

Confidential Inspection Report

Client: Joe Client

Property: 1234 Pleasant Circle Wisconsin, MN

Type Inspection: Full

Building is facing: N S E W

Year built:2004 **Square foot:** 2200

Type of Building :Single Family Condo Duplex Townhouse Multi Family Commercial

Soil Condition: Dry Wet Damp Frozen Snow Covered

Weather: Clear Cloudy Rain Snow **Temp:**86 °

Present during inspection: Buyer Buyer's Agent Seller Seller's Agent

Inspection time: Start: 9:00 A.M. End: 12:15 P.M. **Date:**



www.Ultraspect.biz
Brad@Ultraspect.biz
(715) 755-3589 (612) 418-7735

LEGEND — READ CAREFULLY

Items followed by A, B, C, D, E and F designate the following:

- A Health and Safety Item.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- B Defect or Functional Concern.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- C Routine Maintenance item.** This work can be performed by a knowledgeable home owner or handyman.
- D Recommend Upgrade to increase safety or improve function.** Present condition may have been standard at time of installation but does not meet the latest building or safety standards. Upgrade is suggested but not required.
- E Recommend Evaluation by Structural and/or Geotechnical Engineer prior to close of transaction.**
- F Recommend Evaluation of the entire property by a licensed pest control operator prior to close of Transaction.** By law, only licensed pest control operators can determine the presence of wood destroying organisms.

SITE

Grading/Drainage

- Satisfactory
- Yard not fully visible.
- Flat/Slopes toward house (C)
- Concrete flat/slopes toward house (B)
- No drainage ditch or catch basin above building on uphill grade to divert water (B)
- Sump pump apparently exists on property. This suggests a water table problem or drainage problem on the property (B)
- Soggy spots or ponding on lawn (C)
- Poor landscaping exists on the property (C)
- Erosion apparent in lot grading (C)
- The yard is not fully graded (C)
- Regrade out from house and garage foundations 6 feet at a slope 1" per foot of grading. (C)

Additional Comments:

Planters, Trees, Shrubs

- Not Applicable
- Satisfactory
- Planter settling away from house/deteriorating (B)
- Trees or shrubs too close to house (C)

Additional Comments:

Retaining Walls Type: Concrete Block Stucco Wood Stone Other

- Not Applicable
- Satisfactory
- No weep holes (B)
- Slightly out of plumb (B)
- Moderately out of plumb (B)
- Severely out of plumb (B)
- No rail above retaining wall (A)
- Some retaining walls not evaluateable due to vines or scrubs at lot line/retaining wall.
- Untreated wood at soil (F)
- No "dead man" anchors railroad tie retaining wall to keep the wall from tipping downhill (B)
- Masonry deteriorating at retaining wall (B)
- Concrete deteriorating at retaining wall. (B)
- Wood deteriorating at retaining wall. (B)
- Minor cracks (C)
- Medium cracks (C)
- Major cracks (B)
- Near end of lifespan

Additional Comments:

Sidewalks Type: Concrete Brick Tile Gravel Other-

- Not Applicable
- Satisfactory
- Surface broken on walks (A)
- Trip hazard on walks due to settling and/or buckling (A)
- Wood at soil at walk (F)
- Minor cracks (C)
- Medium cracks (C)
- Major cracks (B)
- Evidence of poor drainage (B)
- Surface flaking (A)
- Sidewalk has been patched
- Sidewalk needs patching (C)
- Near end of lifespan
- Seal joints and cracks (C)

Additional Comments:

SITE-continued

Driveways Type: Concrete Asphalt Dirt Paving Stone Gravel Other-

- Not Applicable
- Satisfactory
- Minor cracks (C)
- Medium cracks (C)
- Major cracks (B)
- Concrete surface broken on driveway (A)
- Concrete undermined (B)
- Concrete flaking (B)
- Concrete needs sealing (C)
- Concrete needs patching (B)
- Asphalt needs resealing (C)
- Asphalt needs patching (C)
- Asphalt driveway needs to be replaced (B)
- Surface is raised (A)
- Surface is settled (A)
- Wood embedded at soil at driveway (F)
- The dirt/gravel driveway has ruts (A)
- Driveway needs gravel (C)
- Poor drainage on driveway (C)
- Driveway slopes toward garage without drainage (B)
- Joints or cracks need sealing (B)
- Near end of lifespan

Additional Comments:

DECK/PATIO

Patio Type: Concrete Brick Tile Block Stone Other- Location:

- Not applicable
- Satisfactory
- Surface raised (A)
- Settled (A)
- Trip hazard (A)
- Poor drainage (A)
- Cracked (C)
- Joints or cracks need sealing (C)

Patio Doors:

- Not applicable
- Satisfactory
- Glass broken (A)
- Glass cracked (C)
- Glass loose (C)
- Glass unmarked as tempered (A)
- Hard to open or close (B)
- Screens damaged (C)
- Screen torn (C)
- Screen missing (C)
- Rotting trim/framing (C)
- Frame weathered (C)
- Damaged weather stripping (C)
- Damaged hardware (C)
- Missing weather stripping (C)
- Door damaged (C)
- Short step at threshold (A)

Additional Comments:

Deck Location:

- Not applicable
- Satisfactory

Stair rail/Stair Concerns:

- Stairs poorly lit. (A)
- Wood at soil (C)
- Weathering (C)
- Stair rail non-existent (D)
- Stair rail ungraspable (A)
- Stair rail loose (A)
- Components missing (A)
- Broken continuity (A)
- Railing too low, must be over 36" high (A)
- Spacing between balusters too wide over 4" max (A)

Step trip hazard:

- Non-uniform (A)
- <11" treads (A)
- Short step (A)
- Projecting (A)
- Covering deteriorated

Supports/Steps:

- Settlement away from house (B)
- Support post settled (B)
- Support post damaged (A)
- Support post in soil (C)
- Sunken (B)

- Wood steps rotting (C)
- Wood steps in soil (F)

DECK/PATIO –Continued

Deck continued

Railing:

- Components missing (A)
- Broken continuity (A)
- Loose (A)
- Railing too low, must be over 36" high (A)
- Non-existent (D)
- Spacing between balusters too wide over 4" max (A)
- Weathering (C)
- Rotting (C)

Additional Comments:

Decking:

- Deck on grade unable to inspect.
- Poor drainage
- Flashing not visible (B)
- Improper flashing (B)
- Missing (B)
- Posts need straps/footings (A)
- Add lag bolts where nailed to ledger board (C)
- Earth to wood contact (C)
- Deck boards weathered (C)
- Cracked (C)
- Moisture stains (C)
- Damaged (C)
- Warped (C)
- Needs stain (C)

Additional Comments:

Deck Patio Doors:

- Not applicable
- Satisfactory
- Glass broken (A)
- Glass cracked (C)
- Glass loose (C)
- Glass unmarked as tempered (A)
- Hard to open or close (B)
- Screens damaged (C)
- Screen torn (C)
- Screen missing (C)
- Rotting trim/framing (C)
- Frame weathered (C)
- Damaged weather stripping (C)
- Damaged hardware (C)
- Missing weather stripping (C)
- Door damaged (C)
- Short step at threshold (A)

Additional Comments:

PORCH/STOOP/STAIRS/BREEZEWAY

Porch/Stoop/Stairs/Breezeway Location: Front Rear Side

Not applicable

Satisfactory

Stair rail/Stair Concerns:

Stairs poorly lit. (A)

No light exists. (A)

Wood at soil (C)

Weathering (C)

Stair rail non-existent (D)

Stair rail ungraspable (A)

Stair rail loose (A)

Components missing (A)

Broken continuity (A)

Railing too low, must be over 36" high (A)

Spacing between balusters too wide over 4" max (A)

Stairs near end of lifespan

Step trip hazard:

Non-uniform (A)

<11" treads (A)

Short step (A)

Projecting (A)

Covering deteriorated (A)

Concrete broken or cracked (A)

Supports/Steps:

Settlement away from house (B)

Settled (B)

Sunken (B)

Brick/stone deteriorating (A)

Concrete deteriorating (A)

Support post in soil (C)

Wood steps rotting (C)

Wood steps in soil (F)

Deteriorating wood support (A)

Hand Railing:

Components missing (A)

Broken continuity (A)

Loose (A)

Railing too low, must be over 36" high (A)

Non-existent (D)

Spacing between balusters too wide over 4" max (A)

Weathering (C)

Rotting (C)

Additional Comments:

Doors Location: Front Rear Side

Exterior Doors:

Satisfactory

Hardware disrepair (C)

Broken window (C)

Poor fit (C)

Wood split /rotting (C)

Dragging on floor (C)

Doesn't stay shut (C)

Dead bolts are non-operable (C)

Dead bolts do not exist (C)

Hard to open or close (C)

Poor weather stripping (C)

Damaged weather stripping (C)

Dented/rusted (C)

PORCH/STOOP/STAIRS/BREEZEWAY -continued

Storm Door: Front Side Rear

Not applicable

Satisfactory

Lock inoperable (A)

Broken window (C)

Dented/rusting (C)

Poor fit (C)

Hard to open or close (B)

Screens damaged (C)

Screens torn (C)

Screens missing (C)

Hardware disrepair/loose (C)

Storm or screen door automatic closer in disrepair (C)

Storm or screen door automatic closer loose (C)

Storm or screen door automatic closer missing (C)

Wood split /rotting (C)

Damaged weather stripping (C)

Missing weather stripping (C)

Doorbell:

Not applicable

Satisfactory

Doesn't exist (C)

Not ringing (C)

Button broken (C)

Additional Comments:

Electric

Not applicable

Satisfactory

Furnishing prevented testing of all boxes

Light fan not operational (C)

Light broken (C)

Light cracked (C)

Missing globe (C)

Light loose (C)

Defective switch (C)

Bulb burnt out (C)

Exposed splices (A)

Evidence of overheating (A)

Evidence of arcing (A)

Wire connections exposed due to no cover over outlet box (A)

Wire connections exposed due to no cover over switch box (A)

Lamp cord used in lieu of "hard wire" (A)

Exposed wires-no conduit(A)

Outlet: inoperable (A)

Outlet loose (A)

Inadequate outlets available (A)

Wires taped at junctions (A)

Ungrounded three prong outlets (A)

Reversed electrical polarity in outlet (A)

Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)

Ground Fault Circuit Interrupter outlets not working (A)

Two prong electrical outlets exist in at least some rooms (A)

Additional Comments:

PORCH/STOOP/STAIRS/BREEZEWAY -continued

Walls Type: Drywall Plaster Wood Other-

- Not applicable
- Satisfactory
- Furnishings prevent full inspection. Check carefully on final walkthrough
- Evidence of current leaks at wall (B)
- Evidence of previous leaks at wall (B)
- Minor cracks in walls (C)
- Medium cracks in walls (C)
- Major cracks in walls (E)
- Nail pops (C)
- Peeling wallpaper (C)
- Peeling paint (C)
- Damaged wall materials (C)
- Recommend review by engineer (E)
- Additional Comments:

Ceilings Type: Drywall Plaster Tiles Wood

- Not applicable
- Satisfactory
- Minor cracks in ceiling (C)
- Medium cracks in ceiling (C)
- Major cracks in ceiling (E)
- Evidence of current leaks on ceiling (B)
- Evidence of previous leaks on ceiling (B)
- Some damaged ceiling materials (B)
- Paint peeling (C)
- Additional Comments:

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

- Not applicable
- Satisfactory
- Furnishings prevent full inspection. Check carefully on final walkthrough
- Cracked tiles (C)
- Evidence of previous water exposure--mildew (B)
- Flooring damaged or not attached to floor-(trip hazard) (A)
- Floor sags or is not level (A)
- Additional Comments:

Windows

- Not Applicable
- Satisfactory
- Some windows won't lock (C)
- Some windows won't open/close (C)
- Numerous windows in building stick and are at least difficult to open (C)
- Broken sash cords (C)
- Paint peeling around window (C)
- Cracked (C)
- Broken (C)
- Caulking/glazing deteriorated (C)
- Fogging (B)
- Appear to not be weather tight (B)
- Some double pane windows have broken seal (B)
- Some casement windows have damaged hardware (C)
- Moisture around window affecting the wall. (C)
- Weathered sill plate (C)
- Cracked/rotting window trim (C)
- Window screens missing (C)
- Window screens damaged (C)

Additional Comments:

GARAGE

Garage Type : Unattached Attached

Methods used: Binoculars On roof Ladder At eave Window Other-

Inspector did not mount roof because: Too cold Snow Ice Rain Too steep Too high Other-Roof: "A" Steep Medium Low Pitched Flat Gable Hip Shed Mansard Gambrel

Estimated age of roof: 0-5 5-10 10-15 15 -20 20 + years

Roofing: Asphalt or Fiberglass Shingles Steel Wood Shakes Clay Slate Built up Other-

Roofing

- Not applicable
- Same as house roof, see house roofing section
- Satisfactory
- Some shingles are curling (B)
- Shingles are missing some granules (B)
- Shingles/Shakes cracked (B)
- Shingles/Shakes missing (B)
- Shingles torn (B)
- Shingle roof with less than 3/12 pitch (B)
- At least 3 layers of shingles exist on roof currently (B)
- Moisture damage (B)
- Moss covered (B)
- Exposed/missing/lifted fasteners (B)
- Minor (10%) portions of roof need re-roofing (B)
- Moderate (10%-60%) portions of roof need re-roofing
- Major (60%- over) portions of roof need re-roofing (B) (Consider re-roofing)
- Minor roof damage in distinct random sections on the roof (B)
- Moderate roof damage in distinct random sections on the roof (B)
- Major roof damage in distinct random sections on the roof (B) (replace part of roof)
- Damage from trees scraping roof (B) Minor Moderate (B) Severe (B)
- Roof materials improperly installed (B)
- Evidence of prior patching/repairs (B)
- Cracked clay/slate (B)
- Steel dented (B)
- Steel rusted (B)
- Deteriorated paint (B)
- Built up blistering (B)
- Build up cracking (B)
- Built up Alligatoring (B)
- Open seams (B)
- Possible sheathing damage to roof (sags) (A)
- Ridge of roof sags (A)
- Severe corrosion/rust apparent on drip edge (B)
- Recommend heat tape where ice damming may occur (B)
- Some heat tape on the roof overlaps with itself (A)
- Roof near end of life span (B)

