



Home Inspection Report



1276 145th Ave SE, Bothell, WA 98021

Inspection Date:

Wednesday April 10, 2019

Prepared For:

Dikran Bogosiam

Prepared By:

Protection Home Inspection
19716 Fales Rd
Snohomish, WA 98296
(425) 275-7132
john@protectionhomeinspection.org

Report Number:

2615

Inspector:

John Torkelson

License/Certification #:

WA--1854

Inspector Signature:

John Torkelson

Receipt/Invoice

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Property Address
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Bothell, WA 98021

Inspection Number: 2615

Payment Method: Cash

Client: Dikran Bogosiam

Inspection	Fee
Home Inspection	\$475.00
Home Inspection discount	(\$25.00)

Total	\$450.00
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Report Summary

Items Not Operating

Dishwasher did not turn on

It appears that the furnace has never been serviced, extremely dirty furnace pre-filter that is completely clogged, rusting vent pipe, furnace did not fire when the thermostat was turned on, recommend license HVAC technician to evaluate, clean, and recommend maintenance

Major Concerns

Potential Safety Hazards

Exterior electrical receptacle weather protection cover is damaged, recommend to replace

One electrical receptacle in the garage show signs of overheating, recommend to replace with new plug

Missing carbon monoxide detectors, recommend to contact the listing agent to install before appraisal

Unsecured electrical wire present in the crawl space, recommend attaching to the floor joist

Deferred Cost Items

Multiple window show signs of damaged window seals with fogging and moisture present between window panes, recommend budgeting for new windows and replacing as needed

Gutters are improperly sloped with standing water present, with multiple leaks, recommend a licensed roofing contractor to evaluate, seal leaks and repair as needed

It appears that it has been some time since the roof has been serviced, excessive moss and damaged shingles present in multiple locations, recommend a licensed roofing contractor to evaluate, clean, and repair as needed

The overhead garage door weather-stripping is damaged/missing, recommend license garage door technician to install new weather stripping to prevent rodent access and or cold air draft

Dust and dander present with a cold draft from under the gas fireplace present, moisture streaks on glass front, gas pilot light was unable to ignite, recommend license fireplace technician evaluate

Improvement Items

Some fascia boards are missing roofing over the tails allowing moisture to cause damage and peeling paint, recommend licensed roofing contractor add flashing when maintenancing the roof

Debris and organic growth present in some window tracks/frames, recommend cleaning with an appropriate cleaner to prevent deterioration of windows

Plumbing vents on the roof have cracked rubber weather protection boots, recommend a licensed roofing contractor to repair as needed

Report Summary

Improvement Items

Gutter extensions needed to divert water from the roof at least 6 ft away from the home to prevent water intrusion into the crawl space

Gutters are improperly sloped with standing water present, recommend a licensed roofing contractor to evaluate and repair as needed

Kitchen sink drain leaks, recommend to try to tighten drain pipes

Both bathroom shower faucet is leaking, recommend applying new Teflon tape and tightening

Master bathroom tub is slow to drain, recommend drain opener to see if that solves the issue

Bedroom door does not latch, recommend to adjust strike plate

Not all soil covered with adequate plastic vapor barrier, recommend covering all Earth with minimum 6 mil plastic sheeting

Some ducting insulation has become displaced, recommend to reattach as needed

Items To Monitor

Report Overview

Scope of Inspection

All components designated for inspection in the Washington State Standards of Practice are inspected, except as may be noted 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

North

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

Approximately 17 years old

Grounds

Service Walks

☐ None ☐ Not Visible

Material ☐ Concrete ☒ Flagstone ☐ Gravel ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slips/Trip Hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Moss Present ☐ Public sidewalk needs repair

Comments

Driveway/Parking

☐ None ☐ Not Visible

Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Flagstone Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Slips/Trip Hazard ☐ Fill cracks and seal ☐ Moss Present

Comments

Porch

☐ None ☐ Not Visible

Condition of Deck ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Moss Present ☐ Settling Cracks ☐ Slips/Trips Hazard

Condition of Railing ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A ☐ Loose ☐ Railing/Balusters recommended
☐ Missing

Support Pier ☒ Concrete ☐ Wood ☐ Rotting ☐ Settling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Stoops/Steps

☐ None ☐ Satisfactory

Material ☒ Concrete ☐ Wood ☐ Composite ☐ Rock

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled ☐ Moss ☐ Slips/Trip Hazard

Hand Rail ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A ☐ Safety Hazard ☐ Not of Grippable Type ☐ Missing
☐ Rotted/Damaged ☐ Loose ☐ Recommend Repair

Comments

Patio

☐ None

Material ☒ Concrete ☐ Flagstone ☐ Composite ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Slips/Trip Hazard ☐ Moss Present
☐ Pitched towards home (see remarks) ☐ Drainage provided ☒ Typical cracks

Comments

Photos

Grounds



Cracked brick present

Fence/Wall

- ☐ Not evaluated ☐ None ☐ Not Installed
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Vinyl ☐ Rock ☐ Wire
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
☐ Broken Or Missing Pickets ☒ Dry Rot
Gate ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Dry Rot ☒ Planks missing/damaged Operable: ☒ Yes
☐ No

Comments

Photos



Dry rot present

Landscaping affecting foundation

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

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 Water Pressure Tested at: 70 PSI

Exterior

Siding

- Material** ☐ Stone ☐ Slate ☐ Brick ☒ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☒ Wood ☐ Metal ☐ Vinyl ☐ Block ☐ River Rock ☐ Possible Asbestos ☐ Shingles
☐ Log
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Recommend painting ☐ Recommend Repair
☐ Recommend Cleaning ☐ Typical Cracks ☐ Wood Rot ☐ Peeling Paint ☐ Loose ☐ Delaminating
☐ Moss ☐ Siding in Contact with Soil ☐ Missing ☐ Monitor

Comments

Photos



Non galvanized nails used

Trim

- Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ ☐
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Recommend Painting ☐ Typical Cracks
☐ Wood Rot ☐ Peeling Paint ☐ Loose ☐ Missing ☐ Monitor

Comments

Soffit

- ☐ None
- Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Fiber Cement ☐
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood Rot ☐ Damaged ☐ Delamination ☐ Peeling Paint
☐ Recommend Repair ☐ Recommend Painting ☐ Monitor

Comments

Fascia

- ☐ None
- Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ ☐
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair ☒ Recommend Painting ☐ Typical Cracks
☐ Wood Rot ☒ Peeling Paint ☐ Monitor

Comments Some fascia boards are missing roofing over the tails allowing moisture to cause damage and peeling paint, recommend licensed roofing contractor add flashing when maintaining the roof

Photos

Exterior



Flashing

☒ None

Material

☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ ☐

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

Caulking

☐ None

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracking Present

☐ Recommend caulking around windows/doors/siding butt joints/masonry ledges/corners/utility penetrations

Comments

Windows/Screens

Window Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting ☐ Missing
☒ Evidence of Compromise Seals ☒ Failed/fogged insulated glass

Material

☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

Screens

☐ Torn ☐ Bent ☒ Damaged ☐ Not installed ☒ Some Missing ☒ Satisfactory

Comments

Debris and organic growth present in some window tracks/frames, recommend cleaning with a appropriate cleaner to prevent deterioration of windows

multiple window show signs of damaged window seals with fogging and moisture present between window panes, recommend budgeting for new windows and replacing as needed

Photos

Exterior



Damaged window screen



Moisture between panes present



Growth present in window tracks



Misaligned lock set

Slab-On-Grade/Foundation

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Monitor ☐ Not Visible ☐ Settling Cracks ☐ Have Evaluated
☐ Not Evaluated

Concrete Slab ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ 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 ☐ N/A

Comments Exterior electrical receptacle weather protection cover is damaged, recommend to replace

Photos

Exterior



Damaged weather protection cover

Building(s) Exterior Wall Construction

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

Comments

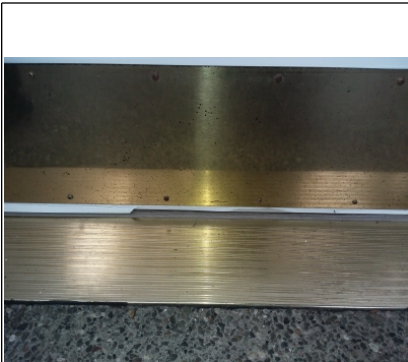
Exterior Doors

Main Entrance ☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace Doorbell: ☒ Satisfactory ☐ Not Functioning ☐ Missing

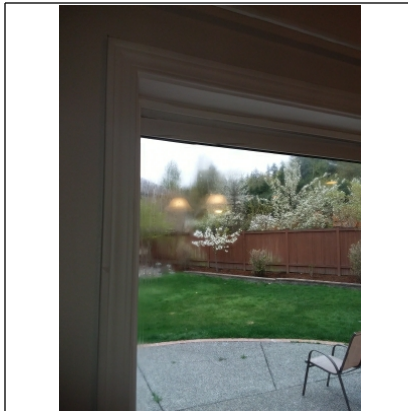
Patio Door ☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Comments Main entrance door weatherstripping is damaged, recommend to replace
 moisture trapped between window panes on sliding glass door

Photos



Damaged weather stripping on entry door



Moisture trapped between window panes

Roof

General

Visibility ☐ None ☒ All ☐ Partial ☐ Drone Limited By: Elevation

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

Photos



View of roof

Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: Approximately 17 years old

Comments

Photos



View of hip roof

Ventilation System

☐ None ☐ N/A

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

Comments

Photos

Roof



View of roof vent

Flashing

- Material** ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .
- Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing ☐ Separated from chimney
☐ Recommend Sealing ☒ Missing Drip Edge Flashing ☐ Siding to Close Roofing 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

Photos



View of asphalt Valley

Skylights

☐ N/A ☐ Not Visible

- Condition** ☐ Cracked/Broken ☐ Evidence of leaking insulated glass ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Roof



View of skylight

Plumbing Vents

- ☐ Not Visible ☐ Not Present
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Rubber Weather Protection Boots Cracked
Comments Plumbing vents on the roof have cracked rubber weather protection boots, recommend a licensed roofing contractor to repair as needed

Photos



Cracked rubber weather protection boot

Chimney(s)

- ☐ None
Location(s) Middle of Roof
Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars
 ☐ Drone (Limited Inspection)
Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended
Chase ☐ Brick ☐ Stone ☒ Metal ☐ Blocks ☐ Framed ☐ PVC
Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Cracked and Deteriorating Caulking ☐ Loose mortar joints
 ☐ Flaking ☐ Loose brick ☐ Rust ☐ Cracked Bricks/Mortar ☒ No apparent defects
Flue ☐ Tile ☒ Metal ☐ PVC ☐ Unlined ☒ Not Visible
Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Rust ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
 ☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair ☐ Monitor
Comments
Photos

Roof



View of gas vent chimney

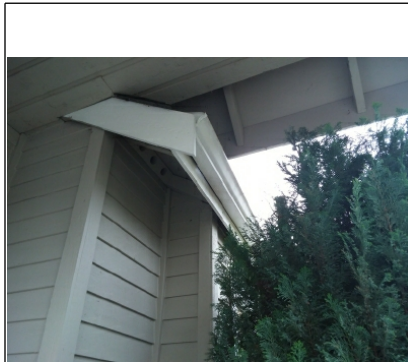
Gutters and Scuppers

☐ None
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☒ Recommend repair
☐ Recommend replace ☒ Needs to be cleaned ☒ Improperly Sloped ☐ Damaged
Material ☐ Copper ☐ Vinyl/Plastic ☐ Asphalt ☐ Rubber ☒ Galvanized/Aluminum Other: .
Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ Leaks Multiple Locations ☐ No apparent leaks
Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory
Extension needed ☐ North ☐ South ☐ East ☒ West ☐ N/A
Comments Gutter extensions needed to divert water from the roof at least 6 ft away from the home to prevent water intrusion into the crawl space
 Gutters are improperly sloped with standing water and multiple leaks present, recommend a licensed roofing contractor to evaluate, seal leaks and repair as needed

Photos



Gutter extension needed

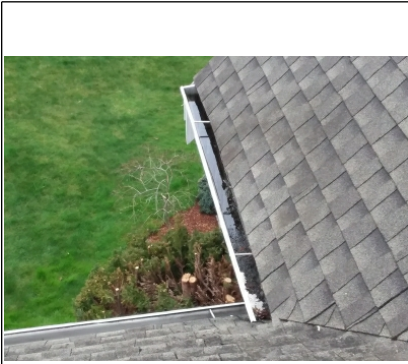


Leaking gutter



Leaking gutter

Roof



Standing water present in gutter

Condition of Roof Coverings

Roof #1

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken Tiles/Shingles ☐ Loose Tiles/Shingles ☒ Cracked Tiles/Shingles ☐ Nail popping
☒ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles ☒ Moss buildup
☐ Exposed felt ☐ Cupping ☐ Debris Present ☐ Incomplete/Improper Nailing
☒ Recommend roofer evaluate ☐ Evidence of Leakage ☐ Limited Inspection with Drone

Comments

It appears that it has been some time since the roof has been serviced, excessive moss and damaged shingles present in multiple locations, recommend a licensed roofing contractor to evaluate, clean, and repair as needed

Photos



Moss present on roof



Debris present on roof



Cracked shingles present

Garage

Type

☐ None

Type

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

Comments

Automatic Opener

☐ None ☐ N/A ☐ Not Tested

Operation

☒ Operable ☐ Inoperable

Comments

Safety Reverse

☐ None ☐ N/A ☐ Not Tested

Operation

☒ Operable ☐ Not Operable ☐ Needs adjusting ☐ Safety hazard

☒ Photo eyes and pressure reverse tested

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

Sill Plates

☐ None ☐ Not Visible

Type

☒ Floor level ☒ Elevated

Condition

☐ Rotted/Damaged ☐ Recommend repair ☒ Satisfactory

Comments

Overhead Door(s)

☐ N/A

Material

☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Moisture Stains ☐ Hardware loose

☐ Safety Cable Recommended ☒ Weatherstripping missing/damaged ☐ Dented

Comments

The overhead garage door weather-stripping is damaged/missing, recommend license garage door technician to install new weather stripping to prevent rodent access and or cold air draft

Photos

Garage



Damaged garage door weather stripping

Electrical Receptacles

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

Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles ☐ Potential Safety Hazard ☐ Missing Cover Plates

Comments One electrical receptacle in the garage show signs of overheating, recommend to replace with new plug

Photos



Overheated electrical receptacle

Fire Separation Walls & Ceiling

☐ Present ☐ Missing ☐ N/A

Condition ☒ Satisfactory ☐ N/A ☐ 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 ☐ None ☐ N/A

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

Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair ☐ Recommend caulking the back splash

Comments

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Recommend adjustment

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

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

Functional drainage ☐ Satisfactory ☐ Marginal ☒ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Kitchen sink drain leaks, recommend to try to tighten drain pipes

Photos



Kitchen sink drain leaks

Walls & Ceiling

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

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Windows

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☒ Evidence Of Leaking Insulated Glass ☐ Missing Hardware ☐ Broken Hardware ☐ Difficult To Open

Comments

Appliances

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

Kitchen

Appliances cont.

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

Wine Cooler ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Other ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Dishwasher airgap ☒ Yes ☐ No ☐ N/A

Dishwasher drain line looped ☐ Yes ☒ No ☐ N/A

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Missing Cover Plate

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

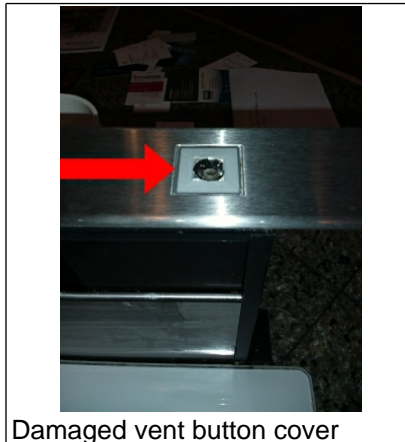
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments Dishwasher did not turn on

Photos



Dishwasher did not turn on



Damaged vent button cover

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 ☐ Potential Safety Hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Tight In Jamb ☐ Missing hardware
☐ Broken hardware

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

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 ☐ Potential Safety Hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Does Not Latch ☐ Tight In Jamb ☐ Broken hardware
☐ Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked Glass ☐ Doesn't Latch
☒ Evidence of leaking insulated glass ☐ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Living Room Formal

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 ☐ Potential Safety Hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No

Interior Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Does Not Latch ☐ Tight In Jamb ☐ Broken hardware
☐ Missing hardware

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked Glass ☐ Doesn't Latch
☐ Evidence of leaking insulated glass ☒ Broken hardware ☐ Missing hardware ☐ Difficult To Open

Comments

Laundry Room

Laundry

- Laundry sink** ☐ N/A ☒ Satisfactory
- Faucet leaks** ☐ Yes ☒ No ☐ N/A
- 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
☐ Dryer exhaust ducting needs cleaning ☐ Not vented to exterior ☐ Recommend repair
☐ Safety hazard ☐ Not Visible
- Electrical** Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Missing Cover Plate ☐ No Access
- GFCI present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI Receptacles ☐ No Access
☐ Safety Hazard
- 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 ☐ Missing Gas Drip Leg
- Windows** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Broken/Missing Hardware ☐ Difficult To Open
- Interior Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken Hardware ☐ Missing Hardware
☐ Tight In Jamb ☐ Door Does Not Latch
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping Hazard
- Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks ☐ Damage
- Comments**

Bathroom 1st Floor

Bath

Location First floor bath

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

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

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

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

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

Shower/Tub area ☐ Ceramic/Tile ☒ Fiberglass/Plastic ☐ Masonite ☐ N/A 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 ☐ Tight In Jamb ☐ Doesn't Latch

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeak

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Difficult To Open

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cover Plate Missing

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI ☐ Potential Safety Hazard

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

Heat source present ☒ Yes ☐ No

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

Comments Water to the first floor toilet was turned off, I turned the water on and toilet flushed normally

Bathroom shower faucet is leaking, recommend applying new Teflon tape and tightening

Photos



Leaking shower head



Water turned off to the toilet

Bathroom 2nd Floor

Bath

Location Second floor bath

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

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

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

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

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

Shower/Tub area ☐ Ceramic/Tile ☒ Fiberglass/Plastic ☐ Masonite ☐ N/A 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 ☐ Tight In Jamb ☐ Doesn't Latch

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeak

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☒ Evidence Of Leaking Insulated Glass ☐ Difficult To Open

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cover Plate Missing

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI ☐ Potential Safety Hazard

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

Heat source present ☒ Yes ☐ No

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

Comments

Master Bathroom

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/Tile ☐ Fiberglass/Plastic ☐ Masonite ☐ N/A 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 ☐ Tight In Jamb ☐ Doesn't Latch

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeak

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked Glass
☐ Evidence Of Leaking Insulated Glass ☐ Difficult To Open

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cover Plate Missing

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI ☐ Potential Safety Hazard

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

Heat source present ☒ Yes ☐ No

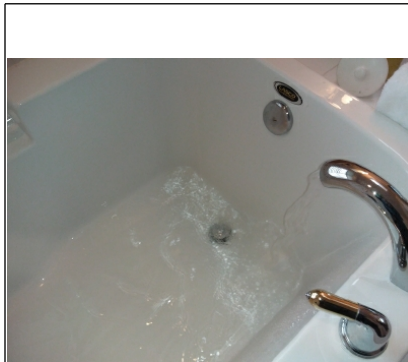
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Master bathroom tub is slow to drain, recommend drain opener to see if that solves the problem
 Master bathroom shower faucet leaking, recommend applying new Teflon tape and tightening

Photos



Shower head leaks



Bathtub slow to drain

Master Bedroom

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Broken/Missing hardware
☐ Tight In Jamb

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

Comments

All 2nd Floor Bedroom

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Doesn't Latch ☐ Broken/Missing hardware
☐ Tight In Jamb

