GSR Home Inspections

Home Inspection Report

111 nowhere, Moreno, CA 92555

Inspection Date:

Thursday July 19, 2018

Prepared For:

John Doh

Prepared By:

GSR Home Inspections
9515220836
gsrhomeinspections@gmail.com

Report Number:

1

Inspector:

Greg Reed

License/Certification #:

CA--25956

Inspector Signature:

Receipt/Invoice

GSR Home Inspections
9515220836

Property Address
111 nowhere
Moreno, CA 92555

Date: Jul 19, 2018

Inspection Number: 1

Inspected By: Greg Reed

Payment Method: Not Paid

Client: John Doh

Inspection	Fee
Home Inspection	$1.00
Total	**$1.00**

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Report Summary

Items Not Operating

-sump pumps
-disposals
-built-in dishwashers
-range fans
-bathroom exhaust fans
-well pumps
-furnaces
-boilers
-water heaters

Concerns

Roof covering.
Thermopane glass.
Potential foundation problem.
Potential cracked heat exchanger (have examined).
Furnace on upgrade list.
Attic problems - cracked rafters, delaminated plywood.
Many of the outlets throughout the house had an open ground. Old-fashioned two-prong receptacles connected to two-wire cables don't have the ground wires that protect people and electrical devices in case of a fault. When changing from a 2 prong plug to a 3 prong plug , the 3 prong plug should be grounded . Yet it is possible to retrofit a new three-prong or GFCI receptacle into the same outlet box without any rewiring, as long as the box itself is grounded. Luckily, metal boxes attached to armored, or BX, cable a type of wiring commonly found in old houses generally are grounded; the cable's flexible metal jacket serves the same purpose as a dedicated ground wire. Tip: Even if an outlet box isn't grounded, installing a GFCI in it will still protect you (and your tools and appliances) from ground faults. But an ungrounded GFCI can't safeguard sensitive electronics, such as a computer or phone, from the interference caused by stray currents. The National Electrical Code requires you to stick a label on the receptacle that reads, "No equipment ground." These labels come in the box with a new GFCI. It is recommended that a certified electrician perform the duties and work of grounding a two wire system for a 3 prong outlet.

Potential Safety Hazards

Open grounds and reverse polarity by water. An open ground means that the additional path does not exist. It could mean that there is no wire running to that outlet, or that the wire is broken or disconnected somewhere in the circuit. Open grounds are especially dangerous if grounded (3-prong) outlets are installed.
Relief valve & extension missing on water heater.
Trip hazard, missing or rotted or poorly constructed railings.
Gas leaks.
Handyman wiring - extension cord wiring.
Open junction boxes - need cover plates.
Holes in vent pipes, or improperly installed vent pipes.
Recommend adding a GFCI outlet Whenever the outlet is within 6 foot of a water source.
Preasure test on garage door opener automatic reverse failed. Reccomend adjustment of safety feature. Fixing an inoperative reversing mechanism varies greatly depending on the model and age of the door opener. It may be as simple as a couple of twists with a screwdriver, or it may be serious enough to require replacement of the garage door opener. Check your owner s manual to determine if there is information about adjusting the reversing mechanism. If correcting the reversing mechanism is more complicated than a simple adjustment, this is not a case of DIY contact a garage door service company to ensure your safety.

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Report Summary

Potential Safety Hazards

The dryer exhaust vent on the clothes dryer has lint build up. This may cause the dryer to dry less efficiently and result in possible dangerous house fires. To clean your dryer vent, remove the outside cover on the vent, and use a special lint brush with an extendable handle to clean the inside of the pipe. Dryer exhaust vents should be inspected and cleaned at least once a year depending on the size of the household and dryer usage.

Deferred Cost Items

Roof that is 15+ years.
Roof coverings should be visually checked in the spring and fall for any damaged shingles or other defects. Many times regular visual maintenance along with repairing small areas, can make a roof last for many years before re-roofing.
Furnace that is 13+ years.
With regular scheduled maintenance, your HVAC system will last for many years.
Well pump (if age is known) that is 13+ years.
Sump pumps.
Water heater that is 5+ years.
Water heaters can last for many years. Unfortunately southern California has very hard water that can damage the unit prematurely. Its Reccomend that the home owner drain and fill the water heater at least once a year, to discharge any settlement.

Improvement Items

GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock. The National Electric Code specifies many such areas in residential dwelling units, such as, but not limited to: Bathrooms; Garages and accessory buildings; All exterior receptacles; Crawl spaces; Unfinished basements; Kitchens; Laundry, Utility, Wet Bar Sink Areas; and Boathouses.
Insulation on exterior AC heat pump starting to degrade recommend replacement. Condensation that forms on outdoor A/C lines reduces efficiency and raises energy costs. So it's reccomended new insulation be installed.
Its not reccomended to have a CO detector more than 6 feet off the floor. Carbon Monoxide is lighter than air, however it may get trapped below a warm air pocket. It's reccomended to install carbon monoxide alarms at least 10 feet from sources of humidity like bathrooms and showers. In two story houses, install one carbon monoxide alarm on each level of the home. If you have a basement, carbon monoxide alarm placement is recommended at the top of the basement stairs.
Your home's windows play a very important role in your life. The best windows provide natural lighting, increase air flow, and make your house look great from the inside out. Windows also play a big role in your home's efficiency. Modern windows offer better insulation, which makes it easier for your heating and cooling system to keep your home cozy, as much as 30% of your heating and cooling can be lost out old windows. Your house should keep your family safe, and replacing your home's windows can provide peace of mind. The right windows can keep your home better protected from intruders, and new film technology helps prevent injury should a window break. How? Modern glass panes are designed to splinter into small, tiny pieces, instead of shattering into large shards.
The HVAC system on this home is older. Older HVAC units can rack up high bills in the form of repairs, maintenance, utility costs, tax rates, and healthcare due to poor indoor air quality. Replacing your old, inefficient HVAC equipment will reduce your bills and carbon footprint, improve your air quality, and create a greener living or work environment.

Items To Monitor

- Gutters were in overall adequate condition although the
- Insides of gutters are filled with debris, recommend cleaning to maintain proper water disbursement through the gutter.

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Report Summary

Items To Monitor

Its not reccomended to have a CO detector more than 6 feet off the floor. Carbon Monoxide is lighter than air, however it may get trapped below a warm air pocket. It's reccomended to install carbon monoxide alarms at least 10 feet from sources of humidity like bathrooms and showers, and anywhere a gas type appliance is located. In two story houses, install one carbon monoxide alarm on each level of the home. If you have a basement, carbon monoxide alarm placement is recommended at the top of the basement stairs.
Evedence of rodents in attic. Recommend pest exterminator or placing Moth Balls in the attic or where rats frequent can drive them away. Don t touch them with bare hands or place them around the house, though.
Very minor cracks were observed in the concrete for the walks, driveway and patio. The inspection did not find evidence requiring immediate repairs. Every concrete slab has cracks. And because concrete is not an elastic material, cracks are inevitable and rarely a cause for concern. Unless the cracks in your floor are an eighth of an inch or wider, they are probably the result of normal stress.

Overall Summary

Other than noted above, no other major defects were observed in the accessible components of the house.
Typical minor flaws were detected. As is typical of any home, some repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Many owners undertake these costly repairs only if the item fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's *opinion* they are critical.

A home warranty is reccomended for the first 2 to 3 years of getting into a new home. Such warranties are designed to cover what home insurance policies won't. They are actually service contracts that promise to pay for the cost of repair or replacement if covered items, such as appliances, plumbing, and heating and air conditioning systems, stop working.

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Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision.

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.
Visual Inspection Only

Main Entrance Faces

North
South
East
West

State of Occupancy

Vacant
Occupied
Unoccupied but furnished
Fully furnished
Partially furnished

Weather Conditions

Sunny
Cloudy
Windy
Snow
Rain

Recent Rain

Yes
No

Ground Cover

Snow
Wet
Damp
Dry

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Report Overview

Approximate Age

1 Year
2 Years
3 Years
5 Years
5-10 years
10-15 years

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Grounds

Service Walks

☐ None ☐ Not Visible

Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other:

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

Comments

Photos

Insert Image Here

Driveway/Parking

☐ None ☐ Not Visible

Material ☐ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other:

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

Comments

Photos

Insert Image Here

Porch

☐ None ☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier ☐ Concrete ☐ Wood Other:

Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Photos

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Grounds

Insert Image Here

Stoops/Steps

☐ None

Material ☐ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

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

Comments

Patio

☐ None

Material ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard ☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Deck/Balcony

☐ None ☐ Not Visible

Material ☐ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

Finish ☐ Treated ☐ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house ☐ Railing loose ☐ Not Applicable

Comments

Deck/Patio/Porch Covers

☐ None

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

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

Comments

Fence/Wall

☐ Not evaluated ☐ None

Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No

Comments

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Grounds

Landscaping affecting foundation

☐ N/A

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

Comments

Retaining wall

☐ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

Hose bibs

☐ N/A

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

Operable ☐ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

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Grounds Remarks

Service Walks/Driveways

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled.

PATIOS

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks that are not painted or stained should be treated with a water sealer as needed.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out, maintaining proper slope, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through. Building standards are a maximum of 4'' spacing between balusters.

Roof

General

Visibility ☐ None ☐ All ☐ Partial Limited By:

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

Style of Roof

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

Pitch ☐ Low ☐ Medium ☐ Steep ☐ Flat

Roof #1
Type:
Layers:
Age:
Location:

Roof #2 ☐ None
Type:
Layers:
Age:
Location:

Roof #3 ☐ None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

☐ None ☐ N/A

Type ☐ Soffit ☐ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other:

Comments

Flashing

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

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

Comments

Valleys

☐ N/A

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

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

Comments

Condition of Roof Coverings

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

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

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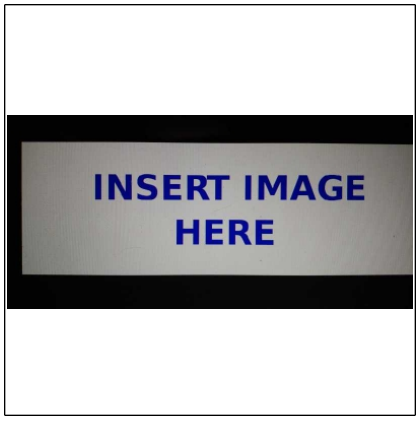
Roof

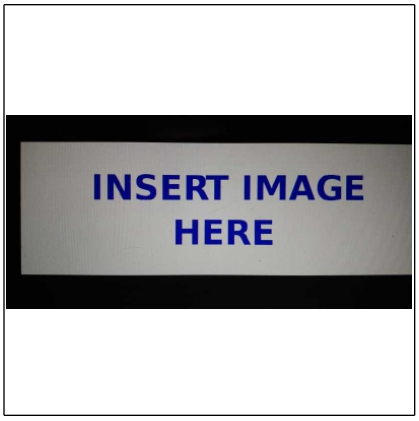
Condition of Roof Coverings cont.

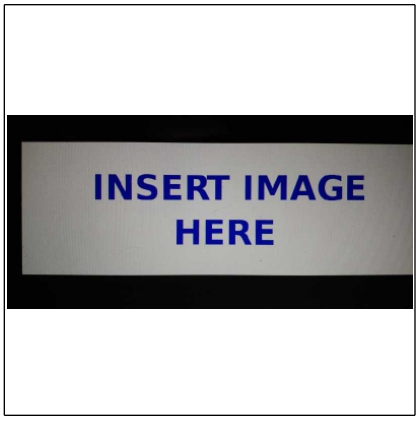
Roof #3 ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer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