Additional Comments:

Rafters/Trusses Roof Structure: Trusses Rafters Sheathing Batt boards

- Not visible
- Satisfactory
- Evidence of roof and rafters/trusses bowing (A)
- The roof deck supports are not properly braced on a load bearing support (A)
- Rafters/Trusses show signs of splitting/cracking (A)
- Trusses have been cut (A)
- Garage roof has inadequate roof cross supports (A)
- The lower ends of the roof rafters/trusses at the eaves are not tied into the joist ends (A)
- Light visible at some penetrations through roof-moisture and water entry (B)
- Current leaks evident at sloped/flat roof juncture (B)
- Previous leaks evident at sloped/flat roof juncture (B)

- Current leaks evident at roof/wall juncture (B)
- Previous leaks evident at roof/wall juncture (B)

GARAGE-continued

Rafters/Trusses-continued

- Current leak evident possibly due to roof covering around eaves (B)
- Previous leak evident possibly due to roof covering around eaves (B)
- Current leak evident possibly due to battboard (B)
- Previous leak evident possibly due to battboard (B)
- Current leak evident possibly due to sheathing(B)
- Previous leak evident possibly due to sheathing(B)

Ceiling

- Current leak in ceiling evident (B)
- Previous leak in ceiling evident (B)

Additional Comments:

Floor

- Satisfactory
- Trip hazard on floor (A)
- The floor level is not lower than the house floor level on attached garage (A)
- Minor cracks in floor(C)
- Medium cracks in floor(C)
- Major cracks in floor (E)
- Cracks need sealing (C)
- Concrete surface flaking (C)

Additional Comments:

Walls

Apparent Wall Type: Brick Block Frame Brick Veneer Earth Earth sheltered Log Other-
 Wall Covering: Brick Brick Veneer Cedar Wood clapboard Wood panel Stucco Metal Shakes
 Insulated Metal Vinyl/plastic Wood shingles Texture Masonite Press Board Panels

Exterior Walls

- Same as house walls.
- Satisfactory
- Wood touching soil (F)
- Brick mortar deteriorating (B)
- Siding has no vent holes (B)
- Siding is damaged (B)
- Wall covering on exterior walls is missing (B)--
- Wall covering on exterior walls is split (B)--
- Wall covering on exterior walls is loose (B)--
- Wall covering on exterior walls is delaminating (B)--
- Wall covering on exterior walls is deteriorating (B)--
- Wall covering on exterior walls is damaged (B)--
- Vines reduce the opportunity to inspect
- Vines has or may result in damage (B)
- Evidence of possible previous fire on the exterior (B)
- Sag over windows (B)
- Sag over doors (B)
- Walls out of plumb (A)
- Wall of garage bowed out (A)
- Wall damaged (B)
- The garage support posts are damaged (A)
- The garage support posts are not embedded in concrete(non-wood) (A)
- The garage support posts are not supported by footing (wood) (A)
- Minor cracks in wall(C)
- Medium cracks in wall (C)

- Major cracks in wall (E)
- Repair or replace siding where needed (B)

Additional Comments:

GARAGE-continued

Walls-continued

Interior Walls

- Satisfactory
- Current leaks evident at wall (B)
- Previous leaks evident at wall (B)
- Damaged wall materials (B)
- Minor cracks in walls (C)
- Medium cracks in walls (C)
- Major cracks in walls (E)
- Fire wall between house and garage not continuous (A)
- Inadequate diagonal wall supports (A)
- Garage walls out of plumb (A)

Additional Comments: Around garage vehicle door.

Facia/Soffit Trim: Wood Metal Vinyl

- Not Applicable
- Same as house
- Satisfactory
- Splits in wood (B)
- No drip edge (B)
- Current leaks/stains evident (B)
- Previous leaks/stains evident (B)
- Unscreened vent openings in soffits (B)
- Possible ice/debris dam (B)
- Needs caulking (C)
- Needs paint (C)
- Needs finish (C)
- Needs stain (C)

Flashing/Trim

- damaged (C)
- loose (C)
- cracked (C)
- missing (C)
- rotting (C)

Additional Comments:

Paint and Finishes

- Not Applicable
- Same as house walls
- Satisfactory
- Minor paint peeling (C)
- Major paint peeling (C)
- Entire garage appears to need repainting (C)
- Minor re-staining (C)
- Major re-staining (C)

Additional Comments:

Foundation Type: Block Concrete Masonry Poured concrete Wood Other-

- Not Applicable
- Same as house walls.
- Satisfactory
- Minor cracks in walls (C)
- Medium cracks in walls (C)
- Major cracks in walls (E)

- There is noticeable settlement at foundation (E)
- Blocks bowing (E)

Additional Comments:

GARAGE-continued

Eaves

- Not Applicable
- Same as house
- Satisfactory
- Current leaks evident under eaves (B)
- Previous leaks evident under eaves (B)
- Possible ice/debris dam (B)

Additional Comments:

Gutters Type: Metal Wood Vinyl Other- Full Partial

- Not Applicable
- Same as house
- Satisfactory
- No gutter over entry at eave (A)
- Poor slope (B)
- Some components may leak (B)
- Corroded (B)
- Damaged gutters (C)
- Substantial debris in gutters (C)
- Add gutters for drainage (C)

Downspouts

- Some missing (C)
- Corrosion/ rust apparent (B)
- Damaged (B)
- Leaks or decay (B)
- Loose (C)
- Add downspouts for drainage (C)

Extensions

- Missing (C)
- Corrosion/ rust apparent (B)
- Doesn't drain away from garage (C)
- Leaks or decay (B)
- Add extensions for drainage (C)

Splash blocks

- Don't carry water away from garage (C)
- Corrosion/leaks (B)
- Add splash blocks for drainage (C)

Additional Comments:

Doors

Garage Vehicle Door

- Not Applicable
- Satisfactory
- Door damaged (A)
- Door sticking (A)
- Spring damaged (A)
- Garage door opener not automatic reversing (A)
- Garage door opener automatic reversing needs adjustment (C)
- Weather stripping damaged (B)
- Weather stripping missing (B)
- Vehicle door hinges and rollers need to be tighten/oiled (B)
- Garage door opener not operational (B)
- Nearing end of service life (B)

Additional Comments:

GARAGE-continued

Door-continued

Garage To House Door Type: Solid wood Metal Other-

- Not Applicable
- Satisfactory
- Door between house and garage is not auto closing (A)
- Weather stripping is damaged (B)
- Weather stripping is missing (B)
- Fits the opening poorly (A)
- Door knob is missing (C)
- Door knob is damaged/ loose (C)
- Hinges loose (C)
- No metal/fire rated/solid core common door between house and garage (A)
- Short step at threshold, trip hazard. (A)
- Nearing end of life span (B)

Additional Comments:

Garage Entrance Door Type: Solid wood Metal Hollow core wood Other-

- Not Applicable
- Satisfactory
- Side door to garage has been damaged (B)
- Weather stripping is damaged (B)
- Weather stripping is missing (B)
- Fits the opening poorly (A)
- Door knob is missing (C)
- Door knob is damaged/loose (C)
- Hinges loose (C)
- Fits the opening poorly (B)
- Lock damaged/inoperable (C)
- Door weathered (C)
- Hinges loose (C)
- Hard to latch (C)
- Drags on floor (C)
- Short step at threshold, trip hazard. (A)
- Nearing end of life span (B)

Additional Comments:

Windows Window Type: Aluminum Wood Vinyl Metal Dual panel Sliding Casement Double Hung
 Single Hung Louver Hopper Awning Fixed Other-

- Not Applicable
- Satisfactory
- Wood deteriorating (C)
- Frame broken
- Some windows won't lock (C)
- Some windows won't open/close (C)
- Paint peeling around window (C)
- Cracked (C)
- Broken (C)
- Caulking/glazing deteriorated (C)
- Fogging (B)
- Some double pane windows have broken seal (B)
- Weathered sill plate (C)
- Cracked/rotting window trim (C)
- Window screens missing (C)
- Window screens damaged (C)

Additional Comments:

GARAGE-continued

Electric

- Not Applicable
- Satisfactory
- Storage prevented testing of all boxes
- Light broken (C)
- Light cracked (C)
- Missing globe (C)
- Light loose (C)
- Defective switch (C)
- Bulb burnt out (C)
- Exposed splices (A)
- Evidence of overheating (A)
- Evidence of arcing (A)
- Wire connections exposed due to no cover over outlet box (A)
- Wire connections exposed due to no cover over switch box (A)
- Lamp cord used in lieu of "hard wire" (A)
- Exposed wires-no conduit(A)
- Outlet: inoperable (A)
- Outlet loose (A)
- Inadequate outlets available (A)
- Wires taped at junctions (A)
- Ungrounded three prong outlets (A)
- Reversed electrical polarity in outlet (A)
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)
- Ground Fault Circuit Interrupter outlets not working (A)
- Electrical boxes poorly anchored (A)
- Overhead wires to garage may not be exterior grade (A)
- Wires to garage hanging too low to ground <10 ft (A)
- Additional Comments:

Plumbing

- Not Applicable
- Satisfactory
- There is a possible freeze to spigots or hose bibs (C)
- Hose bib re-attach to garage (C)
- There is no insulation on pipes in unheated garage (C)

Additional Comments:

Heating

- Not Applicable
- Satisfactory
- The garage has a coal/wood stove in it. This is an extreme fire hazard (A)
- The garage has a heater that is less than 18 " off ground (A)
- Some appliances/tanks are unprotected from potential damage from a car (A)
- The garage has an undampened heat vent in it (A)
- Heater not tested due to being shut down at time of inspection (A)

Additional Comments:

Stairs

- Not Applicable
 - Satisfactory
- Stair rail/Stair Concerns:**
- Stairs poorly lit.(A)
 - No light (A)
 - Wood at soil (C)
 - Weathering (C)

- Stair rail non-existent (D)
- Stair rail ungraspable (A)
- Stair rail loose (A)

GARAGE-continued

Handrail/Stair Concerns Continued

- Components missing (A)
- Broken continuity (A)
- Railing too low, must be over 36" high (A)
- Spacing between balusters too wide over 4" max (A)

Step trip hazard:

- Non-uniform (A)
- <11" treads (A)
- Short step (A)
- Projecting (A)
- Covering deteriorated (A)
- Concrete broken or cracked (A)

Supports/Steps:

- Settlement away from house (B)
- Settled (B)
- Sunken (B)
- Support post in soil (C)
- Wood steps rotting (C)

Railing:

- Components missing (A)
- Broken continuity (A)
- Loose (A)
- Railing too low, must be over 36" high (A)
- Non-existent (D)
- Spacing between balusters too wide over 4" max (A)
- Weathering (C)
- Rotting (C)

Additional Comments:

EXTERIOR

Shed/Hot Tub/Pool/Playground/Sauna/Tennis Courts not inspected. Well/Private sewage disposal not evaluated.

Snow cover on exterior may limit inspection

Electric

- Not Applicable
- Satisfactory
- Light broken (C)
- Light cracked (C)
- Missing globe (C)
- Light loose (C)
- Bulb burnt out (C)
- Defective switch (C)
- Switch not properly weather-stripped (A)
- Wire connections exposed due to no cover over switch box (A)
- Exposed splices (A)
- Evidence of overheating (A)
- Evidence of arcing (A)
- Lamp cord used in lieu of "hard wire" (A)
- Exposed wires-no conduit (A)
- Wires taped at junctions (A)
- Wire connections exposed due to no cover over outlet box (A)
- Outlet: inoperable (A)
- Outlet loose (A)
- Inadequate outlets available (A)
- Ungrounded three prong outlets (A)
- Reversed electrical polarity in outlet (A)
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)
- Ground Fault Circuit Interrupter outlets not working (A)
- Two prong electrical outlets exist in at least some rooms (A)
- Outlet not properly weather-stripped (A)
- Broken weather proof junction box (A)
- No weather proof junction box (A)

Additional Comments:

Utilities

Electrical: Service is: Overhead Underground

- Not Applicable
- Satisfactory
- Service line to house is non-conducted wire (A)
- Service line too close to ground (A)
- Service line too close to building (A)
- Service line touching trees (A)
- Service line touching antenna (A)
- Service line touching building (A)
- Meter base appears loose (A)
- Check if can conduit wires without complete exterior upgrade (A)
- The service wires that extend from the telephone pole to the house are frayed (A)
- Main breaker is loose (A)
- Main breaker is not properly covered (A)
- Fuse is loose (A)
- Fuse is not properly covered (A)
- Panel box is loose (A)
- Panel box is not properly covered (A)
- The pole-to-house wires are not drip looped where they connect at the house (A)

Additional Comments:

Gas/Fuel Oil

- No shutoff valves (Main Supply) (A)
- There is evidence of odors (A)

Additional Comments:

EXTERIOR-continued

Basement Windows Window Type: Aluminum Wood Vinyl Metal Dual panel Sliding Casement Louver
 Double Hung Single Hung Hopper Awning Fixed Glass Blocks Other-

- Not Applicable
- Satisfactory
- Wood deteriorating (C)
- Paint peeling around windows (C)
- Frame broken

Window Wells

- Not Applicable
- Satisfactory
- Window wells inadequate (B)
- Window wells missing (B)
- Window wells below grade (B)
- No grid over window wells near patio/walk (A)
- Not covered with rain repelling cover (C)

Additional Comments:

Foundation Foundation type: Concrete Block Brick Stone Poured concrete Wood Other-

- Not Applicable
- Not Visible
- Satisfactory
- Deteriorating Wall brick (B)
- Deteriorating mortar (B)
- Vines reduce the opportunity to inspect
- Vines has or may result in damage (B)
- Wall siding is damaged (C)
- Walls siding has no vent holes (B)
- Wall siding scaled off (B)
- Stucco deteriorating/missing (B)
- Parging deteriorating/missing (B)
- Sag over windows(B)
- Sag over door (B)
- Settlement -minor (C)
- Settlement-medium (B)
- Settlement -major(E)
- Out of plumb-minor(C)
- Out of plumb-medium (B)
- Out of plumb-major (E)
- Bulging-minor(C)
- Bulging-medium (B)
- Bulging-major (E)
- Evidence of possible previous fire on the exterior of the house (B)
- Wood touching soil at foundation exterior wall or cover (C)
- Ventilation openings on the house are unscreened (C)
- Crack-minor (B)
- Cracks-medium (B)
- Cracks-major (E)
- Cracks and joints need sealing or re-mortaring (C)
- Cracks exist at the chimney-house junction (B)

Additional Comments:

EXTERIOR-continued

Walls

Apparent Wall Type: Brick Block Frame Brick Veneer Earth Earth sheltered Log Other

Wall Covering: Brick Brick Veneer Cedar Wood clapboard Wood panel Stucco Metal Insulated Metal
 Vinyl/plastic Wood shingles Shakes Texture Pressboard Panels Other- Stone.