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

Comments Bedroom door does not latch, recommend to adjust strike plate

Photos



Bedroom door doesn't latch

1st Floor Bedroom

Room

Location First 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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Doesn't Latch ☐ Broken/Missing hardware
☐ Tight In Jamb

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

Comments

Interior/Attic

Fireplace

☐ None

Location(s) Living room

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

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

Miscellaneous ☐ Blower built-in ☒ N/A 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 ☐ N/A

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

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

Comments Dust and dander present with a cold draft from under the gas fireplace, moisture streaks on glass front, gas pilot light was unable to ignite, recommend license fireplace technician evaluate

Photos



View of gas fireplace



Cold draft from under fireplace



Moisture stains inside fireplace glass



Dust and dander inside of fireplace

Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Interior/Attic

Stairs/Steps/Balconies cont.

Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail Missing
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeak ☐ Risers/Treads uneven ☐ Trip hazard
Ceiling Fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

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

Comments Missing carbon monoxide detectors, recommend to contact the listing agent to install before appraisal

Attic

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: Access limited by: Lack of flooring

Inspected from ☒ Access panel ☐ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom Closet ☐ Bedroom ☐ Garage ☐ Laundry Room ☐ Bathroom ☐ Garage

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Sawdust ☐ Foam ☐ Other ☐ Vermiculite
☐ Rock wool ☐ 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 ☐ None

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

Interior/Attic

Attic cont.

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

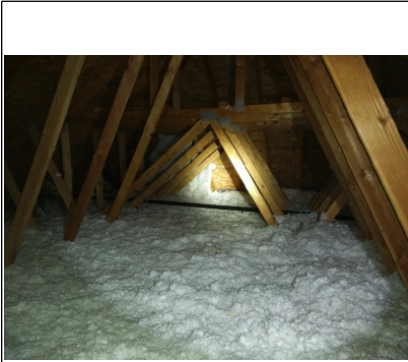
Evidence of Organic/Dark Growth ☐ Yes ☒ No ☐ Recommend Testing

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

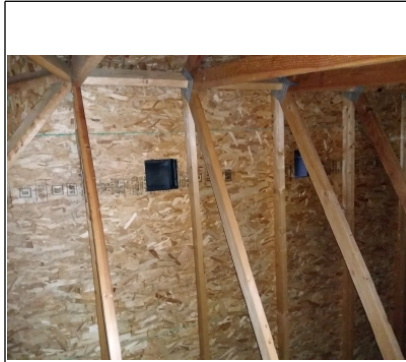
Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments

Photos



View in attic



View of OSB underlayment



View of attic insulation

Plumbing

Water Heater

☐ N/A

General Brand Name: Whirlpool
Serial #: See Attached Picture
Capacity: 50 gallons
Approx. age: Manufactured in 2013

Type ☒ Gas ☐ Electric ☐ Oil ☐ Heat Pump Other: _____

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

Seismic restraints needed ☐ Yes ☒ No ☐ N/A ☐ Not Correctly Installed

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

Expansion Tank ☒ Yes ☐ No ☐ Leaking Diaphragm ☐ Not Pressurized

Vent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Flex Duct Tubing
☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments Water temperature tested at 113 degrees

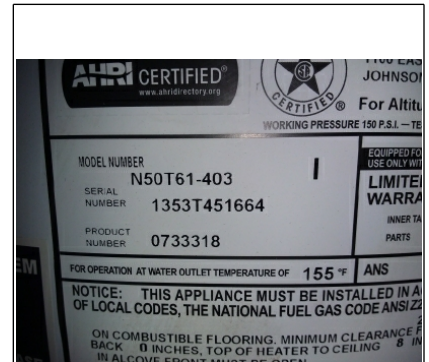
Photos



View of water heater



Missing cover



Water heater information

Water service

Main shut-off location In the coat closet

Water entry piping ☐ Not Visible ☐ Copper ☐ Galvanized ☐ 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

Plumbing

Water service cont.