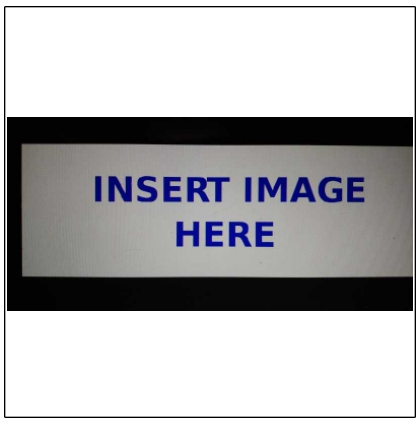
Comments

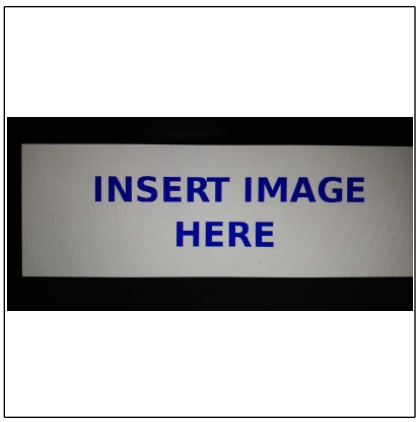
Photos

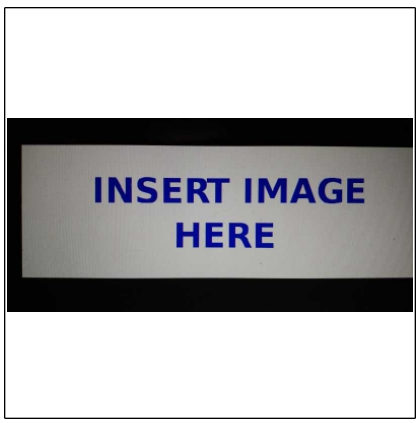












Skylights

☐ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

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Roof

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

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Roof Remarks

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY
Asphalt 3 tab Shingles	15-20 years
*Asphalt Multi-Thickness Shingles**	20-30 years
*Asphalt Interlocking. Shingles**	15-25 years
Asphalt Rolls	10 years
Built-up Roofing	10-20 years
*Wood Shingles**	10-40 years 1
*Clay Tiles**, *Cement Tiles**	20 + years 20 + years
*Slate Shingles**	30-100 years 2
*Asbestos Cement Shingles**	30-75 years
Metal Roofing	15-40 + years
Single Ply Membrane	15-25 years
Polyurethane with Elastomeric Coating	10-40 years 1

* Not recommended for use on low slope roof
1 Depending on local conditions and proper installation
2 Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

Exterior

Chimney(s)

☐ None

Location(s)

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

Rain Cap/Spark Arrestor ☐ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

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

Flue ☐ Tile ☐ Metal ☐ Unlined ☐ Not Visible

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

Gutters/Scuppers/Eavestrough

☐ None

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

Material ☐ Copper ☐ Vinyl/Plastic ☐ Galvanized/Aluminum Other:

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

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

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

Comments

Photos

Siding

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

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

Comments

Photos

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Exterior

Trim

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Soffit

☐ None

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Fascia

☐ None

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

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Exterior

Flashing cont.

Material cont. ☐ Damaged wood Other:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Windows/Screens

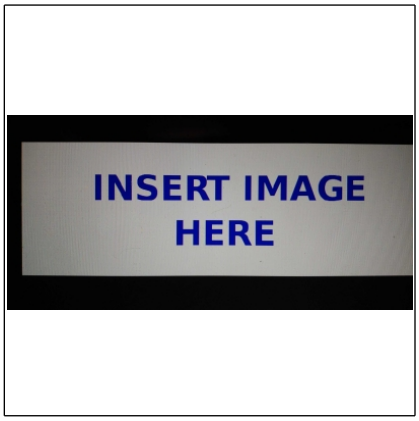
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting ☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

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

Screens ☐ Torn ☐ Bent ☐ Not installed ☐ Satisfactory

Comments

Photos



Slab-On-Grade/Foundation

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

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

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

Comments

Photos

Service Entry

Location ☐ Underground ☐ Overhead

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

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Exterior

Service Entry cont.

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

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

Comments

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☐ Framed ☐ Masonry Other:

Condition ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior Doors

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

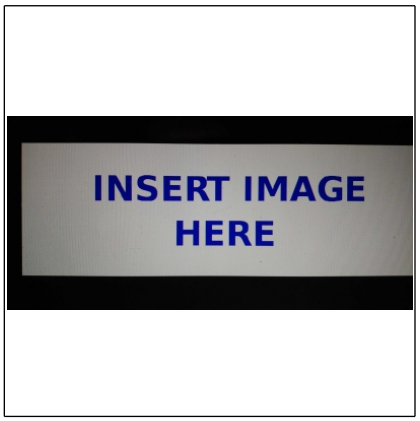
Patio ☐ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

Comments

Photos



Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
Location:
Brand:
Model #:
Serial #:
Approximate Age:

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

Energy source ☐ Electric ☐ Gas Other:

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

Outside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps): ☐ Improperly sized fuses/breakers

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Exterior

Exterior A/C - Heat pump #1 cont.

Level ☐ Yes ☐ No ☐ Recommend re-level unit

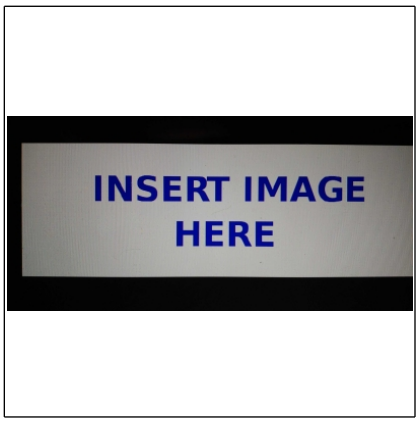
Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

Insulation ☐ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☐ No

Comments

Photos



Exterior A/C - Heat pump #2

Unit #2 ☐ N/A
Location:
Brand:
Model #:
Serial #:
Approx. Age:

Energy source ☐ Electric ☐ Gas Other:

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

Outside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☐ Yes ☐ No ☐ Recommend re-level unit

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

Insulation ☐ Yes ☐ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☐ No

Comments

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Exterior Remarks

CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.
Unlined Chimney - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney. The latest building standards state a cricket flashing is required if the chimney chase is 30" or wider.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (6' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

EIFS

This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have nological explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling).

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

Electrical/A/C – Heat Pump Remarks

EXTERIOR DOORS

The exposed side of exterior wood doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

ELECTRICAL

It is recommended that exterior receptacles be GFCI protected and that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off power to the receptacle. If it doesn't, the breaker is not working properly. If you don't test them once a month, the GFCI receptacles have a tendency to stick and may not protect you when needed.

If you have overhead service conductors leading to the house they should be a minimum of 10' above walkways and the yard and 12' above driveways. Wires that are too low need to be repaired either by the power company or a qualified licensed electrical contractor.

A/C –HEAT PUMP

The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system otherwise potential damage to the system may occur. We recommend checking the instructions in your A/C manual before starting the unit up in summer. A heat pump should only be tested in the mode it's running in. Outside temperature should be at least 65 degrees for the past 24 hours to run in cooling mode.

Temperature differential, between 14-22 degrees, is usually acceptable. If this is out of range, have an HVAC contractor examine it. It isn't always feasible to do a temperature differential due to high humidity, low outside temperature, etc.

A/C CONDENSOR COIL

They should be kept clear from overgrown foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If clothes dryers vent within 5-10', either relocate the vent or do not run the dryer when the A/C is running. The lint can quickly reduce the efficiency of the A/C unit.

Garage/Carport

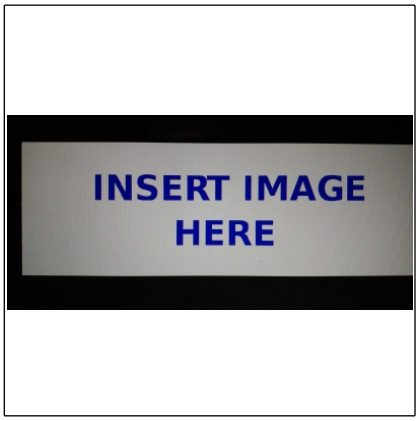
Type

☐ None

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

Comments

Photos



Automatic Opener

☐ None ☐ N/A

Operation ☐ Operable ☐ Inoperable

Comments

Photos

Safety Reverse

☐ None ☐ N/A

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

Comments

Roofing

Material ☐ Same as house
Type:
Approx. age: Approx. layers:

Comments

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Garage/Carport

Gutters/Eavestrough

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

Comments

Siding

☐ N/A

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

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

Comments

Trim

☐ N/A

Material ☐ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

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

Comments

Floor

Material ☐ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other:

Condition ☐ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair ☐ Safety hazard

Source of Ignition within 18" of the floor ☐ N/A ☐ Yes ☐ No

Comments

Overhead Door(s)

☐ N/A

Material ☐ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended ☐ Weatherstripping missing/damaged ☐ Loose/missing

Recommend Priming/Painting Inside & Edges ☐ Yes ☐ No

Comments

Exterior Service Door

☐ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Electrical Receptacles

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

Reverse polarity ☐ Yes ☐ No

Open ground ☐ Yes ☐ No ☐ Safety Hazard

GFCI Present ☐ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring ☐ Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

☐ N/A ☐ Present ☐ Missing ☐ Recommend repair

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Garage/Carport

Fire Separation Walls & Ceiling cont.

Condition ☐ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

Moisture Stains Present ☐ Yes ☐ No

Typical Cracks ☐ Yes ☐ No

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

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

Comments

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Garage/Carport Remarks

OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If an electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES

Garage sill plates should be elevated or treated lumber should be used. If this is not the case, periodically monitor the sill plates for damage.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18” from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage. Elevation of the ignition source is not required for appliances that are listed as a flammable vapor ignition resistant.

Water Heaters

Many electric water heaters thermostats have enclosed contacts, but they are not sealed gas tight. Therefore if an electric water heater unit with an ignition source located less than 18” from the bottom of the unit, it is required that the unit be elevated so the ignition source is at least 18” above the garage floor. Electric water heaters having all switching controls above 18” from the bottom of the water heater are not required to be elevated.

Kitchen

Countertops

Condition ☐ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos

Cabinets

Condition ☐ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Photos

Plumbing

Faucet Leaks ☐ Yes ☐ No

Pipes leak/corroded ☐ Yes ☐ No

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

Functional drainage ☐ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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Kitchen

Walls & Ceiling

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

Comments

Photos

Floor

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos

Appliances

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

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

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Kitchen

Appliances cont.

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

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

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

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

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

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

Other Operable: ☐ Yes ☐ No

Dishwasher airgap ☐ Yes ☐ No

Dishwasher drain line looped ☐ Yes ☐ No

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

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

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

Comments

Photos

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Interior Kitchen Remarks

PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16” wide gypsum lath, but this does not indicate a structural fault.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor, depending on the wood thickness. Wood laminate floors cannot be sanded.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance. In newer homes and remodels they use screws instead of nails so nail popping is becoming less common in homes.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and that the oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many older homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

Laundry Room

Laundry

Laundry sink ☐ N/A

Faucet leaks ☐ Yes ☐ No

Pipes leak ☐ Yes ☐ No ☐ Not Visible

Cross connections ☐ Yes ☐ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☐ No

Room vented ☐ Yes ☐ No

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

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

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

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

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

Comments

Photos

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Bathroom (1)

Bath

Location

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

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

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

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

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

Drainage ☐ Satisfactory ☐ Marginal ☐ Poor

Water flow ☐ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☐ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

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

Comments

Photos

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Bathroom (2)

Bath

Location

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

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

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

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

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

Drainage ☐ Satisfactory ☐ Marginal ☐ Poor

Water flow ☐ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☐ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

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

Comments

Photos

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Bathroom(s) Remarks

STALL SHOWER

A metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use. New shower pans use a waterproof material underneath that doesn't have the same problems as the older metal shower pans.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit with a proper end fitting is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem. If there isn't a fan an operable window is also acceptable by the current building standards.

SLOW DRAINS

Slow drains on sinks, tubs, and showers are usually due to buildup of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected. There should also be an easy to access panel that can be removed to gain access to the motor

BedRoom (1)

Room

Location

Type

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☐ No

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

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

Comments

Photos

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BedRoom (2)

Room

Location

Type

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☐ No

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

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

Comments

Photos

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BedRoom (3)

Room

Location

Type

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☐ No

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

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

Comments

Photos

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BedRoom (4)

Room

Location

Type

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☐ No

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

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

Comments

Photos

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Interior

Fireplace

☐ None

Location(s)

Type ☐ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☐ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☐ Yes ☐ No

Mantel ☐ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Photos

Stairs/Steps/Balconies

☐ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Handrail ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

Risers/Treads ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments

Photos

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Interior

Smoke/Carbon Monoxide detectors

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

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

Comments

Photos

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other: Access limited by:

Inspected from ☐ Access panel ☐ In the attic ☐ Other

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Interior

Attic/Structure/Framing/Insulation cont.

Location ☐ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

Flooring ☐ Complete ☐ Partial ☐ None

Insulation ☐ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation

Installed in ☐ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed

Ventilation ☐ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible

HVAC Duct ☐ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Chimney chase ☐ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☐ No ☐ Recommend repair ☐ Recommend structural engineer

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

Ceiling joists ☐ Wood ☐ Metal ☐ Not Visible

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

Evidence of condensation ☐ Yes ☐ No

Evidence of moisture ☐ Yes ☐ No

Evidence of leaking ☐ Yes ☐ No

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

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

Comments

Photos

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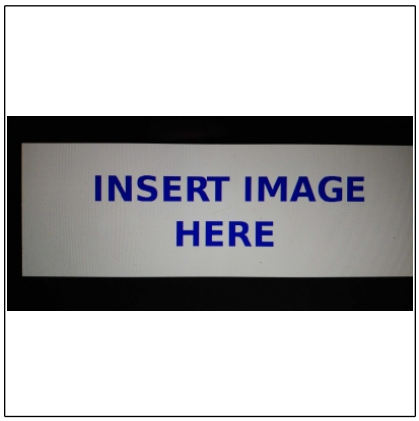
Interior



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Interior Room(s) Remarks

DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See comments regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof. Creosote buildup is common with wood burning fireplaces if not cleaned annually and the fireplace is used often. Metal Flues are also acceptable that service a fireplace.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38 but varies depending on where you live, if the insulation is fiberglass approximately 12-17". If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level, ideally in each bedroom as well. CO detectors are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface (depending where you live.) Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

Basement

Stairs

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

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

Headway over stairs ☐ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments

Foundation

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

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

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

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

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

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

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

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

Comments

Floor

Material ☐ Concrete ☐ Dirt/Gravel ☐ Not Visible Other:

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

Comments

Seismic bolts

☐ N/A ☐ None visible

Condition ☐ Appear satisfactory ☐ Recommend evaluation

Comments

Drainage

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

Floor drains ☐ Yes ☐ Not Visible ☐ Drains not tested

Comments

Girders/Beams

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Columns

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Material ☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible

Comments

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Basement

Joists

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments

Subfloor

☐ Not Visible

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

Comments

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Basement Remarks

BASEMENT/CRAWLSPACE

Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks, are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

INSULATED CONCRETE FORMS (ICF'S)

ICF's are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier and properly sealed.

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for five to six feet. **No representation is made to future moisture that may appear.**

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupters for any outlet in the unfinished part of the basement and crawl spaces. Except for outlets where the sump pump is plugged into.

Crawl Space

Crawl space

☐ N/A

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

Conditioned (heated/cooled) ☐ Yes ☐ No

Comments

Access

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

Inspected from ☐ Access panel ☐ In the crawl space

Comments

Foundation walls

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

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

Comments

Floor

Material ☐ Concrete ☐ Gravel ☐ Dirt Other:

Condition ☐ Typical cracks ☐ Not Visible ☐ Vapor barrier present

Comments

Seismic bolts

☐ N/A ☐ None visible

Condition ☐ Appear satisfactory ☐ Recommed evaluation

Comments

Drainage

Sump pump ☐ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Pump not tested

Standing water ☐ Yes ☐ No ☐ Not Visible

Evidence of moisture damage ☐ Yes ☐ No

Comments

Ventilation

☐ N/A

Location ☐ Wall vents ☐ Power vents ☐ None apparent

Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage

Comments

Girders/Beams/Columns

Material ☐ Steel ☐ Wood ☐ Masonry

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Joists

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

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Crawl Space

Subfloor

☐ Not Visible

Condition ☐ Indication of moisture stains/rotting

Comments

Insulation

☐ None

Type ☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Location ☐ Walls ☐ Between floor joists Other:

Comments

Vapor barrier

Present ☐ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Material ☐ Kraft/foil faced ☐ Plastic ☐ Not Visible Other:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

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Crawlspace Remarks

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas. There is debate about crawlspace ventilation; we recommend you contact a basement contractor for advice.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. **No representation is made to future moisture that may appear.**

Plumbing

Water service

Main shut-off location

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

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☐ N/A
Type:

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

Drainage ☐ Satisfactory ☐ Marginal ☐ Poor

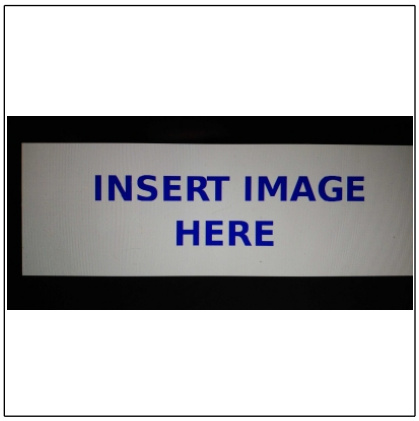
Interior fuel storage system ☐ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

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

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

Comments

Photos



Main fuel shut-off location

☐ N/A

Location

Comments

Photos

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Plumbing

Water heater #1

☐ N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP Other:

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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Plumbing

Water heater #2

☐ N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP Other:

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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Plumbing

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Plumbing Remarks

WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years or more before needing to be replaced.

HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a shut-off valve located in the basement or crawlspace. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized. Hoses should always be disconnected in winter, in cold climates.

WATER HEATER

The average life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard. The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering. Many areas of the country require that CSST be continuous and directly bonded to the electrical ground system of the premises in which it was installed.

Heating System

Heating system

Unit #1 Brand name:
Approx. age:
☐ Unknown Model #: Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Recommended HVAC technician examine

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments

Photos

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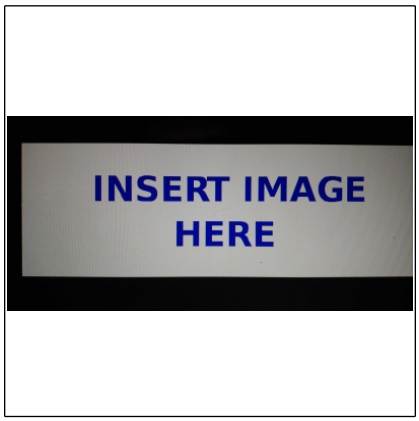
Heating System



Other systems

☐ N/A

Type ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

Proper operation ☐ Yes ☐ No

System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

Comments

Photos

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Heating System Remarks

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

	Approximate Age
GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER (Hot water or steam) or more	30-50 years
STEEL BOILER (Hot water or steam)	30-40 years
COPPER BOILER (Hot water or steam)	10-20 years
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	8-12 years
HEAT PUMP	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to do routine maintenance. **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 component.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated.

Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists.

A/C CONDENSER COIL

They should not become overgrown with foliage. Clearance requirements vary, but 2’ on all sides should be considered minimal with up to 6’ of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Electric/Cooling System

Main panel

Location

Condition ☐ Satisfactory ☐ Poor

Adequate Clearance to Panel ☐ Yes ☐ No

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

Breakers/Fuses ☐ Breakers ☐ Fuses

Appears grounded ☐ Yes ☐ No ☐ Not Visible

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

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

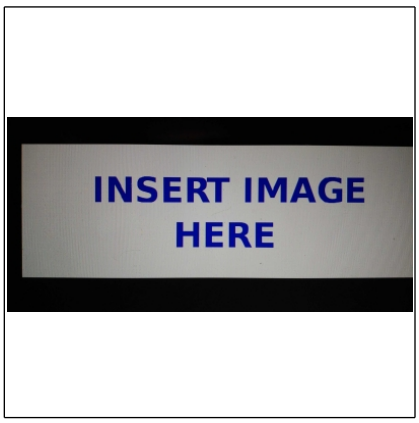
Main wire ☐ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

Comments

Photos



Sub panel(s)

☐ None apparent

Location(s) Location 1:
Location 2:
Location 3:

Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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Electric/Cooling System

Evaporator Coil Section Unit #1

☐ N/A

General ☐ Central system ☐ Wall unit
Location:
Age:

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

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

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

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

Operation Differential:

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

Comments

Photos

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Electric/Cooling System

Evaporator Coil Section Unit #2

☐ N/A

General ☐ Central system ☐ Wall unit
Location:
Age:

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

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory
☐ Recommend/Replace damaged/missing insulation

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

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

Operation Differential:

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

Comments

Photos

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Electric/Cooling System

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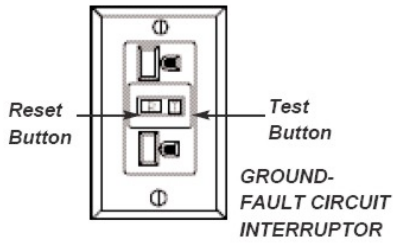
Electrical/Cooling Remarks

Every effort has been made to evaluate the size of the service. Three wires going into the home indicates 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.
See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures that are not IC - Rated should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)
Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

Arc Faults

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms. In some areas arc faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009.
Upgraded as desired for enhanced safety. Requirements will vary, across the US.

Cooling

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.
Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

Living Room

Living Room

Location

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

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

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

Comments

Photos

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Dining Room

Dining Room

Location

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

Moisture stains ☐ Yes ☐ No
Where:

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

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

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

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

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

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

Comments

Photos

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PREVENTIVE MAINTENANCE TIPS

I. FOUNDATION & MASONRY:

Basements, Exterior Walls: To prevent seepage and condensation problems.

a. Check basement for dampness & leakage after wet weather.

b. Check chimneys, deteriorated chimney caps, loose and missing mortar.

c. Maintain grading sloped away from foundation walls.

II. ROOFS & GUTTERS:

To prevent roof leaks, condensation, seepage and decay problems.

a. Check for damaged, loose or missing shingles, blisters.

b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.

c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.

d. Check fascias and soffits for paint flaking, leakage & decay.

III. EXTERIOR WALLS:

To prevent paint failure, decay and moisture penetration problems.

a. Check painted surface for paint flaking or paint failure. Cut back shrubs.

b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. DOORS AND WINDOWS:

To prevent air and weather penetration problems.

a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstripping as needed. Check glazing, putty around windows.

V. ELECTRICAL:

For safe electrical performance, mark & label each circuit.

a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.

b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.

c. Check exposed wiring & cable for wear or damage.

d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. PLUMBING:

For preventive maintenance.

a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.

b. Draw off sediment in water heaters monthly or per manufacturer's instructions.

c. Have septic tank serviced every 2 years.

VII. HEATING & COOLING:

For comfort, efficiency, energy conservation and safety.

a. Change or clean furnace filters, air handler filters, electronic filters as needed.

b. Clean and service humidifier. Check periodically and annually.

c. Have oil burning equipment serviced annually.

VIII. INTERIOR:

General house maintenance.

a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.

b. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. Know the location of:

- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.