Satisfactory

Deteriorating wall brick (B)

Deteriorating mortar (B)

Vines reduce the opportunity to inspect

Vines has or may result in damage (B)

Wall siding is damaged (C)

Walls siding has no vent holes (B)

Wall siding scaled off (B)

Stucco deteriorating/missing (B)

Parging deteriorating/missing (B)

Sag over windows(B)

Sag over door (B)

Minor settlement (C)

Medium settlement (B)

Major settlement (E)

Minor out of plumb (C)

Medium out of plumb (B)

Major out of plumb (E)

Minor bulging (C)

Medium bulging (B)

Major bulging (E)

Evidence of possible previous fire on the exterior of the house (B)

Wood touching soil at foundation exterior wall or cover (C)

Ventilation openings on the house are unscreened (C)

Minor cracks (B)

Medium cracks (B)

Major cracks (E)

Cracks exist at the chimney-house junction (B)

Cracks and joints need sealing or re-mortaring (C)

Wall covering on exterior walls is missing (B)--

Wall covering on exterior walls is split (B)--

Wall covering on exterior walls is loose (B)-- Vinyl/Plastic and fake shakes.

Wall covering on exterior walls is delaminating (B)--

Wall covering on exterior walls is deteriorating (B)--

Wall covering on exterior walls is damaged (B)--

Additional Comments:

Paints & Finishes

Not Applicable

Satisfactory

Minor paint peeling (C)

Major paint peeling (C)

Entire house appears to need repainting (C)

Needs re-staining(C)

Additional Comments:

Eaves

Not Applicable

Satisfactory

Evidence of current leaks under eaves (B)

Evidence of previous leaks under eaves (B)

Possible ice/debris dam (B)

- Sagging along eaves (B)
- Additional Comments:

EXTERIOR-continued

Windows Window Material: Aluminum Wood Vinyl Metal

Window Type: Sliding Casement Double Hung Single Hung Louver Hopper Awning Fixed Other-

- Not Applicable
- Satisfactory
- Paint peeling around windows (C)
- Wood deteriorating (C)
- Window needs reglazing (C)
- Frame broken

Additional Comments:

Gutters Type: Metal Wood Vinyl Other- Full Partial

- Not Applicable
- Satisfactory
- No gutter over entry at eave (A)
- Poor slope (B)
- Some components may leak (B)
- Corroded (B)
- Loose (C)
- Damaged gutters (C)
- Substantial debris in gutters (C)
- Add gutters for drainage (C)

Downspouts:

- Some missing (C)
- Corrosion/ rust apparent (B)
- Damaged (B)
- Leaks or decay (B)
- Loose (C)
- Add downspouts for drainage (C)

Extensions:

- Missing (C)
- Corrosion/ rust apparent (B)
- Doesn't drain away from house (C)
- Leaks or decay (B)
- Damaged (B)
- Add extensions for drainage (C)

Splash blocks

- Don't carry water away from garage (C)
- Corrosion/leaks (B)
- Non-existent (B)
- Add splash blocks for drainage (C)

Additional Comments:

Hose Bibs

- Not Applicable
- Satisfactory
- Not inspected
- Faucet splash blocks recommended (B)
- Possible freeze to hose bib/faucet (B)
- Outside faucet dripping (C)
- Leaking (C)
- Hose bib loose re-attach to house (C)
- Hose faucet froze previously and may leak at inside wall (B)

- Hose bib shut off inside of house (B)
- Handle are missing/broken (C)
- No anti-siphon device (C)

Additional Comments:

HOUSE ROOF

Methods used: Binoculars On roof Ladder At eave Window Other-
 Inspector did not mount roof because: Too cold Snow Ice Rain Too steep Too high Other-
 Roof: "A" Steep Medium Low Pitched Flat Gable Hip Shed Mansard Gambrel
 Estimated age of roof: 0-5 5-10 10-15 15 -20 20 + years

Roofing Type: Asphalt or Fiberglass Shingles Steel Wood Shakes Clay Slate Built up Other-

Satisfactory

- Some shingles are curling (B)
- Shingles are missing some granules (B)
- Shingles/Shakes cracked (B)
- Shingles/Shakes missing (B)
- Shingles torn (B)
- Shingle roof with less than 3/12 pitch (B)
- Nails not sealed (B)
- At least 3 layers of shingles exist on roof currently (B)
- Moisture damage (B)
- Moss covered (B)
- Exposed/missing/lifted fasteners (B)
- Minor (10%) portions of roof need re-roofing (B)
- Moderate (10%-60%) portions of roof need re-roofing (B)
- Major (60%- over) portions of roof need re-roofing- (B) (Consider re-roofing)
- Moderate roof damage in distinct random sections on the roof - (B)
- Major roof damage in distinct random sections on the roof - (B) (replace part of roof)
- Minor damage from trees scraping roof (B)
- Moderate damage from trees scraping roof (B)
- Severe damage from trees scraping roof (B)
- Roof materials improperly installed (B)
- Evidence of prior patching/repairs (B)
- Cracked clay/slate (B)
- Steel dented (B)
- Steel rusted (B)
- Deteriorated paint (B)
- Built up blistering (B)
- Build up cracking (B)
- Built up Alligatoring (B)
- Open seams (B)
- Possible sheathing damage to roof (sags) (A)
- Ridge of roof sags (A)
- Severe corrosion/rust apparent on drip edge (B)
- Recommend heat tape where ice damming may occur (B)
- Some heat tape on the roof overlaps with itself (A)
- Roof near end of life span (B)

Asphalt

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)

Plastic

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)

Parapet wall

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)

HOUSE ROOF-continued

Roofing-continued

Flashing

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)
- damaged (B)
- missing (B)
- not properly set (B)
- Nails not sealed (B)

Counter flashing

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)
- damaged (B)
- Nails not sealed (B)

Valleys

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)
- damaged (B)
- Nails not sealed (B)

Additional Comments:

Roof Top Penetration

- Not Applicable
- Not visible
- Satisfactory
- No screened covers over combustion air vents --should be at least 1/4" mesh--do not use window screen. (C)

Sewer vents

- inadequate(B)
- corroded(B)
- missing (B)
- cracked (B)
- damaged (B)
- Nails not sealed (B)

Flue vents

- inadequate(B)
- corroded(B)
- missing (B)
- cracked (B)
- damaged (B)
- Nails not sealed (B)

Ventilation vents

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)
- damaged (B)
- Nails not sealed (B)

HOUSE ROOF-continued

Roof top penetration-continued

Flashing

- inadequate (B)
- corroded (B)
- missing (B)
- cracked (B)
- damaged (B)
- missing (B)
- not properly set (B)
- Nails not sealed (B)

Dormer/Walls

- Dormer flashings inadequate (B)
- Dormer flashings worn (B)
- Dormer flashings corroded (B)
- Dormer seals inadequate (B)
- Dormer seals worn (B)
- Dormer seals corroded (B)
- Roof parapet wall coping is not sloped toward the roof (B)

Additional Comments:

Chimney

- Not Applicable
- Satisfactory
- Chimney masonry is deteriorating/ cracked (B)
- Concrete capped tile flue is deteriorating/ cracked (B)
- Mortar between masonry is deteriorating/ cracked (B)
- Recommend "crickets" installed above chimney (B)
- Chimney cap damaged (B)
- Chimney cap missing (B)
- No screen covers on chimney (C)
- Masonry damaged or cracked (C)
- Flashing not stepped into mortar or caulked on pitched sides of chimney (B)
- Flashing not stepped into mortar or caulked on pitched sides of skylight (B)
- Flashing pulling away from roof. (B)
- Step flashing is damaged. (B)
- Recommend mason review chimney (B)
- Chimney isn't at least 20 ft above floor level of the fireplace. There's evidence that back drafting is occurring above the fireplace inside. (A)
- Top of the chimney isn't at least 2 ft above level of flat roof around it or it isn't at least 3 ft on the horizontal away from pitched roof (A)
- Seal all cracks (C)

Additional Comments:

HALLS

Smoke Detectors

- Satisfactory
 No battery (C)--Level: B 1 2 3 4
 No operable smoke detectors exist (A)--Level: B 1 2 3 4

Additional Comments:

Stairs

- Not Applicable
 Satisfactory

Trip hazard:

- Non-uniform (A)--Level: B-1 1-2 2-3 3-4 4-5
 <11" treads (A)--Level: B-1 1-2 2-3 3-4 4-5
 Short step (A)--Level: B-1 1-2 2-3 3-4 4-5
 Projecting (A)--Level: B-1 1-2 2-3 3-4 4-5
 Covering deteriorated (A)--Level: B-1 1-2 2-3 3-4 4-5

Hand rail:

- Components missing (A)--Level: B-1 1-2 2-3 3-4 4-5
 Ungraspable (A)--Level: B-1 1-2 2-3 3-4 4-5
 Broken continuity (A)--Level: B-1 1-2 2-3 3-4 4-5
 Loose (A)--Level: B-1 1-2 2-3 3-4 4-5
 Missing (A)--Level: B-1 1-2 2-3 3-4 4-5
 Non Existent (D)--Level: B-1 1-2 2-3 3-4 4-5
 Spacing between balusters too wide over 4" max (A)--Level: B-1 1-2 2-3 3-4 4-5
 Railing too low must be over 36" (A)--Level: B-1 1-2 2-3 3-4 4-5

Stair rail:

- Components missing (A)--Level: B-1 1-2 2-3 3-4 4-5
 Ungraspable (A)--Level: B-1 1-2 2-3 3-4 4-5
 Broken continuity (A)--Level: B-1 1-2 2-3 3-4 4-5
 Loose (A)--Level: B-1 1-2 2-3 3-4 4-5
 Missing (A)--Level: B-1 1-2 2-3 3-4 4-5
 Non Existent (D)--Level: B-1 1-2 2-3 3-4 4-5
 Spacing between balusters too wide over 4" max (A)--Level: B-1 1-2 2-3 3-4 4-5
 Railing too low must be over 36" (A)--Level: B-1 1-2 2-3 3-4 4-5

Stair well problems:

- Stairwell has poor headroom /width (A)--Level: B-1 1-2 2-3 3-4 4-5
 Poorly lit (A)--Level: B-1 1-2 2-3 3-4 4-5
 No 3 way switch (A)--Level: B-1 1-2 2-3 3-4 4-5

Additional Comments:

Electric

- Satisfactory
 Not Applicable
 Furnishing prevented testing of all boxes--Level: B 1 2 3 4
 Light fan not operational (C)--Level: B 1 2 3 4
 Light broken (C)--Level: B 1 2 3 4
 Light cracked (C)--Level: B 1 2 3 4
 Missing globe (C)--Level: B 1 2 3 4
 Light loose (C)--Level: B 1 2 3 4
 Bulb burnt out (C)--Level: B 1 2 3 4
 Defective switch (C)--Level: B 1 2 3 4
 Exposed wires-no conduit (A)--Level: B 1 2 3 4

- Outlet: inoperable (A)--Level: B 1 2 3 4
- Outlet loose (A)--Level: B 1 2 3 4
- Inadequate outlets available (A)--Level: B 1 2 3 4
- Wires taped at junctions (A)--Level: B 1 2 3 4
- Ungrounded three prong outlets (A)-- Level: B 1 2 3 4
- Reversed electrical polarity in outlet (A)--Level: B 1 2 3 4
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)--Level: B 1 2 3 4
- Ground Fault Circuit Interrupter outlets not working (A)- -Level: B 1 2 3 4

HALLS-continued

Electric-continued

- Wires taped at junctions (A)--Level: B 1 2 3 4
- Ungrounded three prong outlets (A)-- Level: B 1 2 3 4
- Reversed electrical polarity in outlet (A)--Level: B 1 2 3 4
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)--Level: B 1 2 3 4
- Ground Fault Circuit Interrupter outlets not working (A)- -Level: B 1 2 3 4
- Two prong electrical outlets exist in at least some rooms (A)--Level: B 1 2 3 4
- Wire connections exposed due to no cover over outlet box (A)--Level: B 1 2 3 4
- Exposed splices (A)--Level: B 1 2 3 4
- Evidence of overheating (A)--Level: B 1 2 3 4
- Evidence of arcing (A)--Level: B 1 2 3 4
- Additional Comments:**

Walls Type: Drywall Plaster Wood Other-

- Satisfactory**
- Furnishings prevent full inspection. Check carefully on final walkthrough-- Level: B 1 2 3 4
- Evidence of current leaks at wall (B)--Level: B 1 2 3 4
- Evidence of previous leaks at wall previous (B)--Level: B 1 2 3 4
- Minor cracks in walls (C)--Level: B 1 2 3 4
- Medium cracks in walls (C)--Level: B 1 2 3 4
- Major cracks in walls (E)--Level: B 1 2 3 4
- Nail pops (C)-- Level: B 1 2 3 4
- Wallpaper peeling(C)--Level: B 1 2 3 4
- Paint peeling (C)--Level: B 1 2 3 4
- Damaged wall materials (C)--Level: B 1 2 3 4
- Recommend review by engineer (E)-- Level: B 1 2 3 4
- Additional Comments:**