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

Main fuel shut-off location

☐ N/A

Location On the side exterior wall

Comments

HVAC

Heating system

Unit #1 Brand name: Carrier
 Approx. age: Manufactured in 2002
☐ Unknown Model # See Attached Picture: Serial # See Attached Picture: ☐ Satisfactory ☐ Marginal
☒ Poor ☒ Recommended HVAC technician examine ☒ Soot And Debris Present In Furnace

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 ☒ None Detected ☐ Detected at plenum ☐ Detected at register ☐ N/A ☐ Not tested
 Tester: Tested with General NGD8800

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

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed Gas shut off valve:
☒ Yes ☐ No Missing Gas Drip Leg: ☐ 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 ☐ Flex Duct Tubing ☐ Safety hazard
☐ Recommend repair/replace

Filter ☐ Standard ☒ Electrostatic ☐ Satisfactory ☒ Needs cleaning/replacement ☐ Missing
☐ Incorrectly Installed ☐ Incorrect Size ☐ 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

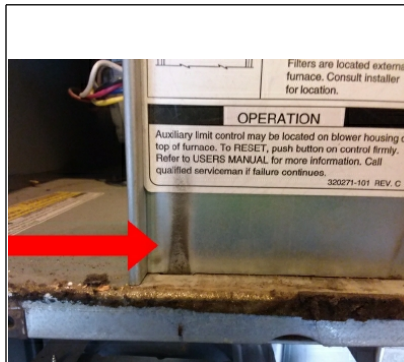
System not operated due to ☒ N/A ☐ Exterior temperature Other: .

Comments It appears that the furnace has never been serviced, extremely dirty furnace filter that is completely clogged is present, rusting vent pipe, furnace did not fire when the thermostat was turned on, recommend license HVAC technician to evaluate, clean, and recommend maintenance

Photos



View in furnace

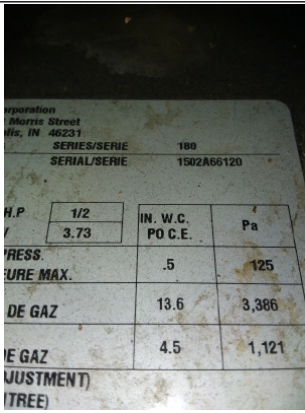


Burn mark in furnace



Rust present on furnace vent pipe

HVAC



Corporation
 Morris Street
 Sts, IN 46231
 SERIES/SERIE 180
 SERIAL/SERIE 1562A66120

H.P.	1/2	IN. W.C.	Pa
	3.73	PO C.E.	
RESS.		.5	125
URE MAX.			
DE GAZ		13.6	3,386
IE GAZ		4.5	1,121
UUSTMENT)			
(TREE)			

Furnace information

Electric

Main panel

Location Garage

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 125a ☐ 150a ☒ 200a ☐ 400a ☒ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

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

AFBI 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



View of electrical service panel

Crawl Space

Crawl space

☐ N/A ☐ Present

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

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments Unsecured electrical wire present in the crawl space, recommend attaching to the floor joist

Photos



Unsecured electrical wire

Access

Location ☒ Exterior ☐ Interior ☐ Via basement ☐ No access

Inspected from ☐ Access panel ☒ In the crawl space

Comments

Photos



View in crawlspace

Foundation walls

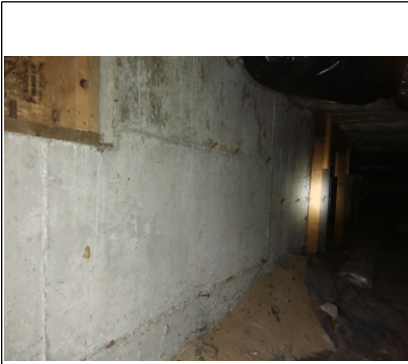
Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

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

Comments

Photos

Crawl Space



View of foundation walls

Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt ☐ Sand Other: .

Condition ☐ Typical cracks ☒ Not Visible ☒ Vapor barrier present **☒ Satisfactory**

Comments

Photos



View of crawl space floor

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

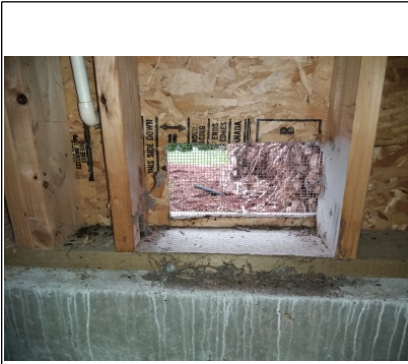
Location ☒ Wall vents ☐ Power vents ☐ None apparent

Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage **☒ Satisfactory**

Comments

Photos

Crawl Space



Typical wall vent

Girders/Beams/Columns

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



Typical post and beam
Construction

Joists

Material ☒ Wood ☐ Steel ☐ Truss ☐ Car Decking ☐ Not Visible ☐ Engineered I-Type
☐ Sagging/Altered joists
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Subfloor

Condition ☒ Not Visible ☐ Satisfactory
☐ Indication of moisture stains/rotting
Comments

Insulation

Type ☐ None
☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Displaced ☐ Missing ☐ Rodent Damage ☐ Damaged

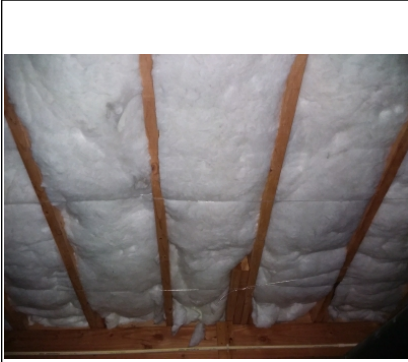
Crawl Space

Insulation cont.

Location ☐ Walls ☒ Between floor joists Other: .

Comments

Photos



View of floor insulation

Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Material ☐ Kraft/foil faced ☒ Plastic ☐ Not Visible ☐ Missing Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing

Comments Not all soil covered with adequate plastic vapor barrier, recommend covering all Earth with minimum 6 mil plastic sheeting

Photos



Missing vapor barrier

HVAC Ducting

Type of Ducting ☒ Metal Ducting ☐ Insulated Flex Duct ☐ None

Condition of Ducting ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged ☐ Split ☐ Crushed ☐ Disconnected
☐ Recommend Repair

Condition of Ducting Insulation ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Damaged ☐ Rodent Damage
☐ Recommend Repair

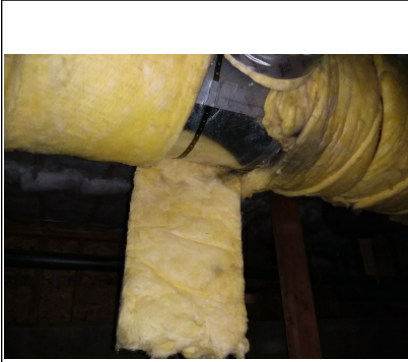
Crawl Space

HVAC Ducting cont.

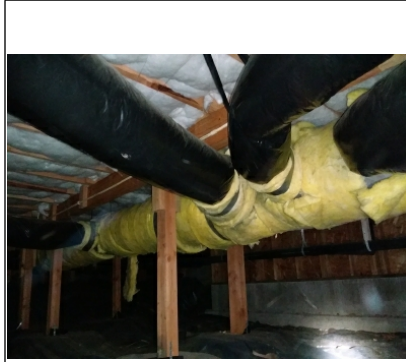
Ducting Elevated off the Ground ☒ Satisfactory ☐ Poor ☐ Broken Hangers ☐ Damaged Hangers ☐ On the Ground
☐ Recommend Repair

Some ducting insulation has become displaced, recommend to reattach as needed

Photos



Displaced ducting insulation



View of HVAC ducting

Rodent Activity

Rodent Activity ☐ Present ☒ Non Apparent

Type of Activity ☐ Traps/Poison Present ☐ Rodent Droppings Present ☐ Nest Present ☐ Carcasses Present
☐ Smell of Rodent Urine ☐ Burrowing/Displaced Insulation
☐ Recommend Licensed Pest Inspector To Evaluate
☒ Recommend Setting Traps In Monitoring For Activity

Comments: