



Home Inspection Report



XXXXXX, Ft. Collins, CO 80528

Inspection Date:

Monday, May 8, 2017

Prepared For:

XXXXXX

Prepared By:

Cutting Edge Construction and Inspection
3321 Catamaran Ct.
Loveland, CO 80538
(970) 690-9588

Report Number:

XXXXXX

Inspector:

Nathan Will

Report Summary

Items Not Operating

Kitchen sink disposal not functioning.

Main floor office/bedroom ceiling fan not functioning.

Gas to family room fireplace turned off, not able to test for function at time of inspection.

Major Concerns

None apparent

Potential Safety Hazards

Open junction boxes in crawl space were in need of covers.

Open spaces in detached garage electrical panel need covers.

GFI outlets recommended in the kitchen.

Floor transition into main floor office/bedroom not flush, tripping hazard.

Recommend adding smoke detectors and Carbon Monoxide detectors throughout.

Deferred Cost Items

Roof missing shingles and showing signs of age/wear, recommend roofer evaluate.

Water heater manufacture date 1996 nearing the end of its useful life, plan for replacement.

Improvement Items

Insides of gutters are full of debris recommend cleaning.

Family room windows missing screens.

Recommend poly sheeting on dirt floor in crawl space.

Damaged wood on deck recommend repair and/or replacement.

Recommend painting or treating wood on rear deck.

Hose bib(s) not frost-proof type, recommend turning off shut off valve inside of home to prevent freezing.

Items To Monitor

Soft area in bedroom 1 sub flooring under window/baseboard heater. Potential water damage recommend flooring contractor evaluate.

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.

Main Entrance Faces

East

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

40-50 years

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

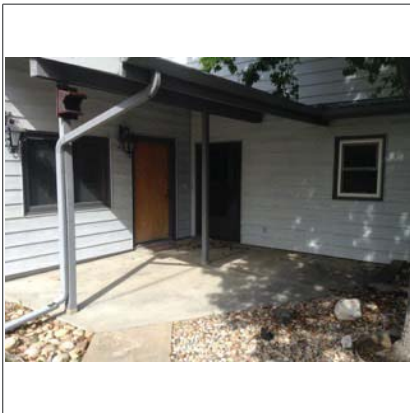
Driveway/Parking

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



Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other: .
Floor Satisfactory Marginal Poor Safety Hazard
Comments
Photos



Stoops/Steps

- None
Material Concrete Wood Other: . Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments

Photos



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: bare wood Safety Hazard Improper attachment to house
- Railing loose Not Applicable
- Comments** Damaged wood on deck recommend repair and/or replacement.
Recommend painting or treating wood.

Photos



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**

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 Railroad ties Timbers Other: .
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

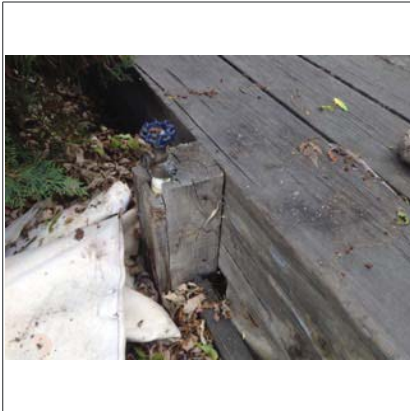
Hose bibs

N/A

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

Comments Hose bib(s) not frost-proof type, recommend turning off shut off valve inside of home to prevent freezing

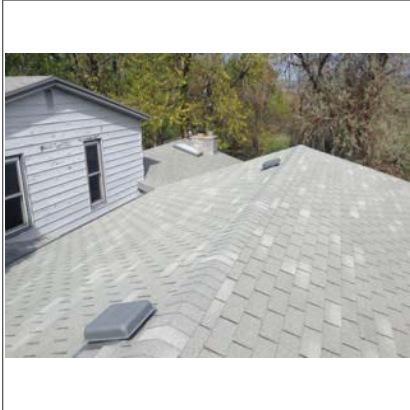
Photos



Roof

General

Visibility None All Partial Limited By: .
Inspected From Roof Ladder at eaves Ground With Binoculars
Photos



Style of Roof

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

Roof #1 Type:
 Asphalt
 Layers:
 1 Layer
 Age:
 Unknown
 Location:
 Whole house

Roof #2 None
 Type:
 Layers:
 Age:
 Location:
 Whole house

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

Comments

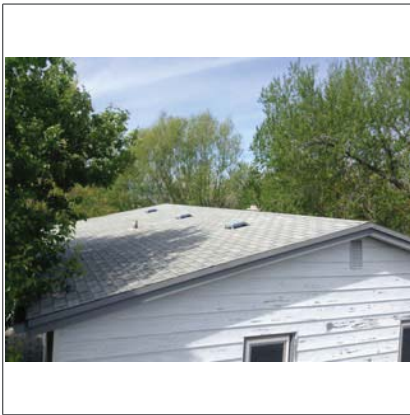
Photos



Ventilation System

- None N/A
- Soffit Ridge Gable Roof Turbine Powered Other: .

Type
Comments
Photos



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
Photos



Valleys

- N/A
- Material** Not Visible Galv/Alum Asphalt Lead Copper Other: .
- Condition** Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Photos



Condition of Roof Coverings

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

Comments

Roof appeared to be nearing end of its useful life, budget to replace soon.

Photos



Granules missing



Missing shingles

Skylights

- N/A Not Visible
 Cracked/Broken Satisfactory Marginal Poor

Condition Comments

Photos



Plumbing Vents

- Not Visible
- Not Present
- Satisfactory
- Marginal
- Poor

Condition
Comments
Photos



Exterior

Chimney(s)

None

Location(s) North
West

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

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

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

Flue Tile Metal Unlined Not Visible

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

Condition Satisfactory Marginal Poor Recommend Repair

Comments

Photos



Gutters/Scuppers/Eavestrough

None

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

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

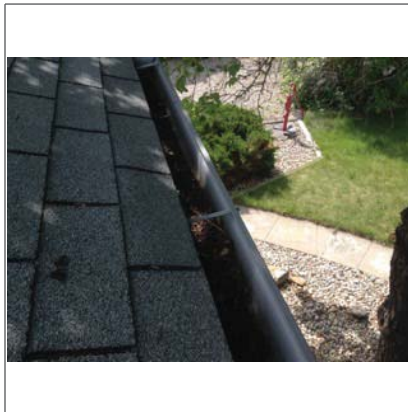
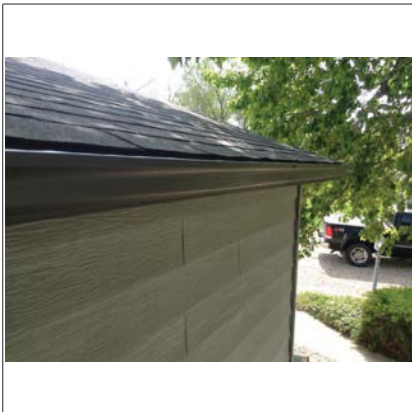
Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Insides of gutters are full of debris recommend cleaning

Photos



Exterior

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



Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: Typical cracks
Condition Satisfactory Marginal Poor

Comments
Photos



Soffit

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: Typical cracks
Condition Satisfactory Marginal Poor
- Comments**

Photos



Fascia

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments
Photos



Flashing

- Material** None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments

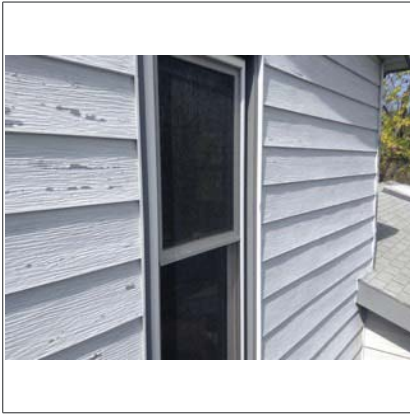
Caulking

- Condition** None Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
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



Storms Windows

None Not installed
Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting
Material Wood Clad comb. Wood/Metal comb. Metal
Putty Satisfactory Needed N/A
Comments

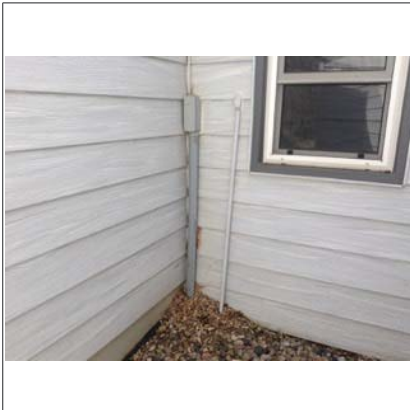
Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
Comments

Service Entry

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
Comments

Photos



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

Exterior

Exterior Doors cont.

Patio cont. 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
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

Exterior A/C - Heat pump #2

Exterior

Exterior A/C - Heat pump #2 cont.

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

Garage/Carport

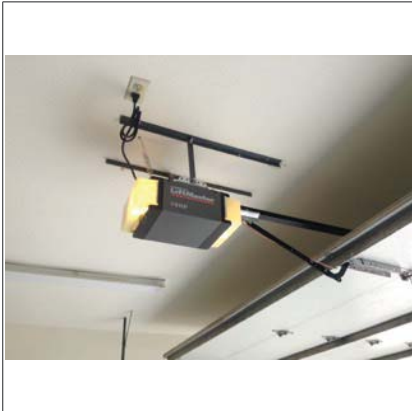
Type

- None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
Type
Comments
Photos



Automatic Opener

- None N/A
 Operable Inoperable
Operation
Comments
Photos



Safety Reverse

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

Roofing

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

Gutters/Eavestrough

- Satisfactory Marginal Poor Same as house
Comments

Garage/Carport

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

Photos



Sill Plates

None Not Visible
Type Floor level Elevated
Condition Rotted/Damaged Recommend repair
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

Photos



Exterior Service Door

None
 Satisfactory Marginal Poor Damaged/Rusted

Comments
Photos



Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring

Recommend GFCI Receptacles

Comments
Photos



Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Photos



Garage/Carport (1)

Type

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

Type
Comments
Photos



Automatic Opener

- None N/A
 Operable Inoperable

Operation
Comments
Photos



Safety Reverse

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

Operation
Comments

Roofing

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

Comments

Gutters/Eavestrough

- Satisfactory Marginal Poor Same as house
 Comments Recommend installing gutters and/or downspouts.

Garage/Carport (1)

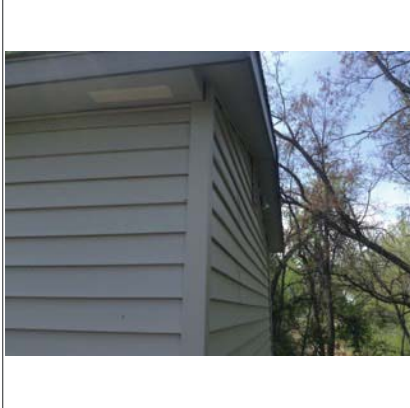
Siding

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



Trim

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



Floor

- Concrete Gravel Asphalt Dirt Other: .
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Source of Ignition within 18" of the floor N/A Yes No
Comments

Photos

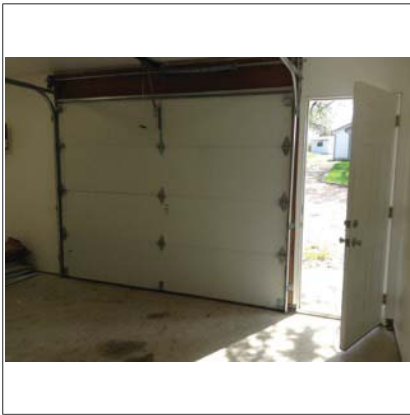


Sill Plates

- None Not Visible
Type Floor level Elevated
Condition Rotted/Damaged Recommend repair
Comments

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
Photos



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

Photos



Fire Separation Walls & Ceiling

- N/A Present Missing Recommend repair
- Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
- Moisture Stains Present** Yes No
- Typical Cracks** Yes No
- Fire door** Not verifiable Not a fire door Needs repair Satisfactory
- Self closure** N/A Satisfactory Inoperative Missing
- Comments**

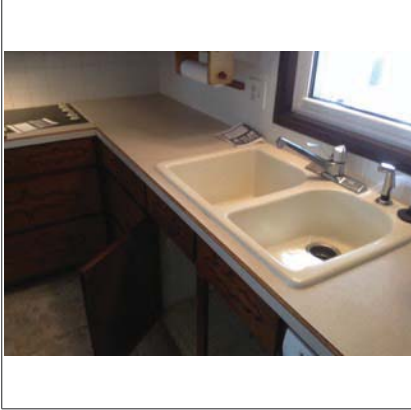
Kitchen

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

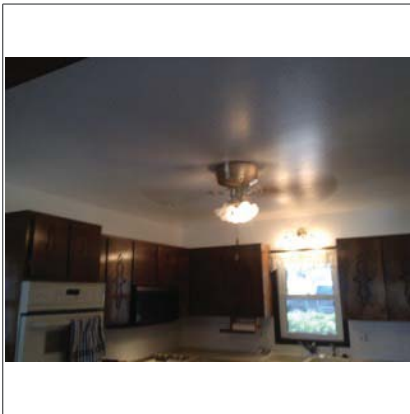
Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Photos



Heating/Cooling Source

Yes No

Comments

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

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 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Kitchen sink disposal not functioning

GFI outlets recommended in the kitchen and bathrooms

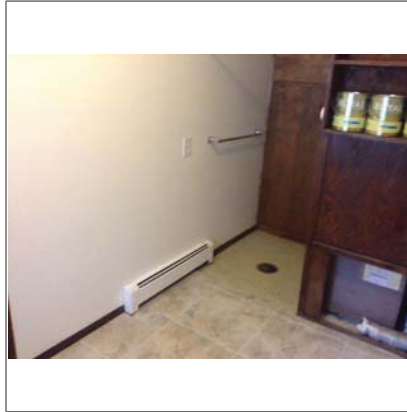
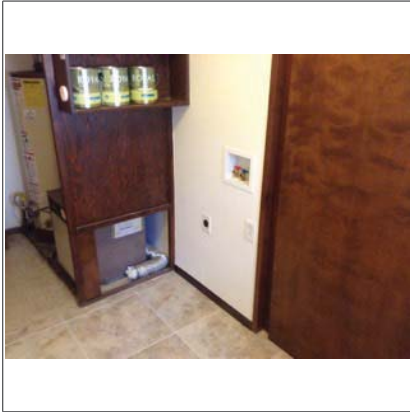
Laundry Room

Laundry

- Laundry sink** N/A
Faucet leaks Yes No
Pipes leak Yes No Not Visible
Cross connections Yes No Potential Safety Hazard
Heat source present Yes No
Room vented Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes No Safety hazard
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



Bathroom

Bath

Location

First floor half bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

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

- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

Photos



Bathroom (1)

Bath	
Location	Second floor bath
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	<input checked="" type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible
Showers	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible
Toilet	Bowl loose: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> No access door GFCI: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> GFCI Recommended
Shower/Tub area	<input type="checkbox"/> Ceramic/Plastic <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite Other: tile Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input type="checkbox"/> N/A
Drainage	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Water flow	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Moisture stains present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Cabinetry
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Window	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Receptacles present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
GFCI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI
Open ground/Reverse polarity	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential Safety Hazard
Heat source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exhaust fan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy
Comments	

Bathroom (2)

Bath

Location Master bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

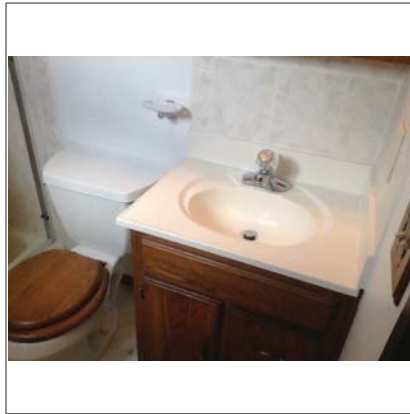
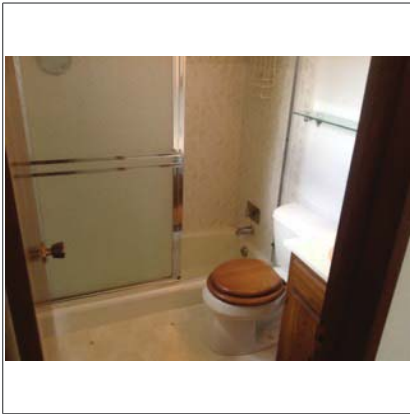
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



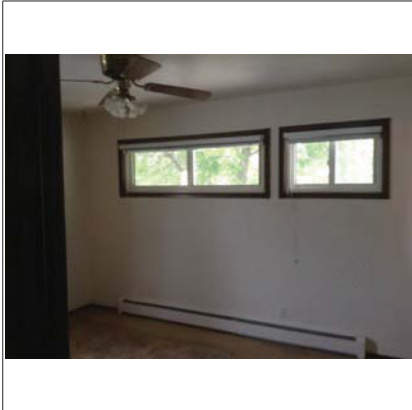
Room

Room

Location Second floor
Type MASTER BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
Heating source present Yes No Holes: Doors Walls Ceilings
Bedroom Egress restricted N/A Yes No
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Room (1)

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

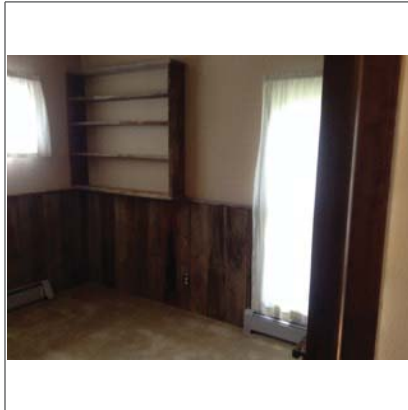
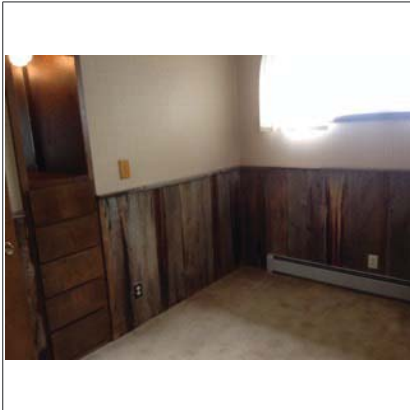
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments Soft area in bedroom 1 sub flooring under window/baseboard heater. Potential water damage recommend flooring contractor evaluate.

Photos



Room (2)

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

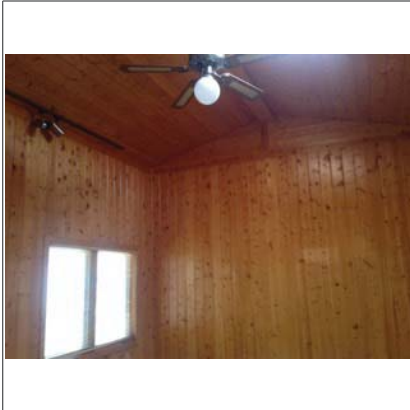
Comments

Room (3)

Room

Location First floor
Type Office/bedroom addition
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 Main floor office/bedroom ceiling fan not functioning
 Floor transition into room not flush, tripping hazard

Photos



Interior

Fireplace

Fireplace None

Location(s) Living room
Family room

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

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

Comments Gas to family room fireplace turned off, not able to test for function at time of inspection.

Photos



Stairs/Steps/Balconies

Stairs/Steps/Balconies None

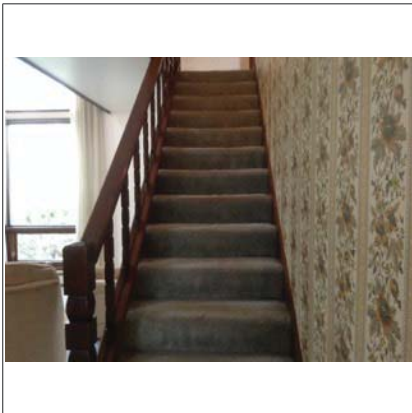
Condition Satisfactory Marginal Poor Loose/Missing

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

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

Comments

Photos



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

Interior

Smoke/Carbon Monoxide detectors cont.

Comments Recommend adding smoke detectors and Carbom Monoxide detectors throughout.

Attic/Structure/Framing/Insulation

Access N/A
 Stairs Pulldown Scuttlehole/Hatch No Access Other: .
 Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: 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



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
Photos



Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement
Material Concrete block Poured concrete Stone ICF Wood Brick
Comments
Photos



Floor

Material Concrete Gravel Dirt Other: .
Condition Typical cracks Not Visible Vapor barrier present
Comments

Photos



Seismic bolts

- N/A None visible
- Appear satisfactory Recommed evaluation

Condition
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
- Wall vents Power vents None apparent
- Additional ventilation recommended Evidence of moisture damage

Location
Condition
Comments
Photos



Girders/Beams/Columns

- Material** Steel Wood Masonry
- Condition** Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Photos



Joists

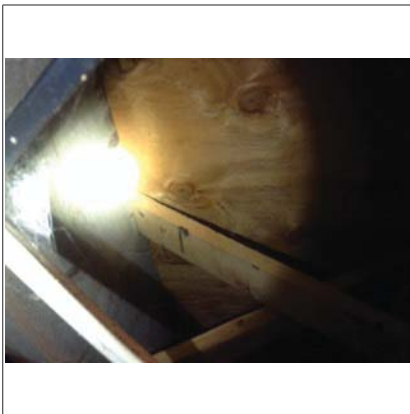
- Material** Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/Altered joists
- Condition** Satisfactory Marginal Poor

Comments
Photos



Subfloor

- Not Visible
 Indication of moisture stains/rotting
- Condition**
Comments
Photos



Insulation

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

Crawl Space

Vapor barrier

Present Yes No Not Visible Improperly installed

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal **Poor**

Comments Recommend poly sheeting on dirt floor.

Plumbing

Water service

Main shut-off location In the utility room

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

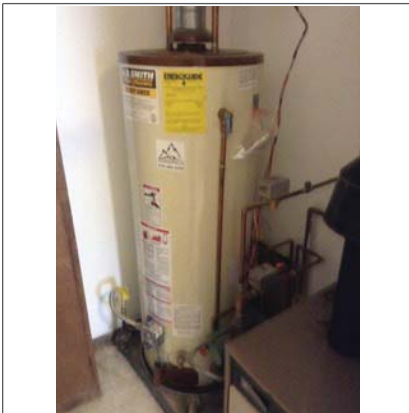
Interior fuel storage system N/A Yes No Leaking: Yes No

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



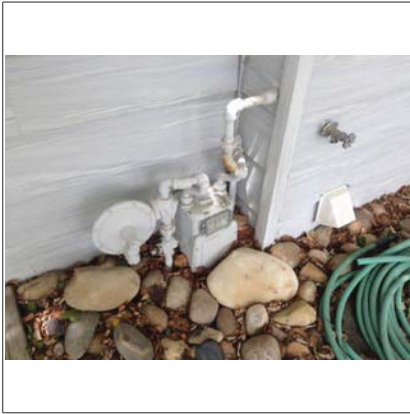
Main fuel shut-off location

N/A

Location On the front exterior wall

Comments Gas meter on exterior of home.

Photos



Well pump

N/A
Type Submersible In basement Well house Well pit Shared well
Pressure gauge operable Yes No Well pressure: Not Visible
Comments

Sanitary/Grinder pump

N/A Operable: Yes No
Sealed Crock Sealed crock: Yes No
Check Valve Check valve: Yes No
Shut-off Valve Shut-off valve: Yes No
Vented Yes No
Comments

Water heater #1

N/A
General Brand Name:
 A.O. Smith
 Serial #:
 Capacity:
 50
 Approx. age:
 20-25+
Type Gas Electric Oil LP Other: .
Combustion air venting present Yes No N/A
Seismic restraints needed Yes No N/A
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material
Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair
Condition Satisfactory Marginal Poor
Comments Water heater manufacture date 1996 nearing the end of its useful life, plan for replacement.

Photos



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

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1

Brand name: Lennox
 Approx. age: Unknown
 Unknown Model #: GS10Q3-75 Serial #: 5373500275 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 Furnace was in normal working order at the time of the inspection.

Photos





Boiler system

N/A

General
 Brand name: American Standard
 Approx. age: Unknown
 Model #: GPM-5R
 Serial #: 1B-J1

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

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

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

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

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Photos



Other systems

N/A

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

Proper operation Yes No

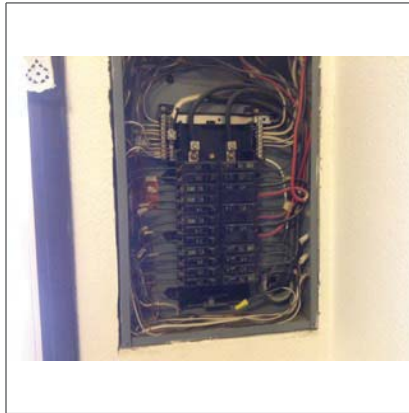
System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

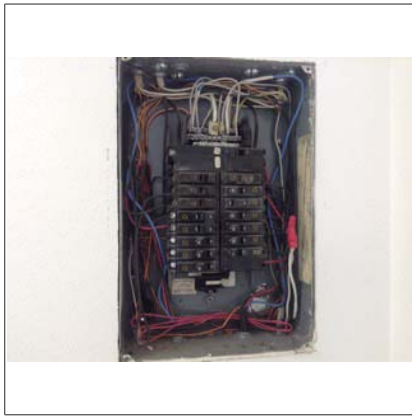
Location Laundry room
Condition Satisfactory Poor
Adequate Clearance to Panel Yes No
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire
 Condition: Satisfactory Marginal Poor
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
 Reason:
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Comments
Photos



Sub panel(s)

None apparent
Location(s) Location 1:
 Outbuilding
 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 Some open spaces in detached garage electrical panel need covers..

Photos



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

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

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Family room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments Family room windows missing screens

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos

