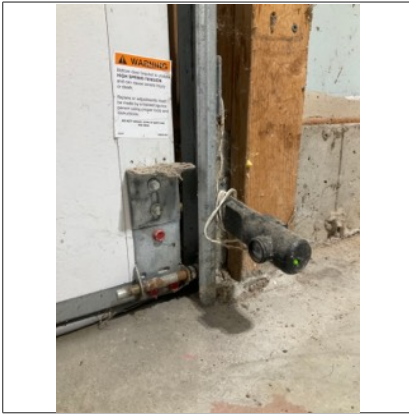


Safety Reverse

Operation

Comments

☐ None ☐ N/A
☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested

Photos**Roofing****Material**☒ Same as house

Type:

Approx. age: Approx. layers:

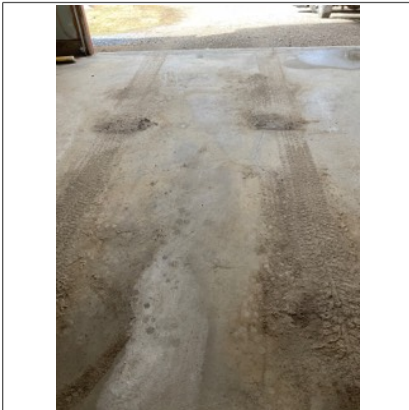
Comments

Garage is attached and under west bedroom. Roof is same as main house

Siding**Material**☐ N/A**Condition**☒ Same as house ☒ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard**Comments**☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting**Trim****Material**☐ N/A**Condition**☒ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl**Comments**☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☒ Recommend painting**Floor****Material**☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .**Condition**☒ **Satisfactory** ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair☐ Safety hazard**Source of Ignition within 18" of the floor** ☐ N/A ☐ Yes ☒ No**Comments**

The foundation is overall adequate with no major defects evident.

Garage floor has typical cracks.

Photos**Sill Plates****Type**☐ None ☒ Not Visible☐ Floor level ☐ Elevated

Garage/Carport

Sill Plates cont.

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Overhead Door(s)

Material ☐ N/A ☐ 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 door and opener is in normal working order at time of the inspection.

Photos

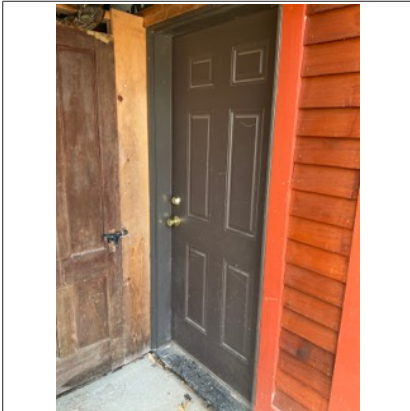


Exterior Service Door

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Photos



Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No
Open ground ☐ Yes ☒ No ☐ Safety Hazard
GFCI Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring
☒ Recommend GFCI Receptacles
Comments Recommend G.F.C.I in garage.

Fire Separation Walls & Ceiling

Condition ☐ N/A ☒ Present ☐ Missing ☐ Recommend repair
☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

Garage/Carport

Fire Separation Walls & Ceiling cont.

Moisture Stains Present ☐ Yes ☒ No

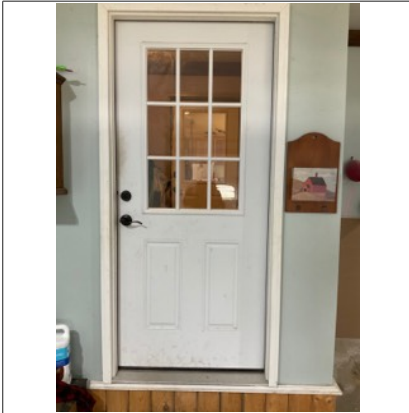
Typical Cracks ☒ Yes ☐ No

Fire door ☐ Not verifiable ☒ Not a fire door ☐ Needs repair ☐ Satisfactory

Self closure ☐ N/A ☐ Satisfactory ☐ Inoperative ☒ Missing

Comments Entrance door from garage to kitchen needs to be a fire rated door
Recommend proper fire-rated door between garage and house with self closure.

Photos



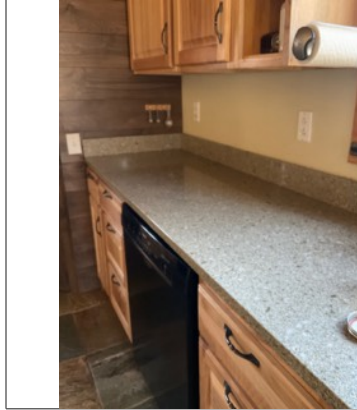
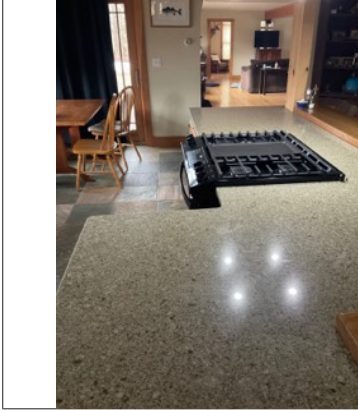
Not a fire rated door

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Comments Counter tops are in great shape at time of inspection.

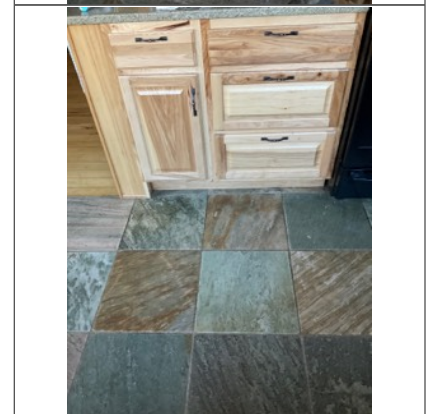
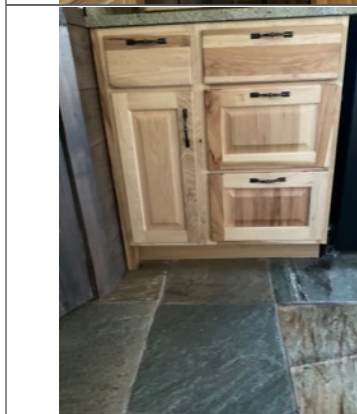
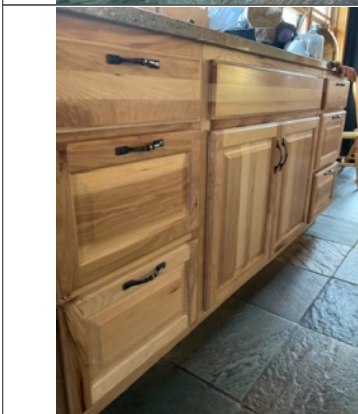
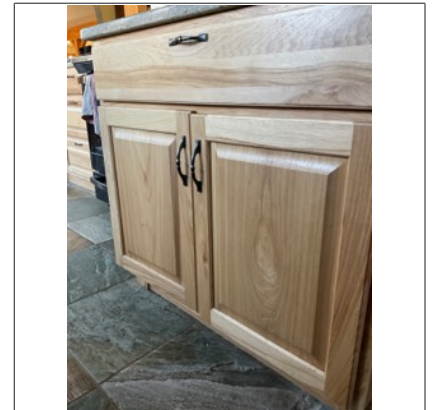
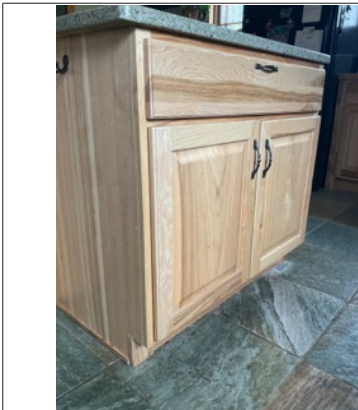
Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment
Comments Cabinets have normal wear.
 Hickory cabinets.

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No
Pipes leak/corroded ☐ Yes ☒ No
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

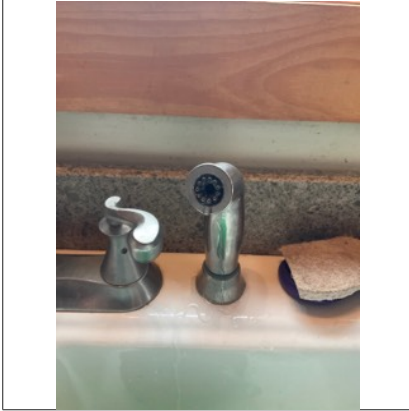
Kitchen

Plumbing cont.

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water flow was normal with several fixtures operated at the same time.
Noticed the kitchen faucets spray wand is dripping

Photos



Walls & Ceiling

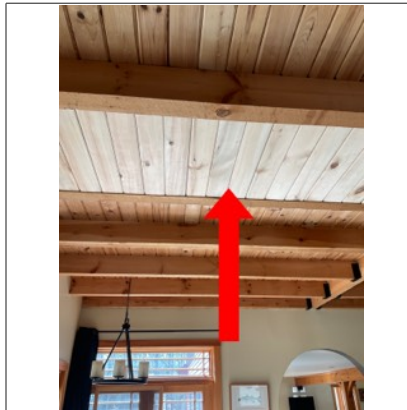
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Moisture stains

Comments Some shrinkage cracks where wood beams contact Sheetrock on wall

Photos



Wood beams have shrunk from drying. Crack is visible where Sheetrock and beam meet



Drop down section in ceiling for exhaust vent for cooking range

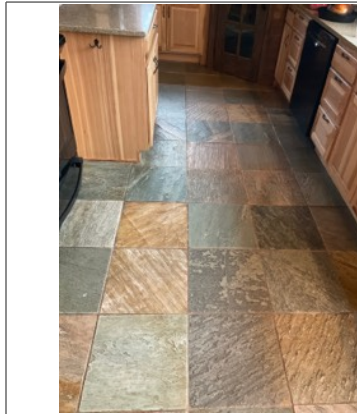
Heating/Cooling Source

☒ Yes ☐ No

Comments No A.C

Photos

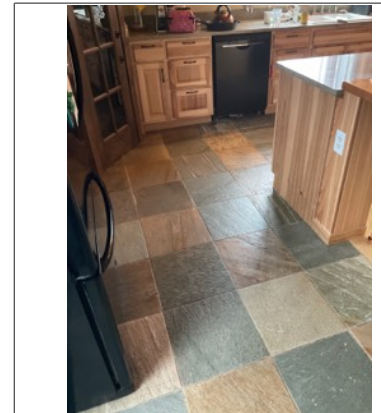
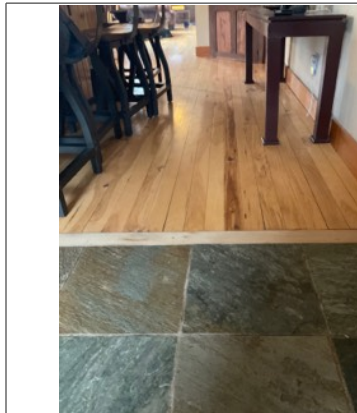
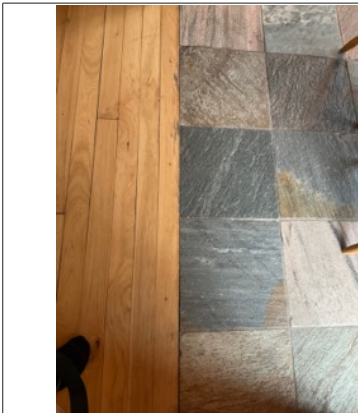
Digital thermostat



Radiant floor

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Comments Radiant floor heat

Photos**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

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

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

Comments Picture indicates turning oven on and testing oven, broiler and top burners. Then turning back off

Photos



Dishwasher is in normal operation at time of inspection.

Laundry Room

Laundry

Laundry sink ☒ N/A
Faucet leaks ☐ Yes ☒ No
Pipes leak ☐ Yes ☒ No ☐ Not Visible
Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Room vented ☒ Yes ☐ No
Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard
Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler
Washer hook-up lines/valves ☐ Satisfactory ☐ Leaking ☐ Corroded ☒ Not Visible
Comments Washer/dryer is located in downstairs bathroom.
 Missing trim around framing of washer/dryer
 Recommend G.F.C.I receptacles in bathroom where laundry is located.

Photos



First floor bathroom

Bath

Location First floor bath/laundry room
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
Doors ☒ Satisfactory ☐ Marginal ☐ Poor
Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No
GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy
Comments

Sink is not securely attached to vanity cabinet
 Recommend G.F.C.I outlets within 5 feet of a water source
 Laundry is also located in this bathroom.

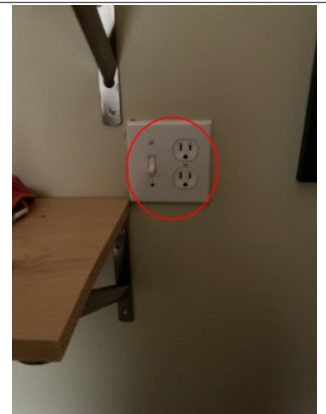
Photos



Sink is loose not attached to base cabinet.



Recommend G.F.C.I. Red circle



Recommend G.F.C.I. Red circle

Upstairs hallway bath

Bath

Location Second floor bath hallway

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

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

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Tile above shower needs grouting
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

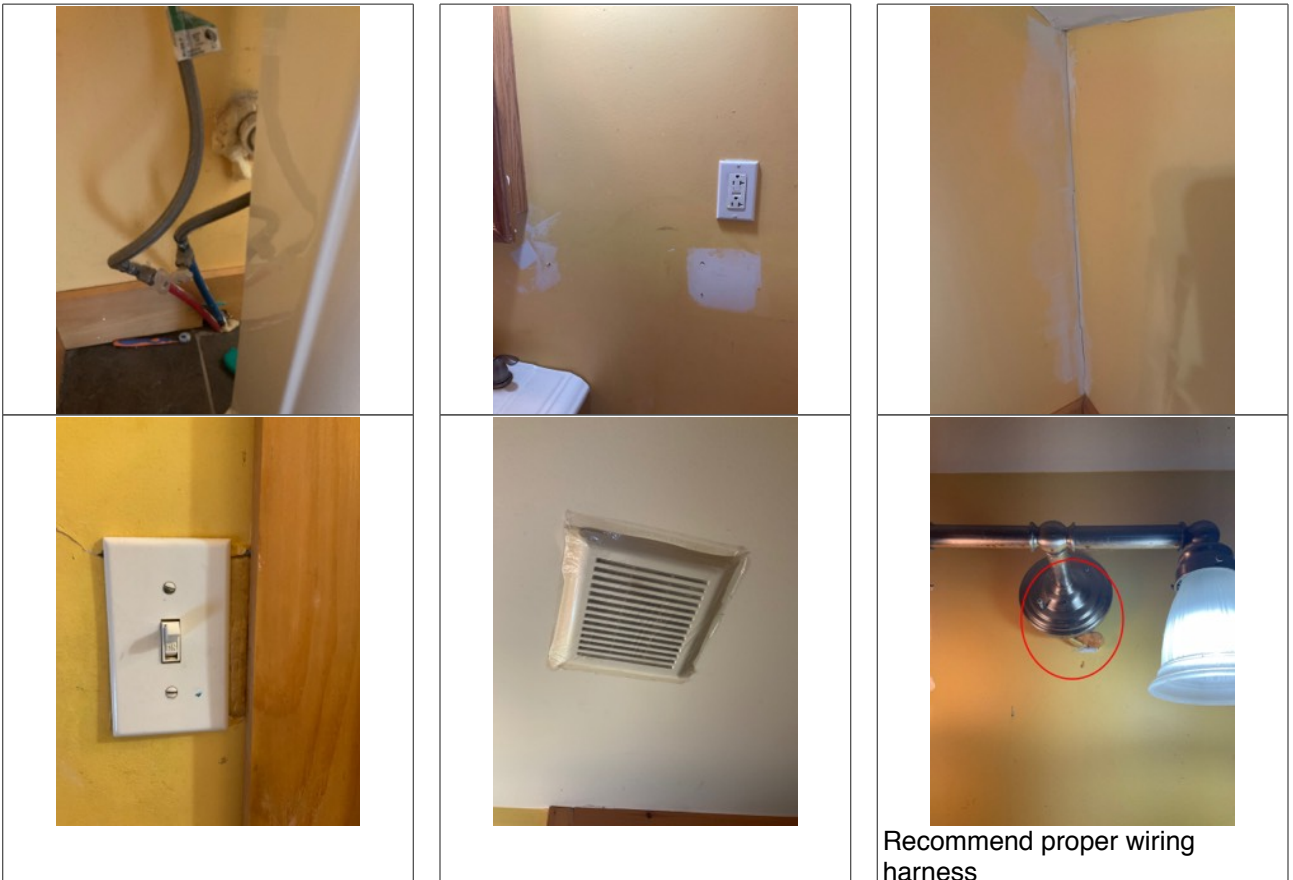
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

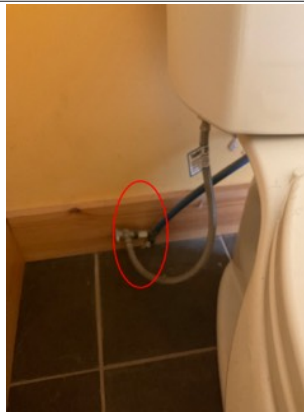
Comments Bathroom needs wall patching and paint
 Recommend a plumber to evaluate water line distribution covers
 Not professionally installed water distribution lines
 Door hits sink when opening.
 Recommend electrician for proper wiring harness above vanity cabinet
 Bathroom exhaust vent has plastic over it. Inoperable.

Photos





Recommend grouting



Toilet supply line is not properly installed.

Master bathroom

Bath

Location Master bath
Second floor bath

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

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

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

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

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No
Where: Corners of shower
Near the faucet on tub
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments Door rubs on jam. Recommend adjust hinges on door
Recommend ceiling exhaust fan, not required due to windows, but would help moisture to escape easily
Plumbing distribution lines to toilet and sink are not professionally installed.
Recommend plumber to evaluate sink drainage. Flexible sink drainage not recommended

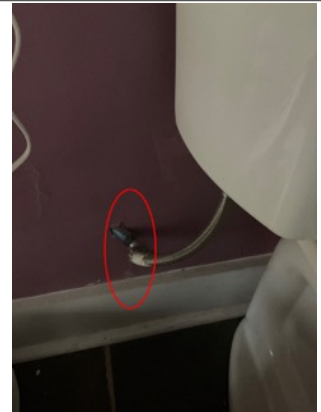
Photos



Grouting recommended



Recommend sealing grout and repair missing grout



Not properly installed.



Recommend replacing drain connector. Flexible drain is not adequate drain

Upstairs hallway area

Room

Location Second floor hallway

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

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

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

Comments Typical Sheetrock cracks above doors.
Typical ceiling cracks. Expanding and contracting during seasons.
Unfinished portions in hallway. Top of wall needs a cap or finishing.

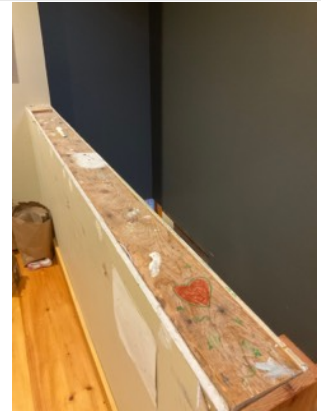
Photos



Settling around doors is common.
The wall is not a structure load bearing wall. Seems to have a settlement crack.



Sheetrock tape is peeling.
Recommend repair/paint



Unfinished



Wide pine flooring



Unfinished portion

Small bedroom

Room

Location Second floor
Smaller bedroom. North/East side

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No
Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☒ Yes ☐ No

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

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

Comments Typical cracks.
Surface deterioration apparent. Mud/tape repair
Not many pictures due to personal belongings

Photos



Sheetrock tape is peeling.
Recommend mud/paint

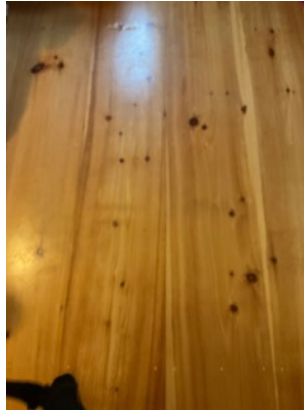
West bedroom above garage

Room	
Location	Second floor West
Type	BEDROOM
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 checked="" type="checkbox"/> Satisfactory <input 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 checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" 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
Comments	Typical cracks. Surface deterioration apparent. Sheetrock mud/tape repair Cable/phone line box needs a cover Not many pictures due to personal belongings.

Photos



Sheetrock tape has peeled from surface.
Recommend mud/tape paint



Pine floors in good condition



Cable/phone outlet missing cover

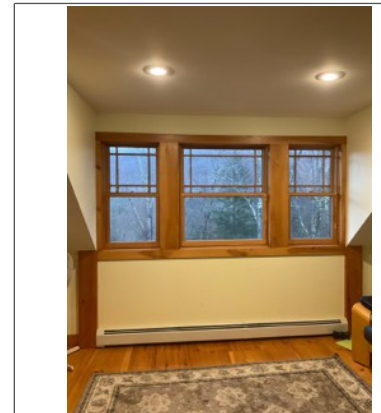
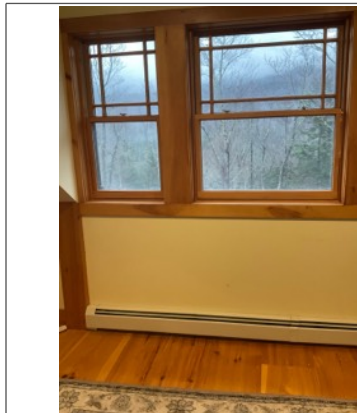
Master bedroom

Room	
Location	Second floor South
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input 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 checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" 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
Comments	Some nail pops on Sheetrock. Recommend repair and paint Limited pictures due to personal belongings

Photos

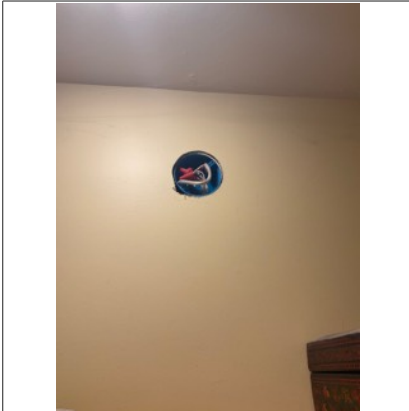


Nail pops. Needs paint



office

Room	
Location	Second floor Office area in master bedroom
Type	Office
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 checked="" type="checkbox"/> Satisfactory <input 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 checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input checked="" type="checkbox"/> Cover plates missing
Heating source present	<input checked="" 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 checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input checked="" 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
Comments	Smoke alarm wiring with no detector recommend installing alarm. Limited pictures due to personal belongings.
Photos	



Large room, east gable end above kitchen

Room	
Location	Second floor East
Type	FAMILY ROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input 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 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 checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Doors	<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"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" 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
Comments	Needs finish trim. Small Sheetrock repair Limited pictures due to personal belongings

Photos



Mud/paint repair



Needs finish trim



Needs finish trim

Sunroom

Room	
Location	First floor SW
Type	SUNROOM
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 checked="" type="checkbox"/> Satisfactory <input 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 checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" 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
Comments	Recommend adding insulation in floor cavity Sunroom is built on piers, floor cavity is accessible from outdoors, added insulation is recommended Outlet cover plate missing. Hole in wall needs to be patched and finish paint

Photos





Outside underneath of sunroom



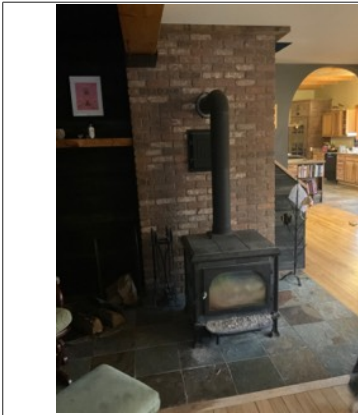
Outlet receptacle plate cover is missing
Hole in the wall needs patching and finish paint

Interior

Fireplace

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
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 Access to clean out is on brick veneer. cast iron door opens
 Recommend cleaning chimney pipe at least once a year.

Photos



Stove ash clean out



Pine mantelpiece, secure and in good shape

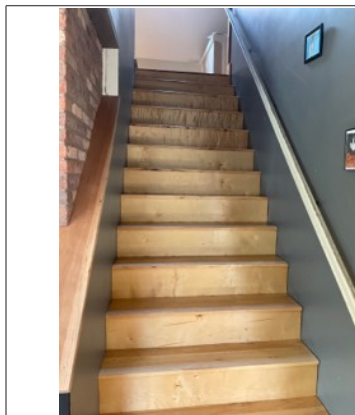
Stairs/Steps/Balconies

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 Needs finish Sheetrock mud/tape in stairwell

Photos



Small gap. Needs finishing.



Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☒ Recommend additional
☐ Safety Hazard
Comments Testing Smoke/C.O alarms are out of scope of home inspection, but being a retired firefighter I tested and at

Interior

Smoke/Carbon Monoxide detectors cont.

Comments cont. time of inspection operation was functional.
 Acknowledging that they are there are in scope of inspection
 Recommend replacing smoke alarm in living room. Often the yellowing of a smoke detector is an indication of age and not buildup of cigarette smoke, dust, or grease. Smoke detector manufacturers often inject a fire retardant bromine into the plastic of residential smoke detectors. ... Yellow smoke detectors are an indication of age and likely should be replaced.

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

Photos



Found one alarm that is past it's life time. Located in living room
 Recommend replacement. Has yellowing color.

Attic/Structure/Framing/Insulation

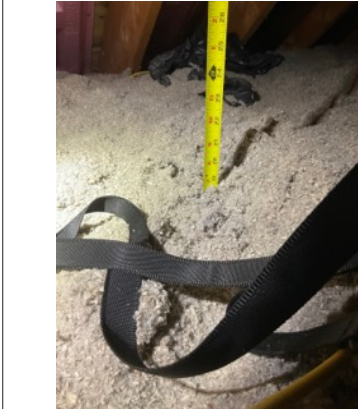
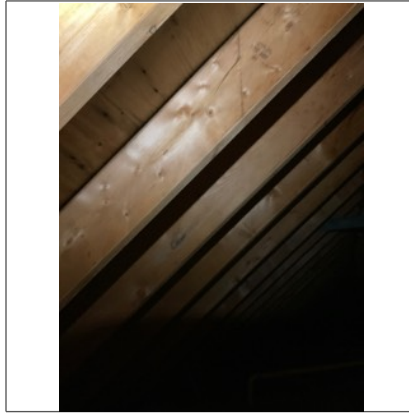
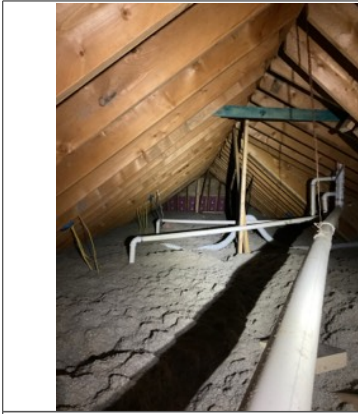
☐ N/A
Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .
 Access limited by:
 No walkway, and plumbing vents.
Inspected from ☒ Access panel ☒ In the attic ☐ Other
Location ☐ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other
Flooring ☐ Complete ☒ Partial ☐ None
Insulation ☐ Fiberglass ☐ Batts ☐ Loose ☒ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: 18+ inches ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed
☐ Recommend additional insulation
Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible
Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed
Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves
Fans exhausted to Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible
HVAC Duct ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation
Chimney chase ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible
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
Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Interior

Attic/Structure/Framing/Insulation cont.

Comments Attic access is unfinished.
Recommend a cat walk in the attic for access
Recommend a light near access
Inspection was limited due to obstacles and no walking platform.

Photos



18 inches of blown in cellulose

Basement

Stairs

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

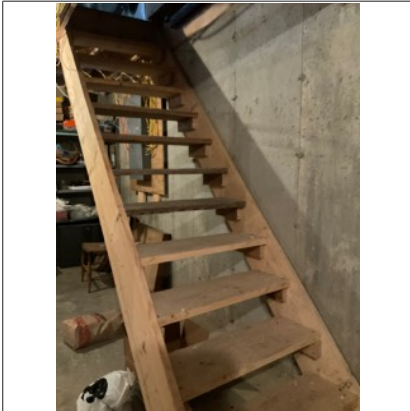
Handrail ☐ Yes ☒ No Condition: ☐ Satisfactory ☐ Loose ☒ Handrail/Railing/Balusters recommended

Headway over stairs ☐ Satisfactory ☒ Low clearance ☐ Safety hazard

Comments

Handrail missing, potential safety issue. Recommend Installing handrail

Photos



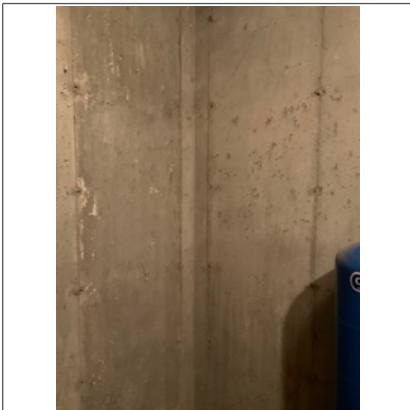
Foundation

Condition ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated
Material ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ wood
Horizontal cracks ☒ None ☐ North ☐ South ☐ East ☐ West
Step cracks ☒ None ☐ North ☐ South ☐ East ☐ West
Vertical cracks ☒ None ☐ North ☐ South ☐ East ☐ West
Covered walls ☒ None ☐ North ☐ South ☐ East ☐ West
Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West
Indication of moisture ☐ Yes ☒ No ☐ Fresh ☐ Old stains

Comments

Foundation showed only typical minor shrinkage cracks.

Photos



Poured concrete foundation walls

Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible

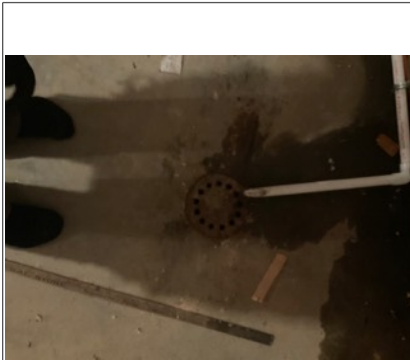
Comments Floor appeared to be in overall satisfactory condition.

Photos**Drainage**

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

Floor drains ☒ Yes ☐ Not Visible ☒ Drains not tested

Comments Some old moisture stains are present, recommend maintaining proper slope away from the house.
Floor drain present.

Photos

Basement floor drain

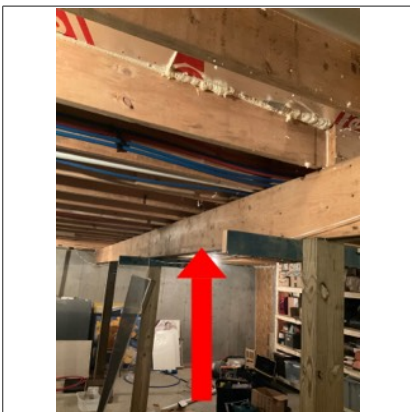
Girders/Beams

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Photos

2x12 lumber

Basement

Columns

Condition

☐ Not Visible

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Material

☐ Steel ☒ Wood ☐ Concrete ☐ Block ☐ Not Visible

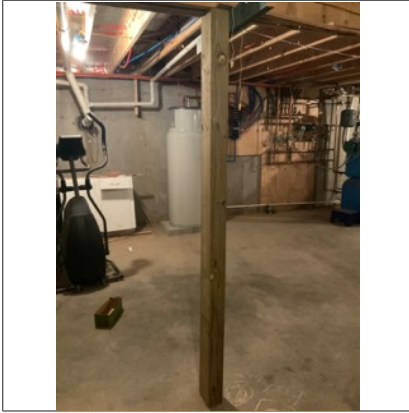
Comments

Columns are recommended to be attached to floor.

These columns are not attached to floor

Recommend a qualified contractor for further evaluation

Photos



Joists

Condition

☐ Not Visible

☒ Satisfactory ☐ Marginal ☐ Poor

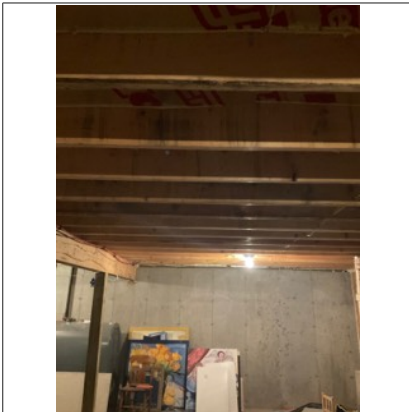
Material

☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☒ 2x12 ☐ Engineered I-Type

☐ Sagging/altered joists

Comments

Photos



Subfloor

Condition

☒ Not Visible

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting

Comments

Not visible. Foam insulation is between floor joists

Photos



Foam insulation installed between
floor Joyce.
Sub floor is not visible

Basement Photos



Crawl Space

Crawl space

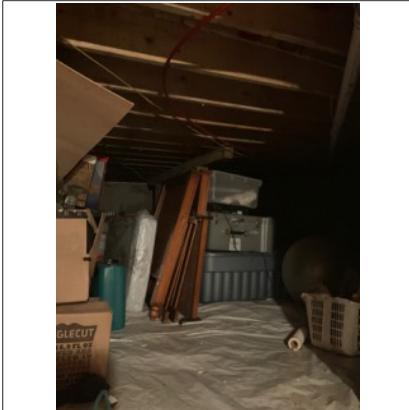
☐ N/A

Type ☐ Full crawlspace ☒ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments Inspection was limited due to owners belongings

Photos



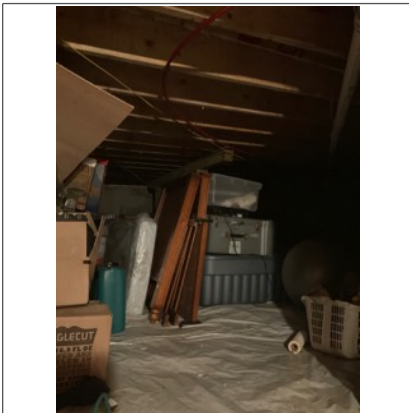
Access

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

Inspected from ☒ Access panel ☐ In the crawl space

Comments Inspected crawl space was restricted by personal belongings

Photos



Foundation walls

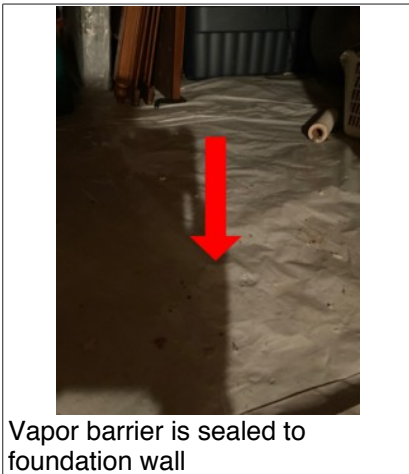
Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

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

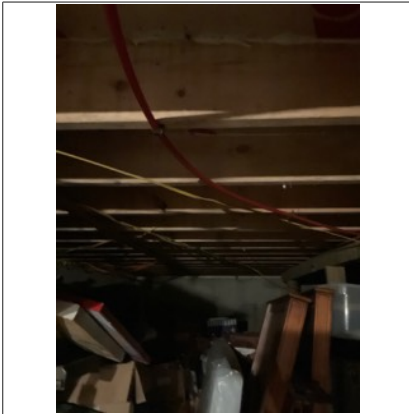
Comments Overall good condition from where I could inspect. Limited accessibility

Photos**Floor****Material**
☐ Concrete ☒ Gravel ☐ Dirt Other:
Condition
☐ Typical cracks ☐ Not Visible ☒ Vapor barrier present
Comments

Vapor barrier appeared to be in overall satisfactory condition.

Photos**Girders/Beams/Columns****Material**
☐ Steel ☒ Wood ☐ Masonry
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
Comments

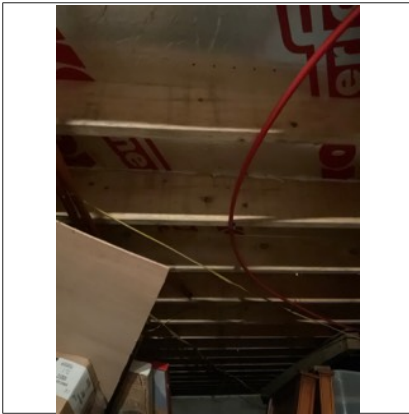
Photos

Floor joists in crawl space appear in good condition

Subfloor

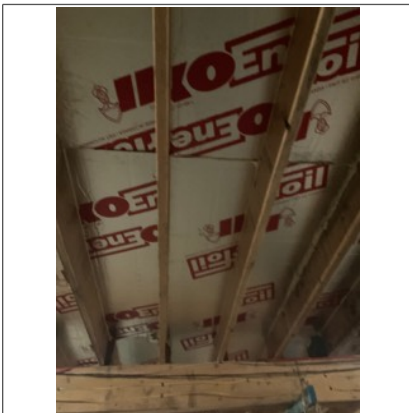
Condition
Comments
Photos

- ☒ Not Visible
☐ Indication of moisture stains/rotting
 Foam between floor joists. Subfloor was not visible

**Insulation**

Type
Location
Comments
Photos

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

**Vapor barrier**

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Crawl Space

Vapor barrier cont.

Material ☐ Kraft/foil faced ☒ Plastic ☐ Not Visible Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Vapor barrier is in good condition,
sealed, and no holes

Plumbing

Water service

Main shut-off location In the basement. View picture

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☐ N/A

Type: Plastic 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

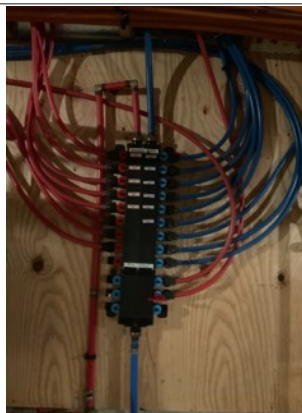
Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments There is a red hex key, to shut off separate water distribution sources. All water lines that go to sinks, toilets, etc. can be turned off and on at the manifold.

Photos



Main water shut off is circled in red.
 Arrow points to the whole house water filter, recommend changing filter.



Water distribution manifold

Main fuel shut-off location

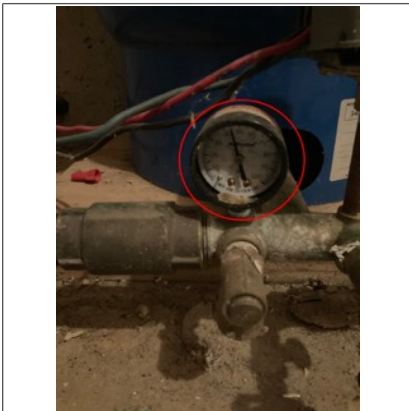
☐ N/A

Location In the basement. View picture.

Comments Fuel oil tank in basement.

Photos

Main fuel shut off is circled in red.

Well pump☐ N/A**Type** ☒ Submersible ☐ In basement ☐ Well house ☒ Well pit ☐ Shared well**Pressure gauge operable** ☒ Yes ☐ No Well pressure: 40-60 psi ☐ Not Visible**Comments** Recommend replacing pressure gauge. Glass covering is broken**Photos**

Protective glass is Broken on gauge. Circled in red.

Water heater #1☐ N/A**General**

Brand Name:Bradford White

Serial #: SG41734117

Capacity:80 gallon

Approx. age:1-5+

Type☐ Gas ☒ Electric ☐ Oil ☐ LP Other:**Combustion air venting present** ☐ Yes ☒ No ☐ N/A**Seismic restraints needed** ☐ Yes ☒ No ☐ N/A**Relief valve** ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material**Vent pipe** ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor**Comments**

Photos



Heating System

Boiler system

General ☐ N/A
 Brand name: BODERUS LOGANO G115
 Approx. age: 5-10+
 Model #: G115/4
 Serial #:

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

Distribution ☒ Hot water ☒ Baseboard ☐ Steam ☐ Radiator ☒ Radiant floor

Circulator ☒ Pump ☐ Gravity ☒ Multiple zones

Controls Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No

Oil fired units Disconnect: ☒ Yes ☐ No

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

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

Operated When turned on by thermostat: ☒ Fired ☐ Did not fire

Operation Satisfactory: ☒ Yes ☐ No ☐ Recommend HVAC technician examine before closing

Comments

Recommend yearly service on boiler.

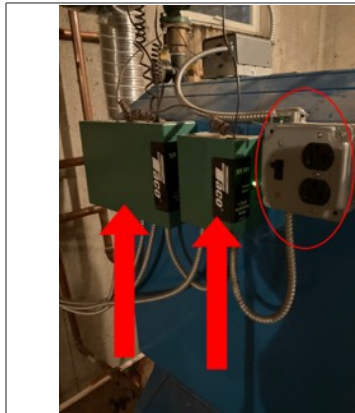
Boiler was in normal working order at the time of the inspection.

Circulating pumps were functional

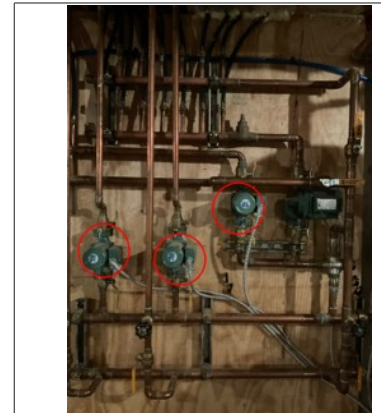
Photos



Boiler



Zone Control red arrows
Service switch, red circle



Red circles circulating pumps

Electric/Cooling System

Main panel

Location Basement under stairs

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

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

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

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

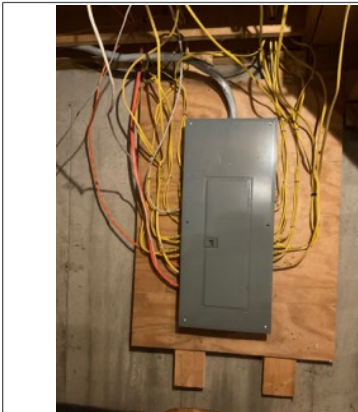
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

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

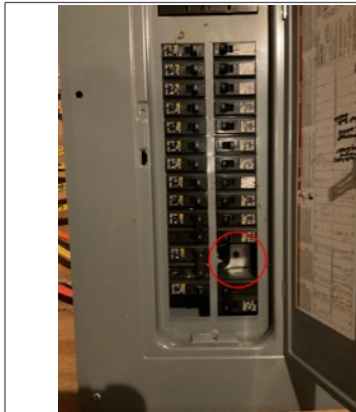
Reason: Some wiring missing entrance clamps

Comments Noticed one branch wire is missing entrance clamp to panel. See picture.
 Panel size appeared to be compatible to service size.
 Main disconnect was located outside at the meter
 Knock outs in breaker panel are missing.

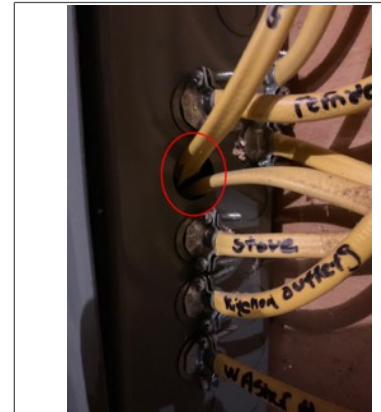
Photos



Breaker panel



Missing knockout plate.



Recommend entrance to panel clamp

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

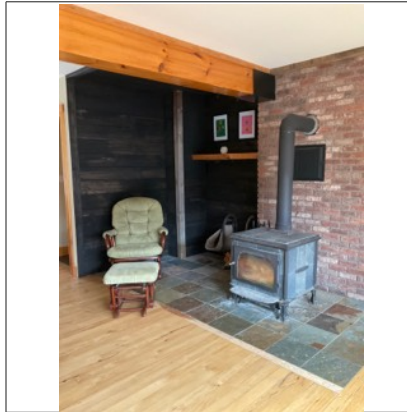
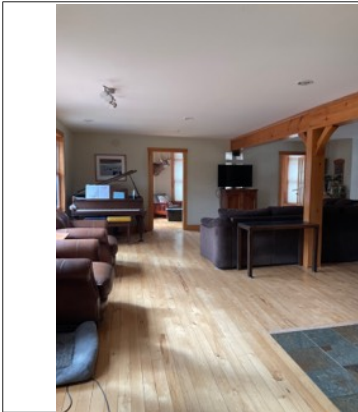
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

Comments Pictures we're limited to personal belongings

Photos



Dining Room

Dining Room

Location First floor

NE

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

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

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments Pictures we're limited due to personal belongings

Photos