Ceilings Type: Drywall Plaster Tiles

- Satisfactory**
- Evidence of current leaks in ceiling(B)--Level: B 1 2 3 4
- Evidence of previous leaks in ceiling previous (B)--Level: B 1 2 3 4
- Minor cracks in ceiling (C)--Level: B 1 2 3 4
- Medium cracks in ceiling (C)--Level: B 1 2 3 4
- Major crack sin ceiling (E)--Level: B 1 2 3 4
- Some damaged ceiling materials (C)--Level: B 1 2 3 4
- Paint peeling (C)--Level: B 1 2 3 4
- Ceiling height appears low (C)--Level: B 1 2 3 4
- Recommend review by engineer (E)--Level: B 1 2 3 4
- Additional Comments:**

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

- Satisfactory**
- Furnishings prevent full inspection. Check carefully on final walkthrough--Level: B 1 2 3 4
- Cracked tiles (C)--Level: B 1 2 3 4
- Evidence of previous water exposure--mildew (B)--Level: B 1 2 3 4
- Flooring damaged (A)--Level: B 1 2 3 4
- Some flooring not attached to floor (trip hazard) (A)--Level: B 1 2 3 4
- Floor sags or is not level (A)--Level: B 1 2 3 4
- Additional Comments:**

Windows

- Satisfactory
- Not Applicable
- Some windows won't lock (C)--Level: B 1 2 3 4
- Some windows won't open/close (C)--Level: B 1 2 3 4
- Numerous windows in building stick and are at least difficult to open (C)--Level: B 1 2 3 4
- Broken sash cords (C)--Level: B 1 2 3 4

HALLS-continued

Windows-continued

- Some casement windows have damaged hardware (C)--Level: B 1 2 3 4
- Paint peeling around window (C)--Level: B 1 2 3 4
- Cracked/rotting window trim (C)--Level: B 1 2 3 4
- Weathered sill plate (C)--Level: B 1 2 3 4
- Moisture around window affecting the wall (C)--Level: B 1 2 3 4
- Cracked (C)--Level: B 1 2 3 4
- Broken (C)--Level: B 1 2 3 4
- Caulking/glazing deteriorated (C)--Level: B 1 2 3 4
- Fogging (B)--Level: B 1 2 3 4
- Some double pane windows have broken seal (B)--Level: B 1 2 3 4
- Do not appear weather tight (B)--Level: B 1 2 3 4
- Window screens missing (C)--Level: B 1 2 3 4
- Window screen damaged (C)--Level: B 1 2 3 4

Additional Comments

Doors

- Not Applicable
- Satisfactory
- Doors damaged (C)--Level: B 1 2 3 4
- Doors missing (C)--Level: B 1 2 3 4
- Don't close well (C)--Level: B 1 2 3 4
- Frames not square (B)--Level: B 1 2 3 4

Door knob-hardware

- Damaged (C)--Level: B 1 2 3 4
- Missing (C)--Level: B 1 2 3 4
- Loose (C)--Level: B 1 2 3 4
- No knob locks (C)--Level: B 1 2 3 4

Additional Comments:

Closets

- Not Applicable
- Satisfactory
- Door damaged (C)--Level: B 1 2 3 4
- Door missing (C)--Level: B 1 2 3 4
- Door doesn't close well (C)--Level: B 1 2 3 4
- Door frames not square (B)--Level: B 1 2 3 4

Door knob-hardware

- Damaged (C)--Level: B 1 2 3 4
- Missing (C)--Level: B 1 2 3 4
- Loose (C)--Level: B 1 2 3 4
- No knob locks (C)--Level: B 1 2 3 4
- Minor cracks in ceiling- (C)--Level: B 1 2 3 4
- Medium cracks in ceiling (C)--Level: B 1 2 3 4
- Major cracks in ceiling (E)--Level: B 1 2 3 4
- Minor cracks in walls (C)--Level: B 1 2 3 4
- Medium cracks in walls (C)--Level: B 1 2 3 4
- Major cracks in walls (E)--Level: B 1 2 3 4
- Cracked tiles (C)--Level: B 1 2 3 4
- Evidence of previous water exposure--mildew (B)--Level: B 1 2 3 4
- Flooring damaged (A)--Level: B 1 2 3 4
- Some flooring not attached to floor (trip hazard) (A)--Level: B 1 2 3 4

Floor sags or is not level (A)--Level: B 1 2 3 4

ATTIC

Inspection method: At access port Access No accessible attic space

Attic was not traversed due to: risk of injury to inspector/damage to house. access obstructed/partially obstructed

Vapor barrier: Not visible None Incorrectly placed

Roof Structure: Not visible Trusses Rafters Sheathing Batt boards

Ceiling structure: Not visible Trusses Joists

Insulation Type: Cellulose Fiberglass Rock wool Roll/batt Loose fill Blown Fiberglass Other-

Insulation Approximate thickness: 14 inches

Not visible

Satisfactory

Could add more insulation to attic space (C)

Uneven distribution of insulation (C)

Exposed board insulation (A)

Additional Comments:

Venting

Not visible

Satisfactory

Ventilation openings in the attic are unscreened (C)

Evidence of adverse conditions due to poor ventilation(frost, condensation etc) (B)

Recommend adding gable or soffit venting for positive fresh air flow through attic space.

Additional Comments:

Rafters/Trusses

Not visible

Satisfactory

Evidence of roof and rafters/trusses bowing (A)

The roof deck supports are not properly braced on a load bearing support (A)

Rafters/trusses in attic show signs of splitting/cracking (A)

Rafters/trusses in attic cut, re-support with splice (A)

The lower ends of the roof rafters/trusses at the eaves are not tied into the joist ends (A)

Light visible at some penetrations through roof-moisture and water entry (B)

Current leaks evident at/around:

flue (B)

chimney (B)

sewer vent (B)

air circulator vent (B)

roof juncture (B)

sheathing/eaves from attic side possibly due to roof covering (B)

Previous leaks evident at/around:

flue (B)

chimney (B)

sewer vent (B)

air circulator vent (B)

roof juncture (B)

sheathing/eaves from attic side possibly due to roof covering (B)

Additional Comments:

ATTIC-continued

Flue/Chimney

- Not visible
- Not Applicable
- Satisfactory
- Flue too close to combustibles (A)
- Openings or non-masonry covers over openings to chimney flue (A)

Additional Comments:

Other

- Not Applicable
- Sewer/flue vent pipes stops in attic (A)
- Sagging/damaged flooring (A)
- Bath vents to attic, needs to exhaust to outside. (C)

Additional Comments:

BATHS

Electric

Satisfactory

- Furnishing prevented testing of all boxes-- Master Main Upper Basement
- Light fan not operational (C)-- Master Main Upper Basement
- Light broken (C)-- Master Main Upper Basement
- Light cracked (C)-- Master Main Upper Basement
- Missing globe (C)-- Master Main Upper Basement
- Light loose (C)-- Master Main Upper Basement
- Bulb burnt out (C)-- Master Main Upper Basement
- Defective switch (C)-- Master Main Upper Basement
- Wire connections exposed due to no cover over switch box (A)-- Master Main Upper Basement
- Lamp cord used in lieu of "hard wire" (A)-- Master Main Upper Basement
- Exposed wires-no conduit(A)-- Master Main Upper Basement
- Outlet inoperable (A)-- Master Main Upper Basement
- Outlet loose (A)-- Master Main Upper Basement
- Inadequate outlets available (A)-- Master Main Upper Basement
- Wires taped at junctions (A)-- Master Main Upper Basement
- Ungrounded three prong outlets (A)-- Master Main Upper Basement
- Reversed electrical polarity in outlet (A)-- Master Main Upper Basement
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)-- Master Main Upper Basement
- Ground Fault Circuit Interrupter outlets not working (A)- Master Main Upper Basement
- Two prong electrical outlets exist in at least some rooms (A)-- Master Main Upper Basement
- Wire connections exposed due to no cover over outlet box (A)-- Master Main Upper Basement
- Exposed splices (A)-- Master Main Upper Basement
- Evidence of overheating (A)-- Master Main Upper Basement
- Evidence of arcing (A)-- Master Main Upper Basement

Additional Comments

Walls Type: Drywall Plaster Wood Other-

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Master Main Upper Basement
- Evidence of current leaks at wall (B)-- Master Main Upper Basement
- Evidence of previous leaks at wall previous (B)-- Master Main Upper Basement
- Minor cracks in walls (C)-- Master Main Upper Basement
- Medium cracks in walls (C)-- Master Main Upper Basement
- Major cracks in walls (E)-- Master Main Upper Basement
- Nail pops (C)-- Master Main Upper Basement
- Wallpaper peeling(C)-- Master Main Upper Basement
- Paint peeling (C)-- Master Main Upper Basement
- Damaged wall materials (C)-- Master Main Upper Basement
- Recommend review by engineer (E)-- Master Main Upper Basement

Additional Comments:

Ceilings Type: Drywall Plaster Tiles

Satisfactory

- Evidence of current leaks in ceiling(B)-- Master Main Upper Basement
- Evidence of previous leaks in ceiling previous (B)-- Master Main Upper Basement
- Minor cracks in ceiling (C)-- Master Main Upper Basement
- Medium cracks in ceiling (C)-- Master Main Upper Basement
- Major cracks in ceiling (E)-- Master Main Upper Basement
- Some damaged ceiling materials (C)-- Master Main Upper Basement
- Paint peeling (C)-- Master Main Upper Basement

- Ceiling height appears low (C)-- Master Main Upper Basement
 Recommend review by engineer (E)-- Master Main Upper Basement

Additional Comments:

BATHS-continued

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Master Main Upper Basement
 Cracked tiles (C)-- Master Main Upper Basement
 Evidence of previous water exposure--mildew (B)-- Master Main Upper Basement
 Flooring damaged (A)-- Master Main Upper Basement
 Some flooring not attached to floor (trip hazard) (A)-- Master Main Upper Basement
 Floor sags or is not level (A)-- Master Main Upper Basement

Additional Comments:

Heat

Not Applicable

Satisfactory

- Not visible-- Master Main Upper Basement
 Heat source apparently not adequately providing heat (C)-- Master Main Upper Basement
 Heat vents not covered (C)-- Master Main Upper Basement
 Heat vents cover loose (C)-- Master Main Upper Basement
 Heat vents cover damaged (C)-- Master Main Upper Basement
 Cold air return vents not covered (C)-- Master Main Upper Basement
 Cold air return vents cover loose (C)-- Master Main Upper Basement
 Cold air return vents cover damaged (C)-- Master Main Upper Basement
 Space heater in use (A)-- Master Main Upper Basement
 Heat flue terminates near window (A)-- Master Main Upper Basement
 Heater not properly vented (A)-- Master Main Upper Basement

Additional Comments

Windows

Not Applicable

Satisfactory

- Some windows won't lock (C)-- Master Main Upper Basement
 Some windows won't open/close (C)-- Master Main Upper Basement
 Numerous windows in building stick and are at least difficult to open (C)-- Master Main Upper Basement
 Broken sash cords (C)-- Master Main Upper Basement
 Some casement windows have damaged hardware (C)-- Master Main Upper Basement
 Paint peeling around window (C)-- Master Main Upper Basement
 Cracked/rotting window trim (C)-- Master Main Upper Basement
 Weathered sill plate (C)-- Master Main Upper Basement
 Moisture around window affecting the wall (C)-- Master Main Upper Basement
 Cracked (C)-- Master Main Upper Basement
 Broken (C)-- Master Main Upper Basement
 Caulking/glazing deteriorated (C)-- Master Main Upper Basement
 Fogging (B)-- Master Main Upper Basement
 Some double pane windows have broken seal (B)-- Master Main Upper Basement
 Do not appear weather tight (B)-- Master Main Upper Basement
 Window screens missing (C)-- Master Main Upper Basement
 Window screen damaged (C)-- Master Main Upper Basement

Additional Comments

Doors

Not Applicable

Satisfactory

- Uneven step at threshold-trip hazard (A)-- Master Main Upper Basement

- Doors damaged (C)-- Master Main Upper Basement
- Doors missing (C)-- Master Main Upper Basement
- Don't close well (C)-- Master Main Upper Basement
- Frames not square (B)-- Master Main Upper Basement

BATHS-continued

Doors-continued

Door knob-hardware

- Damaged (C)-- Master Main Upper Basement
- Missing (C)-- Master Main Upper Basement
- Loose (C)-- Master Main Upper Basement
- No knob locks (C)-- Master Main Upper Basement

Additional Comments:

Bathtub

Satisfactory

- Bathtub does not have a slip resistant floor (A)-- Master Main Upper Basement
- Bathtub does not have a safety handhold (A)-- Master Main Upper Basement
- Slow draining bathtub (C)-- Master Main Upper Basement
- Tile and tub needs re-grouting or caulking (C)-- Master Main Upper Basement
- Apparently water damaged wall & flooring next to tub (C)-- Master Main Upper Basement
- Damaged tub surround waterproof materials (C)-- Master Main Upper Basement
- Mildew, moisture or rust below tub at walls and floor (C)-- Master Main Upper Basement
- Tiles cracked (C)-- Master Main Upper Basement
- Tiles missing (C)-- Master Main Upper Basement
- Tiles broken (C)-- Master Main Upper Basement
- Tiles loose (C)-- Master Main Upper Basement
- Water supply piping has narrowed due to rust, reducing flow and pressure. (B)-- Master Main Upper Basement
- Fixtures need caulking (C)-- Master Main Upper Basement
- Fixtures damaged (B)-- Master Main Upper Basement
- Fixtures constant dripping (B)-- Master Main Upper Basement
- Leaks around faucets (B)-- Master Main Upper Basement
- Leaks around valves (B)-- Master Main Upper Basement
- Leaks around plumbing (B)-- Master Main Upper Basement
- Leaks around drain fixtures (B)-- Master Main Upper Basement
- Stopper missing (C)-- Master Main Upper Basement
- Stopper not operational (C)-- Master Main Upper Basement

Additional Comments:

Shower

Not applicable

Same as bathtub

Satisfactory

- Water supply piping has narrowed due to rust, reducing flow and pressure. (B)-- Master Main Upper Basement
- Slow draining shower (C)-- Master Main Upper Basement
- Fixtures have poor pressure/flow. Recommend water saver shower heads (C)-- Master Main Upper Basement
- Shower head not operating appropriately (C)-- Master Main Upper Basement
- Shower valve not operating appropriately (C)-- Master Main Upper Basement
- Fixtures damaged (B)-- Master Main Upper Basement
- Fixtures constant dripping (B)-- Master Main Upper Basement
- Leaks around faucets (B)-- Master Main Upper Basement
- Leaks around valves (B)-- Master Main Upper Basement
- Leaks around plumbing (B)-- Master Main Upper Basement
- Leaks around drain fixtures (B)-- Master Main Upper Basement
- Shower needs re-grouting or caulking (C)-- Master Main Upper Basement
- Shower pan leak (B)-- Master Main Upper Basement

- Corroded/damaged enclosure (C)-- Master Main Upper Basement
- Shower does not have a slip resistant floor (A)-- Master Main Upper Basement
- Shower does not have a safety handhold (A)-- Master Main Upper Basement
- Tiles cracked (C)-- Master Main Upper Basement
- Tiles missing (C)-- Master Main Upper Basement
- Tiles broken (C)-- Master Main Upper Basement
- Tiles loose (C)-- Master Main Upper Basement

BATHS-continued

Shower-continued

- Apparently water damaged wall next to shower (C)-- Master Main Upper Basement
- Damaged shower waterproof materials (C)-- Master Main Upper Basement
- Mildew, moisture or rust below shower at walls and floor (C)-- Master Main Upper Basement
- Shower door not fully operational (C)-- Master Main Upper Basement
- Shower door glass: broken (A)-- Master Main Upper Basement
- Shower door glass not tempered (A)-- Master Main Upper Basement

Fan

- Satisfactory
- Fan non existent (B)-- Master Main Upper Basement
- Fan is noisy (B)-- Master Main Upper Basement
- Fan not fully operational (B)-- Master Main Upper Basement

Additional Comments:

Toilet

- Satisfactory
- Recommend new wax seal (B)-- Master Main Upper Basement
- Recommend caulking (B)-- Master Main Upper Basement
- Tank leaking (B)-- Master Main Upper Basement
- Tank loose (B)-- Master Main Upper Basement
- Tank cracked (B)-- Master Main Upper Basement
- Cover cracked (B)-- Master Main Upper Basement
- Bowl cracked (B)-- Master Main Upper Basement
- Base cracked-- Master Main Upper Basement (B)
- Moisture/stains around toilet (B)-- Master Main Upper Basement
- Toilet may need re-anchoring (A)-- Master Main Upper Basement
- Toilet flushing inadequately (B)-- Master Main Upper Basement
- Fixtures damaged (B)-- Master Main Upper Basement
- Toilet running/valve system damaged (C)-- Master Main Upper Basement
- No shut off on supply piping (B)-- Master Main Upper Basement

Additional Comments: Water levels in tanks set too high.

Sinks/Faucets Satisfactory

- Improper drain trap (B)-- Master Main Upper Basement
- Drain stopper missing (C)-- Master Main Upper Basement
- Drain stopper not functional (C)-- Master Main Upper Basement
- Moisture/damage below sink (B)-- Master Main Upper Basement
- Restricted view below sink-- Master Main Upper Basement
- No shut off on supply piping (B)-- Master Main Upper Basement
- Some fixtures appeared to have poor pressure/flow (B)-- Master Main Upper Basement
- Damaged sink (B)-- Master Main Upper Basement
- Damaged faucet system (B)-- Master Main Upper Basement
- Damaged fixtures (B)-- Master Main Upper Basement
- Fixtures constant dripping (B)-- Master Main Upper Basement
- Leaks around faucets (B)-- Master Main Upper Basement
- Leaks around valves (B)-- Master Main Upper Basement
- Leaks around plumbing (B)-- Master Main Upper Basement
- Leaks around drain fixtures (B)-- Master Main Upper Basement
- Water supply piping has narrowed due to rust, reducing flow and pressure. (B)-- Master Main Upper Basement

- Tape wrapped on sink drain (B)-- Master Main Upper Basement
- Improperly pitched drain pipe at sink (B)-- Master Main Upper Basement
- Chipped/cracked sink (B)-- Master Main Upper Basement
- Needs caulk around sink. (C)-- Master Main Upper Basement
- Sink drains slowly or is plugged (C)-- Master Main Upper Basement
- Sink aerator damaged (C)-- Master Main Upper Basement
- Sink aerator plugged (C)-- Master Main Upper Basement
- Sink aerator missing (C)-- Master Main Upper Basement

Additional Comments:

BATHS-continued

Countertop

- Not Applicable
- Satisfactory
- Countertop has burns (B)-- Master Main Upper Basement
- Countertop has chips (B)-- Master Main Upper Basement
- Countertop is loose (C)-- Master Main Upper Basement
- Countertop needs grout or caulking (C)-- Master Main Upper Basement

Additional Comments:

Cabinets

- Not Applicable
- Satisfactory
- Exposed/unconducted wire inside cabinets, etc. (A)-- Master Main Upper Basement
- Hinges or hardware on cabinetry broken (C)-- Master Main Upper Basement
- Hinges or hardware on cabinetry missing (C)-- Master Main Upper Basement
- Cabinet door hard to close (C)-- Master Main Upper Basement
- Cabinet drawer broken (C)-- Master Main Upper Basement

Additional Comments:

BEDROOMS

Location: **Master** – South east. **2nd** –North east. **3rd** –South. **4th** –West. **5th** –

Electric

Satisfactory

- Furnishing prevented testing of all boxes-- Master 2nd 3rd 4th 5th
- Light fan not operational (C)-- Master 2nd 3rd 4th 5th
- Light broken (C)-- Master 2nd 3rd 4th 5th
- Light cracked (C)-- Master 2nd 3rd 4th 5th
- Missing globe (C)-- Master 2nd 3rd 4th 5th
- Light loose (C)-- Master 2nd 3rd 4th 5th
- Bulb burnt out (C)-- Master 2nd 3rd 4th 5th
- Defective switch (C)-- Master 2nd 3rd 4th 5th
- Wire connections exposed due to no cover over switch box (A)-- Master 2nd 3rd 4th 5th
- Lamp cord used in lieu of "hard wire" (A)-- Master 2nd 3rd 4th 5th
- Exposed wires-no conduit(A)-- Master 2nd 3rd 4th 5th
- Outlet inoperable (A)-- Master 2nd 3rd 4th 5th
- Outlet loose (A)-- Master 2nd 3rd 4th 5th
- Inadequate outlets available (A)-- Master 2nd 3rd 4th 5th
- Wires taped at junctions (A)-- Master 2nd 3rd 4th 5th
- Ungrounded three prong outlets (A)-- Master 2nd 3rd 4th 5th
- Reversed electrical polarity in outlet (A)-- Master 2nd 3rd 4th 5th
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)-- Master 2nd 3rd 4th 5th
- Ground Fault Circuit Interrupter outlets not working (A)- Master 2nd 3rd 4th 5th
- Two prong electrical outlets exist in at least some rooms (A)-- Master 2nd 3rd 4th 5th
- Wire connections exposed due to no cover over outlet box (A)-- Master 2nd 3rd 4th 5th
- Exposed splices (A)-- Master 2nd 3rd 4th 5th
- Evidence of overheating (A)-- Master 2nd 3rd 4th 5th
- Evidence of arcing (A)-- Master 2nd 3rd 4th 5th

Additional Comments

Walls Type: Drywall Plaster Wood Other-

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Master 2nd 3rd 4th 5th
- Evidence of current leaks at wall (B)-- Master 2nd 3rd 4th 5th
- Evidence of previous leaks at wall previous (B)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Minor (C)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Medium(C)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Major (E)-- Master 2nd 3rd 4th 5th
- Nail pops (C)-- Master 2nd 3rd 4th 5th
- Wallpaper peeling(C)-- Master 2nd 3rd 4th 5th
- Paint peeling (C)-- Master 2nd 3rd 4th 5th
- Damaged wall materials (C)-- Master 2nd 3rd 4th 5th
- Recommend review by engineer (E)-- Master 2nd 3rd 4th 5th

Additional Comments: Walls and ceiling and floors are not finished at time of inspection.

Ceilings Type: Drywall Plaster Tiles

Satisfactory

- Evidence of current leaks in ceiling(B)-- Master 2nd 3rd 4th 5th
- Evidence of previous leaks in ceiling previous (B)-- Master 2nd 3rd 4th 5th

- Cracks in ceiling-Minor (C)-- Master 2nd 3rd 4th 5th
- Cracks in ceiling-Medium(C)-- Master 2nd 3rd 4th 5th
- Cracks in ceiling-Major (E)-- Master 2nd 3rd 4th 5th
- Some damaged ceiling materials (C)-- Master 2nd 3rd 4th 5th
- Paint peeling (C)-- Master 2nd 3rd 4th 5th
- Ceiling height appears low (C)-- Master 2nd 3rd 4th 5th
- Recommend review by engineer (E)-- Master 2nd 3rd 4th 5th

Additional Comments:

BEDROOMS-continued

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Master 2nd 3rd 4th 5th
- Cracked tiles (C) -- Master 2nd 3rd 4th 5th
- Evidence of previous water exposure--mildew (B)-- Master 2nd 3rd 4th 5th
- Flooring damaged (A)-- Master 2nd 3rd 4th 5th
- Some flooring not attached to floor (trip hazard) (A)-- Master 2nd 3rd 4th 5th
- Floor sags or is not level (A)-- Master 2nd 3rd 4th 5th

Additional Comments:

Heat

Not Applicable

Satisfactory

- Not visible-- Master 2nd 3rd 4th 5th
- Heat source apparently not adequately providing heat (C)-- Master 2nd 3rd 4th 5th
- Heat vents not covered (C)-- Master 2nd 3rd 4th 5th
- Heat vents cover loose (C)-- Master 2nd 3rd 4th 5th
- Heat vents cover damaged (C)-- Master 2nd 3rd 4th 5th
- Cold air return vents not covered (C)-- Master 2nd 3rd 4th 5th
- Cold air return vents cover loose (C)-- Master 2nd 3rd 4th 5th
- Cold air return vents cover damaged (C)-- Master 2nd 3rd 4th 5th
- Space heater in use (A)-- Master 2nd 3rd 4th 5th
- Heat flue terminates near window (A)-- Master 2nd 3rd 4th 5th
- Heater not properly vented (A)-- Master 2nd 3rd 4th 5th
- No cold air returns, should under cut doors for proper air flow into and out of rooms (C)-- Master 2nd 3rd 4th 5th

Additional Comments:

Windows

Not Applicable

Satisfactory

- Some windows won't lock (C)-- Master 2nd 3rd 4th 5th
- Some windows won't open/close (C)-- Master 2nd 3rd 4th 5th
- Numerous windows in building stick and are at least difficult to open (C)-- Master 2nd 3rd 4th 5th
- Broken sash cords (C)-- Master 2nd 3rd 4th 5th
- Some casement windows have damaged hardware (C)-- Master 2nd 3rd 4th 5th
- Paint peeling around window (C)-- Master 2nd 3rd 4th 5th
- Cracked/rotting window trim (C)-- Master 2nd 3rd 4th 5th
- Weathered sill plate (C)-- Master 2nd 3rd 4th 5th
- Moisture around window affecting the wall (C)-- Master 2nd 3rd 4th 5th
- Cracked (C)-- Master 2nd 3rd 4th 5th
- Broken (C)-- Master 2nd 3rd 4th 5th
- Caulking/glazing deteriorated (C)-- Master 2nd 3rd 4th 5th
- Fogging (B)-- Master 2nd 3rd 4th 5th
- Some double pane windows have broken seal (B)-- Master 2nd 3rd 4th 5th
- Do not appear weather tight (B)- Master 2nd 3rd 4th 5th
- Window screens missing (C)-- Master 2nd 3rd 4th 5th
- Window screen damaged (C)-- Master 2nd 3rd 4th 5th

Additional Comments

Doors

- Not Applicable
- Satisfactory
- Uneven step at threshold-trip hazard (A)-- Master 2nd 3rd 4th 5th
- Doors damaged (C)-- Master 2nd 3rd 4th 5th
- Doors missing (C)-- Master 2nd 3rd 4th 5th
- Don't close well (C)-- Master 2nd 3rd 4th 5th
- Frames not square (B)-- Master 2nd 3rd 4th 5th

BEDROOMS-continued

Doors-continued

Door knob-hardware

- Damaged (C)-- Master 2nd 3rd 4th 5th
- Missing (C)-- Master 2nd 3rd 4th 5th
- Loose (C)-- Master 2nd 3rd 4th 5th
- No knob locks (C)-- Master 2nd 3rd 4th 5th

Additional Comments:

Closet

- Satisfactory
- No closet door (C)-- Master 2nd 3rd 4th 5th
- Closet door not fully operational (C)-- Master 2nd 3rd 4th 5th
- Closet door missing (C)-- Master 2nd 3rd 4th 5th
- Closet door knobs-hardware loose (C)-- Master 2nd 3rd 4th 5th
- Closet door knobs-hardware damaged (C)-- Master 2nd 3rd 4th 5th
- Closet door knobs-hardware missing (C)-- Master 2nd 3rd 4th 5th
- Closet door doesn't close well (C)-- Master 2nd 3rd 4th 5th
- Closet door damaged (B)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Minor (C)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Medium(C)-- Master 2nd 3rd 4th 5th
- Cracks in walls-Major (E)-- Master 2nd 3rd 4th 5th
- Current leaks evident at wall (B)-- Master 2nd 3rd 4th 5th
- Previous leaks evident at wall (B)-- Master 2nd 3rd 4th 5th
- Nail pops (C)-- Master 2nd 3rd 4th 5th
- Damaged wall materials (B)-- Master 2nd 3rd 4th 5th
- Peeling wallpaper (C)-- Master 2nd 3rd 4th 5th
- Peeling paint (C)-- Master 2nd 3rd 4th 5th
- Cracks in ceiling-Minor (C)-- Master 2nd 3rd 4th 5th
- Cracks in ceiling-Medium(C)
- Cracks in ceiling-Major (E)-- Master 2nd 3rd 4th 5th
- Current leaks evident on ceiling (B)-- Master 2nd 3rd 4th 5th
- Previous leaks evident on ceiling (B)-- Master 2nd 3rd 4th 5th

Additional Comments:

ROOMS

Electric

Satisfactory

- Furnishing prevented testing of all boxes-- Family Living Dining Office Other
- Light fan not operational (C)-- Family Living Dining Office Other
- Light broken (C)-- Family Living Dining Office Other
- Light cracked (C)-- Family Living Dining Office Other
- Missing globe (C)-- Family Living Dining Office Other
- Light loose (C)-- Family Living Dining Office Other
- Bulb burnt out (C)-- Family Living Dining Office Other
- Defective switch (C)-- Family Living Dining Office Other
- Wire connections exposed due to no cover over switch box (A)-- Family Living Dining Office Other
- Lamp cord used in lieu of "hard wire" (A)-- Family Living Dining Office Other
- Exposed wires-no conduit(A)-- Family Living Dining Office Other
- Outlet inoperable (A)-- Family Living Dining Office Other
- Outlet loose (A)-- Family Living Dining Office Other
- Inadequate outlets available (A)-- Family Living Dining Office Other
- Wires taped at junctions (A)-- Family Living Dining Office Other
- Ungrounded three prong outlets (A)-- Family Living Dining Office Other
- Reversed electrical polarity in outlet (A)-- Family Living Dining Office Other
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)-- Family Living Dining Office Other
- Ground Fault Circuit Interrupter outlets not working (A)- Family Living Dining Office Other
- Two prong electrical outlets exist in at least some rooms (A)-- Family Living Dining Office Other
- Wire connections exposed due to no cover over outlet box (A)-- Family Living Dining Office Other
- Exposed splices (A)-- Family Living Dining Office Other
- Evidence of overheating (A)-- Family Living Dining Office Other
- Evidence of arcing (A)-- Family Living Dining Office Other

Additional Comments

Walls Type: Drywall Plaster Wood Other-

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Family Living Dining Office Other
- Evidence of current leaks at wall (B)-- Family Living Dining Office Other
- Evidence of previous leaks at wall previous (B)-- Family Living Dining Office Other
- Cracks in walls-Minor (C)-- Family Living Dining Office Other
- Cracks in walls-Medium(C)-- Family Living Dining Office Other
- Cracks in walls-Major (E)-- Family Living Dining Office Other
- Nail pops (C)-- Family Living Dining Office Other
- Wallpaper peeling(C)-- Family Living Dining Office Other
- Paint peeling (C)-- Family Living Dining Office Other
- Damaged wall materials (C)-- Family Living Dining Office Other
- Recommend review by engineer (E)-- Family Living Dining Office Other

Additional Comments:

Ceilings Type: Drywall Plaster Tiles Wood

Satisfactory

- Evidence of current leaks in ceiling(B)-- Family Living Dining Office Other
- Evidence of previous leaks in ceiling previous (B)-- Family Living Dining Office Other

- Cracks in ceiling-Minor (C)-- Family Living Dining Office Other
- Cracks in ceiling-Medium(C)-- Family Living Dining Office Other
- Cracks in ceiling-Major (E)-- Family Living Dining Office Other
- Some damaged ceiling materials (C)-- Family Living Dining Office Other
- Paint peeling (C)-- Family Living Dining Office Other
- Ceiling height appears low (C)-- Family Living Dining Office Other
- Recommend review by engineer (E)-- Family Living Dining Office Other

Additional Comments:

ROOMS-continued

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough-- Family Living Dining Office Other
- Cracked tiles (C) -- Family Living Dining Office Other
- Evidence of previous water exposure--mildew (B)-- Family Living Dining Office Other
- Flooring damaged (A)-- Family Living Dining Office Other
- Some flooring not attached to floor (trip hazard) (A)-- Family Living Dining Office Other
- Floor sags or is not level (A)-- Family Living Dining Office Other

Additional Comments:

Heat

Not Applicable

Satisfactory

- Not visible-- Family Living Dining Office Other
- Heat source apparently not adequately providing heat (C)-- Family Living Dining Office Other
- Heat vents not covered (C)-- Family Living Dining Office Other
- Heat vents cover loose (C)-- Family Living Dining Office Other
- Heat vents cover damaged (C)-- Family Living Dining Office Other
- Cold air return vents not covered (C)-- Family Living Dining Office Other
- Cold air return vents cover loose (C)-- Family Living Dining Office Other
- Cold air return vents cover damaged (C)-- Family Living Dining Office Other
- Space heater in use (A)-- Family Living Dining Office Other
- Heat flue terminates near window (A)-- Family Living Dining Office Other
- Heater not properly vented (A)-- Family Living Dining Office Other
- No cold air returns, should under cut doors for proper air flow into and out of rooms(C)-- Family Living Dining Office Other

Additional Comments

Windows

Not Applicable

Satisfactory

- Some windows won't lock (C)-- Family Living Dining Office Other
- Some windows won't open/close (C)-- Family Living Dining Office Other
- Numerous windows in building stick and are at least difficult to open (C)-- Family Living Dining Office Other
- Broken sash cords (C)-- Family Living Dining Office Other
- Some casement windows have damaged hardware (C)-- Family Living Dining Office Other
- Paint peeling around window (C)-- Family Living Dining Office Other
- Cracked/rotting window trim (C)-- Family Living Dining Office Other
- Weathered sill plate (C)-- Family Living Dining Office Other
- Moisture around window affecting the wall (C)-- Family Living Dining Office Other
- Cracked (C)-- Family Living Dining Office Other
- Broken (C)-- Family Living Dining Office Other
- Caulking/glazing deteriorated (C)-- Family Living Dining Office Other
- Fogging (B)-- Family Living Dining Office Other
- Some double pane windows have broken seal (B)-- Family Living Dining Office Other
- Do not appear weather tight (B)- Family Living Dining Office Other
- Window screens missing (C)-- Family Living Dining Office Other
- Window screen damaged (C)-- Family Living Dining Office Other

Additional Comments

Doors

- Not Applicable
- Satisfactory
- Uneven step at threshold-trip hazard (A)-- Family Living Dining Office Other
- Doors damaged (C)-- Family Living Dining Office Other
- Doors missing (C)-- Family Living Dining Office Other
- Don't close well (C)-- Family Living Dining Office Other
- Frames not square (B)-- Family Living Dining Office Other

ROOMS-continued

Doors-continued

Door knob-hardware

- Damaged (C)-- Family Living Dining Office Other
- Missing (C)-- Family Living Dining Office Other
- Loose (C)-- Family Living Dining Office Other
- No knob locks (C)-- Family Living Dining Office Other

Additional Comments:

Closet

- Not Applicable
- Satisfactory
- Closet door not fully operational (C)-- Family Living Dining Office Other
- Closet door missing (C)-- Family Living Dining Office Other
- Closet door knobs-hardware loose (C)-- Family Living Dining Office Other
- Closet door knobs-hardware damaged (C)-- Family Living Dining Office Other
- Closet door knobs-hardware missing (C)-- Family Living Dining Office Other
- Closet door doesn't close well (C)-- Family Living Dining Office Other
- Closet door damaged (B)-- Family Living Dining Office Other
- Cracks in walls-Minor (C)-- Family Living Dining Office Other
- Cracks in walls-Medium(C)-- Family Living Dining Office Other
- Cracks in walls-Major (E)-- Family Living Dining Office Other
- Current leaks evident at wall (B)-- Family Living Dining Office Other
- Previous leaks evident at wall (B)-- Family Living Dining Office Other
- Nail pops (C)-- Family Living Dining Office Other
- Damaged wall materials (B)-- Family Living Dining Office Other
- Peeling wallpaper (C)-- Family Living Dining Office Other
- Peeling paint (C)-- Family Living Dining Office Other
- Cracks in ceiling-Minor (C)-- Family Living Dining Office Other
- Cracks in ceiling-Medium(C)-- Family Living Dining Office Other
- Cracks in ceiling-Major (E)-- Family Living Dining Office Other
- Current leaks evident on ceiling (B)-- Family Living Dining Office Other
- Previous leaks evident on ceiling (B)-- Family Living Dining Office Other

Additional Comments:

KITCHEN

Electric

Satisfactory

- Furnishing prevented testing of all boxes
- Light fan not operational (C)
- Light broken (C)
- Light cracked (C)
- Missing globe (C)
- Light loose (C)
- Bulb burnt out (C)
- Defective switch (C)
- Wire connections exposed due to no cover over switch box (A)
- Lamp cord used in lieu of "hard wire" (A)
- Exposed wires-no conduit (A)
- Outlet inoperable (A)
- Outlet loose (A)
- Inadequate outlets available (A)
- Wires taped at junctions (A)
- Ungrounded three prong outlets (A)
- Reversed electrical polarity in outlet (A)
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)
- Ground Fault Circuit Interrupter outlets not working (A)
- Two prong electrical outlets exist in at least some rooms (A)
- Wire connections exposed due to no cover over outlet box (A)
- Exposed splices (A)
- Evidence of overheating (A)
- Evidence of arcing (A)

Additional Comments

Walls Type: Drywall Plaster Wood Other-

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough
- Evidence of current leaks at wall (B)
- Evidence of previous leaks at wall previous (B)
- Cracks in walls-Minor (C)
- Cracks in walls-Medium (C)
- Cracks in walls-Major (E)
- Nail pops (C)
- Wallpaper peeling (C)
- Paint peeling (C)
- Damaged wall materials (C)
- Recommend review by engineer (E)

Additional Comments:

Ceilings Type: Drywall Plaster Tiles Wood

Satisfactory

- Evidence of current leaks in ceiling (B)
- Evidence of previous leaks in ceiling previous (B)
- Cracks in ceiling-Minor (C)
- Cracks in ceiling-Medium (C)
- Cracks in ceiling-Major (E)
- Some damaged ceiling materials (C)
- Paint peeling (C)
- Ceiling height appears low (C)
- Recommend review by engineer (E)

Additional Comments:

KITCHEN-Continued

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other

Satisfactory

- Furnishings prevent full inspection. Check carefully on final walkthrough
- Cracked tiles (C)
- Evidence of previous water exposure--mildew (B)
- Flooring damaged (A)
- Some flooring not attached to floor (trip hazard) (A)
- Floor sags or is not level (A)

Additional Comments:

Heat

Not Applicable

Satisfactory

- Not visible
- Heat source apparently not adequately providing heat (C)
- Heat vents not covered (C)
- Heat vents cover loose (C)
- Heat vents cover damaged (C)
- Cold air return vents not covered (C)
- Cold air return vents cover loose (C)
- Cold air return vents cover damaged (C)
- Space heater in use (A)
- Heat flue terminates near window (A)
- Heater not properly vented (A)
- No cold air returns in bedrooms, should under cut doors for proper air flow into and out of rooms. (C)

Additional Comments

Windows

Satisfactory

Not Applicable

- Some windows won't lock (C)
- Some windows won't open/close (C)
- Numerous windows in building stick and are at least difficult to open (C)
- Broken sash cords (C)
- Some casement windows have damaged hardware (C)
- Paint peeling around window (C)
- Cracked/rotting window trim (C)
- Weathered sill plate (C)
- Moisture around window affecting the wall (C)
- Cracked (C)
- Broken (C)
- Caulking/glazing deteriorated (C)
- Fogging (B)
- Some double pane windows have broken seal (B)
- Do not appear weather tight (B)

- Window screens missing (C)
- Window screen damaged (C)

Additional Comments

Doors

- Not Applicable
- Satisfactory
- Uneven step at threshold-trip hazard (A)
- Doors damaged (C)
- Doors missing (C)
- Don't close well (C)
- Frames not square (B)

KITCHEN-Continued

Doors-continued

Door knob-hardware

- Damaged (C)
- Missing (C)
- Loose (C)
- No knob locks (C)

Additional Comments:

Sinks/Faucets

- Satisfactory
- Restricted view below sink
- Stopper missing (C)
- Stopper not operational (C)
- Fixtures need caulking (C)
- Fixtures damaged (B)
- Fixtures constant dripping (B)
- Leaks around faucets (B)
- Leaks around valves (B)
- Leaks around plumbing (B)
- Leaks around drain fixtures (B)
- Slow Drain (B)
- Sink aerator damaged (C)
- Sink aerator plugged (C)
- Sink aerator missing (C)
- Moisture/damage below sink (B)
- Sprayer leaks (C)
- Sprayer broken (C)
- Sprayer plugged (C)
- Water supply has corrosion apparent on pipes (B)
- Water supply has no shutoff valves (B)
- Water supply piping has narrowed due to rust, reducing flow and pressure. (B)
- Apparent "S" trap on drain system (A)
- Tape wrapped on sink drain (B)
- Improper slope to drain lines (B)
- Improper drain trap (B)
- No vent on kitchen sink (B)
- Chipped/cracked sink (B)

Additional Comments:

Countertop

- Satisfactory
- Countertop has burns (B)
- Countertop has chips (B)
- Countertop is loose (C)
- Countertop needs grout or caulking (C)

Additional Comments:

Cabinets

Satisfactory

Exposed/unconducted wire inside cabinets, etc. (A)

Hinges or hardware on cabinetry is broken (C)

Hinges or hardware on cabinetry is missing (C)

Hinges or hardware on cabinetry is loose (C)

Cabinet door hard to close (C)

Cabinet drawer broken (C)

Additional Comments:

KITCHEN-Continued

Appliances

Refrigerator Not applicable Not fully operational Satisfactory

Refrigerator is unplugged and so cannot be evaluated.

Inadequate ventilation to refrigerator coils (C)

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors Shelf guards

Additional Comments:

Stove/Cooktop Not applicable Not fully operational Satisfactory

Do not adequately clear above range: cabinets (A) shelving (A) curtains (A)

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors

Additional Comments:

Oven Not applicable Not fully operational Satisfactory

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors

Additional Comments:

Exhaust Hood Not applicable Not fully operational Satisfactory

Exhaust hood light does not work due to: bulb out (C) broken switch (B) unknown (A)

Fan: Not applicable Not fully operational Satisfactory

Fan noisy (B)

Kitchen has a window to vent but the window can not be opened (C)

Additional Comments:

Microwave Not applicable Not fully operational Satisfactory

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors

Additional Comments:

Trash Compactor Not applicable Not fully operational Satisfactory

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors

Additional Comments:

Disposer Not applicable Not fully operational Satisfactory

Food waste disposal sounds rough and may need replacing (B)

Additional Comments:

Dishwasher Not applicable Not fully operational Satisfactory

Evidence of leaks at dishwasher (B)

Dishwasher is hooked to garbage disposer, should be connected to y-pipe on sink drain (B)

Missing: Knobs Handles Grids Shelves Hinges Glass Trays Latches Doors

Additional Comments:

LAUNDRY

Level: Level 1

Washer/Dryer

- Not applicable
- Satisfactory
- Replace flex dryer vent with hard steel vent (A)
- No P trap on clothes washer drain (B)
- "S" type trap exists on clothes washer drain (B)
- Evidence of leaks in laundry (B)
- No "leak" tray under non-ground level clothes washer (B)
- Unanchored dryer outlet (A)
- Dryer wire not conduited (A)
- Unvented dryer (A)
- No electric dryer outlet (B)
- Gas valve line none existent(A)
- Gas valve line improper (A)
- Water supply has corrosion apparent on pipes (B)
- Water supply has no shutoff valves (B)
- Water supply has inadequate pressure (B)
- Water supply leaking (B)

Additional Comments:

Electric

- Satisfactory
- See Basement Section
- Furnishing prevented testing of all boxes
- Light fan not operational (C)
- Light broken (C)
- Light cracked (C)
- Missing globe (C)
- Light loose (C)
- Bulb burnt out (C)
- Defective switch (C)
- Wire connections exposed due to no cover over switch box (A)
- Lamp cord used in lieu of "hard wire" (A)
- Exposed wires-no conduit(A)
- Outlet inoperable (A)
- Outlet loose (A)
- Inadequate outlets available (A)
- Wires taped at junctions (A)
- Ungrounded three prong outlets (A)
- Reversed electrical polarity in outlet (A)
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)
- Ground Fault Circuit Interrupter outlets not working (A)
- Two prong electrical outlets exist in at least some rooms (A)
- Wire connections exposed due to no cover over outlet box (A)
- Exposed splices (A)

- Evidence of overheating (A)
- Evidence of arcing (A)

Additional Comments

Walls Type: Drywall Plaster Wood Other-

- See Basement Section
- Satisfactory
- Furnishings prevent full inspection. Check carefully on final walkthrough
- Evidence of current leaks at wall (B)
- Evidence of previous leaks at wall previous (B)

LAUNDRY-Continued

Walls continued

- Cracks in walls-Minor (C)
- Cracks in walls-Medium(C)
- Cracks in walls-Major (E)
- Nail pops (C)
- Wallpaper peeling(C)
- Paint peeling (C)
- Damaged wall materials (C)
- Recommend review by engineer (E)

Additional Comments: Walls are not finished.

Ceilings Type: Drywall Plaster Tiles

- See Basement Section
- Satisfactory
- Evidence of current leaks in ceiling(B)
- Evidence of previous leaks in ceiling previous (B)
- Cracks in ceiling-Minor (C)
- Cracks in ceiling-Medium(C)
- Cracks in ceiling-Major (E)
- Some damaged ceiling materials (C)
- Paint peeling (C)
- Ceiling height appears low (C)
- Recommend review by engineer (E)

Additional Comments: Ceilings are not finished.

Floor Type: Carpet Wood laminate Wood Tile Slate Linoleum Other Concrete.

- See Basement Section
- Satisfactory
- Furnishings prevent full inspection. Check carefully on final walkthrough
- Cracked tiles (C)
- Evidence of previous water exposure--mildew (B)
- Flooring damaged (A)
- Some flooring not attached to floor (trip hazard) (A)
- Floor sags or is not level (A)

Additional Comments:

Heat

- Not Applicable
- See Basement Section
- Satisfactory
- Not visible
- Heat source apparently not adequately providing heat (C)
- Heat vents not covered (C)
- Heat vents cover loose (C)
- Heat vents cover damaged (C)

- Cold air return vents not covered (C)
- Cold air return vents cover loose (C)
- Cold air return vents cover damaged (C)
- Space heater in use (A)
- Heat flue terminates near window (A)
- Heater not properly vented (A)
- No cold air returns in bedrooms, should under cut doors for proper air flow into and out of rooms. (C)

Additional Comments

LAUNDRY-Continued

Windows

- Not Applicable
- See Basement Section
- Satisfactory
- Some windows won't lock (C)
- Some windows won't open/close (C)
- Numerous windows in building stick and are at least difficult to open (C)
- Broken sash cords (C)
- Some casement windows have damaged hardware (C)
- Paint peeling around window (C)
- Cracked/rotting window trim (C)
- Weathered sill plate (C)
- Moisture around window affecting the wall (C)
- Cracked (C)
- Broken (C)
- Caulking/glazing deteriorated (C)
- Fogging (B)
- Some double pane windows have broken seal (B)
- Do not appear weather tight (B)
- Window screens missing (C)
- Window screen damaged (C)

Additional Comments

Doors

- Not Applicable
- Satisfactory
- See Basement Section
- Uneven step at threshold-trip hazard (A)
- Doors damaged (C)
- Doors missing (C)
- Don't close well (C)
- Frames not square (B)
- Door knob-hardware
- Damaged (C)
- Missing (C)
- Loose (C)
- No knob locks (C)

Additional Comments:

Sinks/Faucets

- Not Applicable
- Satisfactory
- Restricted view below sink
- Stopper missing (C)
- Stopper not operational (C)

- Fixtures need caulking (C)
- Fixtures damaged (B)
- Fixtures constant dripping (B)
- Leaks around faucets (B)
- Leaks around valves (B)
- Leaks around plumbing (B)
- Leaks around drain fixtures (B)
- Slow drain (B)

LAUNDRY-Continued

Sinks/Faucets-continued

- Sink aerator damaged (C)
- Sink aerator plugged (C)
- Sink aerator missing (C)
- Moisture/damage below sink (B)
- Water supply has corrosion apparent on pipes (B)
- Water supply has no shutoff valves (B)
- Water supply piping has narrowed due to rust, reducing flow and pressure. (B)
- Apparent "S" trap on drain system (A)
- Tape wrapped on sink drain (B)
- Improper slope to drain lines (B)
- Improper drain trap (B)
- Chipped/cracked sink (B)

Additional Comments:

Countertop

- Not Applicable
- Satisfactory
- Countertop has burns (B)
- Countertop has chips (B)
- Countertop is loose (C)
- Countertop needs grout or caulking (C)

Additional Comments:

Cabinets

- Not Applicable
- Satisfactory
- Exposed/unconducted wire inside cabinets, etc. (A)
- Hinges or hardware on cabinetry is broken (C)
- Hinges or hardware on cabinetry is missing (C)
- Hinges or hardware on cabinetry is loose (C)
- Cabinet door hard to close (C)-under sink
- Cabinet drawer broken (C)

Additional Comments:

Closet

- See Basement Section
- Not Applicable
- Satisfactory
- Closet door not fully operational (C)
- Closet door missing (C)
- Closet door knobs-hardware loose (C)
- Closet door knobs-hardware damaged (C)
- Closet door knobs-hardware missing (C)
- Closet door doesn't close well (C)
- Closet door damaged (B)

- Cracks in walls-Minor (C)
- Cracks in walls-Medium(C)
- Cracks in walls-Major (E)
- Current leaks evident at wall (B)
- Previous leaks evident at wall (B)
- Nail pops (C)
- Damaged wall materials (B)
- Peeling wallpaper (C)
- Peeling paint (C)
- Cracks in ceiling-Minor (C)
- Cracks in ceiling-Medium(C)
- Cracks in ceiling-Major (E)
- Current leaks evident on ceiling (B)
- Previous leaks evident on ceiling (B)

Additional Comments:

BASEMENT /CRAWLSPACE

Type: Basement Crawlspace Slab-No accessible space

Evaluation limited by: Significant storage Not completely accessible No unfinished areas
 Obstructed/partially obstructed Partially finished 25 % Adverse/Dangerous situation suspected

Crawlspace inspection method: No crawlspace At port Access

Crawl space Venting: Yes No

Floor/Ceiling structure: Not visible Trusses Joists Other-

Underside Upstairs Floors: Not Visible Batt Plywood Chipboard Concrete Other-

Foundation/Footings/Supports/Walls

Girders/Beams: Not visible Bearing wall Wood Built-Up Joists Solid Beam Laminated Beam Brick
 Steel

Piers/Support Posts: Not visible Bearing wall Wood Masonry Concrete Steel Other-

Footings: Not visible Masonry Concrete Other-

Satisfactory

- Masonry/mortar in foundation deteriorating (B)
- Ventilation openings are unscreened (C)
- Cracks in foundation walls-Minor (C)
- Cracks in foundation walls-Medium (B)
- Cracks in foundation walls-Major (E)
- Footings are above the frost line (B)
- Footings are separated from the foundation (B)
- Footings not supported by soil below (A)
- Bearing walls apparently above ceiling without girders, framed wall or other supports (A)
- Walls finished, limits inspection.

Additional Comments:

Trusses/Joists

- Not Applicable
- Not Visible
- Satisfactory
- Cracking (A)
- Significantly bowing in crawlspace/basement (A)
- Girders/beams are cracked
- Girders/beams are significantly sagging(A)
- Wood supports in crawlspace/basement touching soil (F)
- Support posts in basement are significantly settling (A)
- Support posts in basement are deteriorated (A)
- Significant soil erosion under/near support posts (A)
- Masonry deteriorating: (A)
- Supports deteriorating (A)
- Mortar deteriorating (A)
- Finished ceiling limits inspection

Additional Comments:

Water/Moisture

- Satisfactory
- Finished walls limited inspection.
- Minor effervescence evident in some areas (C)
- Some other evidence of water entry (B)
- Water infiltration indicated by stains at base of walls (B)
- Water infiltration indicated by stains outside walls (B)
- Mildew apparent (B)
- Water and/or moisture problems indicated by sedimentary deposits (B)
- Water and/or moisture problems indicated by water inflow (B)
- Water and/or moisture problems indicated by peeling paint (B)

BASEMENT /CRAWLSPACE-Continued

Water/Moisture-continued

- Water and/or moisture problems indicated by rusted appliance bases or wet soil (B)
- Water and/or moisture problems indicated by appliances being mounted up off of the floor (B)
- Hearth forms not removed (F)
- Some staining or water damage in some exposed flooring above looking from basement/crawlspace side below a plumbing fixture (B)

Additional Comments:

Insulation

Basement/Crawlspace Insulation: Not visible Cellulose Fiberglass Rockwool Roll/batt Loose fill Other Board.

Crawlspace vapor Barrier: On ground Not visible None Incorrectly placed

Satisfactory

- Satisfactory
- No rim joist insulation in at least some areas (C)
- Exposed foam board insulation in crawlspace/basement (B)
- No electrical insulation between copper pipe and steel (A)
- No vapor barrier over earthen crawlspace floor or underside of floor upstairs. (C)
- Finished ceiling limits inspection

Additional Comments:

Floor

- Satisfactory
- Significant basement floor damage (e.g. trip hazard, etc.) (A)
- No drain cover on floor drain (C)
- Concrete slab is settling (A)
- Concrete slab is heaving up (A)
- Concrete slab is significantly cracked (B)

Additional Comments:

Electric

- Satisfactory
- Furnishing prevented testing of all boxes
- Light fan not operational (C)
- Light broken (C)
- Light cracked (C)
- Missing globe (C)
- Light loose (C)
- Bulb burnt out (C)
- Defective switch (C)
- Wire connections exposed due to no cover over switch box (A)
- Lamp cord used in lieu of "hard wire" (A)
- Exposed wires-no conduit (A)
- Outlet inoperable (A)
- Outlet loose (A)
- Inadequate outlets available (A)
- Wires taped at junctions (A)

- Ungrounded three prong outlets (A)
- Reversed electrical polarity in outlet (A)
- Recommend Ground Fault Circuit Interrupter outlets in "wet" areas (D)
- Ground Fault Circuit Interrupter outlets not working (A)
- Two prong electrical outlets exist in at least some rooms (A)
- Wire connections exposed due to no cover over outlet box (A)
- Exposed splices (A)
- Evidence of overheating (A)
- Evidence of arcing (A)

Additional Comments

BASEMENT /CRAWLSPACE-Continued

Windows

- Not Applicable
- Satisfactory
- Some windows won't lock (C)
- Some windows won't open/close (C)
- Numerous windows in building stick and are at least difficult to open (C)
- Broken sash cords (C)
- Some casement windows have damaged hardware (C)
- Paint peeling around window (C)
- Cracked/rotting window trim (C)
- Weathered sill plate (C)
- Moisture around window affecting the wall (C)
- Cracked (C)
- Broken (C)
- Caulking/glazing deteriorated (C)
- Fogging (B)
- Some double pane windows have broken seal (B)
- Do not appear weather tight (B)
- Window screens missing (C)
- Window screen damaged (C)

Additional Comments

Doors

- Not Applicable
- Satisfactory
- Uneven step at threshold-trip hazard (A)
- Doors damaged (C)
- Doors missing (C)
- Don't close well (C)
- Frames not square (B)
- Door knob-hardware
- Damaged (C)
- Missing (C)
- Loose (C)
- No knob locks (C)

Additional Comments:

Other

- Evidence of previous fire in basement/crawlspace area (B)
- Ceiling height inadequate (A)
- Wood touching soil (F)
- Remove unused oil storage tank, possible hazard (A)

HEATING/AIR HANDLER

Location: Basement.

Central Heating Type: Forced air Hot Water Steam Heat pump (test if outside >30° & <60°F) Boiler Gravity
 Circulating pump Draft Base Board Radiator Radiant Air Handler
 Octopus Up Down Horizontal Hi Efficiency Medium Efficiency Standard

Fuel: Natural Gas Electricity Propane Wood Coal Kerosene Solar Oil with interior-exterior tank
 Gas Heating unit Air Handler

Year of Manufacture: 2004

Not Applicable

Heater satisfactory

- There was limited access to the heating unit & air handler and this limited the opportunity to inspect/operate the unit
- Closed system, unable to inspect fire chamber
- Gas service shut off—unable to fully evaluate gas appliances.
- Pilot light not on, unable to inspect
- The heating unit apparently could not be turned on.
- Did not respond to normal controls (B)
- The burner compartment covers are rusted/inadequate (A)
- Inadequate combustion air provided for heating unit (A)
- No electric emergency shutoff switch (A)
- Leaks evident in fuel supply piping (A)
- Leaks evident at manufacturer's fuel valve (A)
- Leaks evident around heating system (A)
- No emergency shutoff gas valve exists on heating unit (A)
- Emergency shutoff gas valve on heating unit broken (A)
- Heating unit not properly supported. (A)
- The heating unit appears significantly rusted (A)
- Some heating system burners appear plugged (A)
- Yellow flame from burner(A)
- Fan V belt on unit is loose/worn/shredded (B)
- Fan noisy on unit (B)
- Emergency shutoff not operating.(A)
- No conduit on electric supply line.(A)
- Have serviced (A)
- Nearing end of service life (A)

Additional Comments:

Ductwork Duct/distribution: Sheet metal Sub-Slab Flexible Pipe Radiant ceiling plenum Fiberglass PVC

Not Applicable

Satisfactory

- Duct work damaged/bent/crushed (B)
- Air leaks at plenum (B)
- Air leaks at duct (B)

Additional Comments:

Flue

- Not Applicable
- Satisfactory
- Combustion air backflow on heating/central heating flue (A)
- Medium efficiency furnace does not have a double walled flue (A)
- Flue close to combustibles (A)
- No flue cleanout on heating unit (B)
- Inadequate grout around flue at heating unit (C)
- Flue/chimney juncture potentially creating a poor drafting situation (A)
- Heating system flue not intact (A)
- The flue dampers on the heating unit are not operating properly (A)
- Flue damaged/deteriorated (A)

Additional Comments:

Note: Have qualified technician check furnace after purchase and once a year after that for safety.

WATER HEAT

Location: Basement.

Water Heater Unit : Tank Instantaneous (tankless) Potable hot water from heating system.

Size: 50 gallon Year of Manufacture: 2004

Fuel: Natural Gas Electricity Propane Wood Coal Kerosene Solar Oil with interior-exterior tank

Water Heater

- Satisfactory
- There was limited access to the water heater unit and this limited the opportunity to inspect/operate the water heater.
- Could not get water heater to operate.
- Pilot system off, could not inspect.
- Water heater leaking (B)
- Water heater unit not properly supported (A)
- Water heater not adequately insulated (C)
- There is some evidence that the water pressure provided to the home is some times too high for the water heaters (A)
- Add a pressure reducer at an appropriate location on the supply line (A)
- No drip tray under non-ground floor level water heater (B)
- Yellow flame from burner. Have evaluated by qualified technician (A)
- Hot water heater inadequately provided with combustion air (A)
- No relief valve on water heater (A)
- No adequate drain line on temperature and pressure relief valve (A)
- Rust/Corrosion on pipes/valve (B)
- Rust/Corrosion on tank (B)
- Thermal blanket damaged/loose/needed (C)
- Enclosure/door is missing/damaged (A)
- Improper firewall (A)
- Recommend protecting heater from physical damage (A)
- Nearing end of service life (A)

Additional Comments:

Supply Line

- Satisfactory
- No supply valve on water heater (B)
- Some leaks evident in water supply piping at water heater (B)
- No supply valve handle on water heater (B)
- Improper connection between copper and steel. No die electric fitting, this will cause corrosion on water heater (B)

Additional Comments:

Fuel

- Not applicable
- Satisfactory
- No emergency shutoff gas valve exists on water heater (A)
- Emergency shutoff gas valve on water heater broken (A)
- Some leaks evident in fuel supply piping around water heater (A)
- Some fuel supply leaks evident at manufacturer's valve (A)

- Some leaks evident in fuel supply pipe union around water heater (A)
- Two flexible brass connectors connected in series on the water heater fuel supply line (A)
- No conduit on electric supply line (A)
- Inadequate grout around flue at water heater (C)

Additional Comments:

Flue

- Not applicable
- Satisfactory
- Flue near combustibles (A)
- Combustion air backflow on water heater flue (A)
- No flue cleanout on water heater (B)
- Medium efficiency central heating connected to the same flue as the water heater (A)
- Water heater flue not intact (A)
- Flue/chimney juncture potentially creating a poor drafting situation (A)

Additional Comments:

PLUMBING

- Main Water supply:** Galvanized Copper Plastics Not visible Other-
- Branch Water supply:** Galvanized Copper Plastics Not visible Other-
- Water Main Shut Off Location:** N S E W Level Basement.
- Fuel Main Shut Off Location:** N S E W Level: On exterior meter.
- Water Drainage:** Cast Iron Galvanized Steel Plastic Copper Lead Steel Not visible Other-

Supply Line

- Satisfactory
- Water supply to house apparently is not on. Contact seller to have turned on and carefully check for leaks at that time
- There is a cross connection between the well water and municipally provided water supplies (A)
- A lead service water supply line may exist in this house (A)
- Galvanized water supply piping has narrowed internally due to rust, reducing flow and pressure (B)
- Soldered copper water supply piping may allow lead to leach into water supply (A)
- Check with municipality about copper crimped plastic pipe (B)
- Recommend pressure reducer before water heater line (A)
- Some supply piping has some leaks in it (B)
- Some supply piping corroded (B)
- Special connections do not exist at point in the house plumbing to separate copper and steel supply piping (B)
- Some exterior hose bibs are at risk of freezing in the winter. We are unable to identify any method for turning these hose bibs off to better avoid this risk in the winter (B)
- Some copper piping in the house is hung with incompatible metal supports (C)
- There is evidence that water hammer exists in the plumbing on this property (B)
- Not visible

Additional Comments:

Waste Line

- Satisfactory
- Improperly pitched drainage pipe (E)
- Broken drainage pipe: (C)
- Loosely connected drainage pipe (C)
- Some rust or corrosion evident on drainage piping (C)
- Some stains/wet spots from possible leaks evident in drainage piping or surrounding material (C)
- Drains or drainage vent pipes do not appear to be protected from possible freeze (B)
- Tape around waste line, possible leak. Have checked by plumber (B)
- Not visible

Additional Comments:

Water Conditioner

- Not applicable
- Satisfactory
- Water conditioning system leaks (C)

Additional Comments:

Sump Pump

- Not applicable
- Satisfactory
- Sump pump is not exposed and so cannot be evaluated.
- Level drainage plumbing serviced by a septic/sump pump. (B)
- Sump pump may not be operating properly (B)
- Without check valve (A)
- May freeze (B)
- Sump pump does not discharge more than 6 feet outside of house (C)
- Sump float may stick, have checked by plumber (B)

Additional Comments: Recommend adding piping and pump in pit.

ELECTRICAL

Operated Switches/Fixtures Fuses Breakers

Panel Box : Stairwell Garage Laundry Basement Exterior Hall Closet Furnace room Other- Bedroom.
 N S E W

Voltages 110-220 115-230 120-240

Service wire: Aluminum Copper Cannot determine

Branch wire: Aluminum Copper Cannot determine

Main Disconnect Amps: 30 40 50 60 70 80 100 125 150 200 None Other-

Main Disconnect Location: N S E W Level: Main panel box.

Test: Ground Fault Circuit Interrupter operation

Wiring Method: Romex Cloth insulated Armored Cable (bx) Knob and Tube Other-

Electric Satisfactory

- Solid Aluminum Branch Circuit Wiring Present (A)
- Wiring has been "overamped". (e.g., placing a 30 amp fuse in a slot designed for only a 15 amp fuse) (A)
- Home has had panel box upgraded significantly from what is typical for this age home. Care should be taken to be sure circuits utilizing any old wiring in the home--probably 14 gauge--is connected to 15 amp breakers. (A)
- White wires are connected to non-GFCI breakers (A)
- Tape white wires black at both ends. (A)
- No main electrical switch which shuts off entire electrical service to building (A)
- Wires entering through electrical panel box walls not protected by protective clamps (A)
- There is some insulation damage to wires in the electrical panel box (A)
- Unused breaker slot cover openings on panel cover (e.g., breaker removed without replacement cover at slot opening) (A)
- Some single strand aluminum wiring exists in the home (A)
- Some solid strand aluminum electrical wiring used (A)
- The panel box does not have an adequate cover (A)
- Ground Fault Circuit Interrupter panel breaker failed (A)
- Some breakers covered with tape (A)
- Some fuses burned or removed or breakers tripped (A)
- Some fuses/breakers have amperage ratings above that for which the wiring was designed (A)
- Visible evidence was found of insulation value loss in wires inspected (A)
- No visible evidence was found of insulation value loss in wires inspected (A)
- There was some apparent evidence of arcs/burns inside the electrical panel box (A)
- Lamp cord used in lieu of "hard wire" at panel box (A)
- Exposed wires/no conduit (A)
- Overload unprotected connections (no fuses/breakers) on wires connected at the service lugs inside the panel box (A)
- The service wire amperage rating is lower than the amperage rating for the main disconnect (A)
- A fuse "jumper" may exist in the panel box (A)
- Extensive evidence of water or rust exists inside of the panel box which may indicate a masthead/panel cover leak (A)
- There is extensive dirt buildup inside the panel box (A)
- Electric system outdated. (A)
- Aluminum service wire needs anti-oxidant paste on main service lugs (A)
- Two wires hooked to one breaker, should have separate breakers. (A)

- Service line for garage under sized for service demand (A)
- Have checked by electric technician (A)

Additional Comments:

SOLID FUEL STOVES/INSERTS FIREPLACES

Not applicable

Fireplace/Solid Fuel Burning Types: Fireplace Insert Wood Stove Gas Fireplace Gas Heater
Chimneys: Masonry Metal Framed

Stoves/Inserts

Location:

- Satisfactory**
- Creosote buildup in wood stove/insert (A)
- Inadequate hearth width on wood stove/insert--less than 18 inches (A)
- Wood stove/insert does not follow listing clearances to combustibles--remove or remodel (A)
- Wood stove/insert does not follow listing clearances to non-combustibles (A)
- Gas stove does not vent to outside (A)

Additional Comments:

Fireplaces

Location:

- Satisfactory**
- Fireplace has creosote buildup-have fireplace cleaned (A)
- Firebrick deteriorating in fireplace (A)
- Firebrick mortar deteriorating in fireplace (A)
- Damper hardware damaged (A)
- Damper hardware missing (A)
- Inadequate hearth width on fireplace insert--less than 18 inches (A)
- Fireplace does not vent to outside (A)

Additional Comments:

AIR CONDITIONING

Central Cooling: Electric Gas Oil Integral Split

Type: Condenser Chiller

Year of Manufacture: 2004

Interior Air Conditioner

Not Applicable

Satisfactory

Temp. 65° < F or unit not "warmed up" 24 hours cannot evaluate.

Air conditioning unit has rusted parts of heat exchanger on heating unit-have Heating Company check for cracked heat exchanger. (A)

Air conditioning unit not operating properly (B)

Apparently inadequate drainage on air conditioning unit condensate drainage system (B)

Inadequate drain line/pump for evaporator condensation (B)

Air conditioner doesn't blow cool air (B)

The air conditioner unit unusually noisy (B)

No electric disconnect (A)

No conduit on unit wiring (A)

Ice on refrigerant lines (B)

Evaporator needs cleaning (B)

Not functional (B)

Unsafe (A)

Worn (B)

Near end of lifespan (B)

Additional Comments:

Exterior Air Conditioner

Not Applicable

Satisfactory

Air conditioning not on for at least 24 hours prior to inspection and so air conditioning not evaluated.

Air conditioning unit not level (C)

Air circulation blocked (trees, shrubs, etc. block unit) (C)

Inadequate or no platform (C)

Condenser fins are bent (B)

Condenser fins are damaged (B)

Condenser fins are dirty (B)

No electric disconnect (A)

No conduit on electric wire (A)

Ice on refrigerant lines (B)

Condenser fins needs cleaning (B)

Outdoor temperature too cool to allow for evaluation of central air conditioning.

Air conditioner unit is breaker/fused at a level greater than the unit was designed (A)

Near end of lifespan (B)

Additional Comments:

ASBESTOS

Not applicable

Possible asbestos in spray ceiling texture (A)

Possible asbestos in duct wrap or tape (A)

Possible asbestos in tape around water pipes (A)

Possible asbestos in heating pipe wrap (A)

Possible asbestos in attic insulation (A)

Possible asbestos in floor tile (A)

Possible asbestos in ceiling tile (A)

Possible asbestos in exterior wall tiles (A)

Additional Comment:

Note: Have checked by asbestos specialist if so desired.



Flashing is not complete under dormer.



Shingles are not properly set under Flashing.



Nails are not properly set and sealed.



Exposed nails on roof vents.



Nails are not sealed on sewer vents.



Nails are not sealed on bathroom vents.



Opening in flashing.



Opening in roof area at gable.



Fascia is not properly set.



Soil too close to siding, should be 6 to 8" below.



Exterior lights loose.



Soil too close to siding on garage, siding loose.



Seal around pipes.



Seal around pipes.



Extension is not 6' feet or more.



Seal areas around wood posts.



Warped plastic shingles.



Damaged garage door lock.



Areas where water enters around garage door.



No safety graspable handrail.



Possible trip hazards at garage/house entrance door threshold.



No safety handrail in hallway.



No conduit on electric supply line to switch.



Improper connection on water heaters water supply lines between copper and steel.