



HOME INSPECTION REPORT

Inspection Date:

Friday, August 31, 2018

Prepared For:

Prepared By:

CTI Home Inspection LLC
886 Schuetter Rd
Jasper, IN 47546
812-639-3310
Curtyler@live.com

Report Number:

2241

Inspector:

Mathew Tyler

License/Certification #:

HI01600026

Inspector Signature:



Report Summary

Summary

HOUSE FEE
TERMITE.
TOTAL.

ANY QUESTIONS CALL 812-639-3310.

ROOF
Chimney rain cap missing.

GROUNDS
Patio lights & 1 outlet trips breaker.

KITCHEN
Outlets at sink not GFCI.

LIVING ROOM
Front door gasket missing - drags carpet - can see light at bottom when closed.
West pocket door mechanism to open broke - not opened.

NORTHWEST BEDROOM
Fan wobble.

MAIN BATH
Outlet at sink not GFCI.
Tub diverter needs adjusted. Water comes out of spout-shower head at same time.

BASEMENT BATH
Sink not mounted-hooked up.
No outlet.

BASEMENT FAMILY ROOM
Sink not mounted-hooked up.

ATTIC HOUSE - GARAGE
Recommend baffles at eaves for better ventilation.

ELECTRIC PANEL
Multiple wires melted / burnt inside.
Cover difficult to remove. Cover not reinstalled.

SUB PANEL
Neutral & ground wires not separated.

WATER SHUT OFF
Unable to locate valve.

FURNACE / A COIL / AC UNIT.
ALL 8YRS OLD
ALL WORKING

WATER HEATER.
21YRS OLD.
WORKING.

ELECTRIC PANEL.
100 AMP.
RECOMMEND
ELECTRICIAN
CHECK

ROOF
LOOKS 1-5YRS OLD
GOOD

Potential Safety Hazards

GARAGE

Report Summary

Potential Safety Hazards

Both overhead doors safety cables missing & pressure reverse needs adjusted & no photo eyes.
Openers maybe to old for photo eyes only.

LAUNDRY

Smoke detector not working.

CO DETECTOR

None found.

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.

Additional Terms, Conditions, and Limitations

Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating systems accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.

The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.

This inspection does not determine whether the property is insurable.

Exclusions of systems normally inspected .

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Report Overview

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

62 YEARS OLD

Receipt/Invoice

CTI Home Inspection LLC
886 Schuetter Rd
Jasper, IN 47546
812-639-3310

Date: Fri. Aug. 31, 2018 10:15

Inspected By: Mathew Tyler

Property Address

Inspection Number: 2241

Payment Method: Not Paid

Client: A A

Inspection

Fee

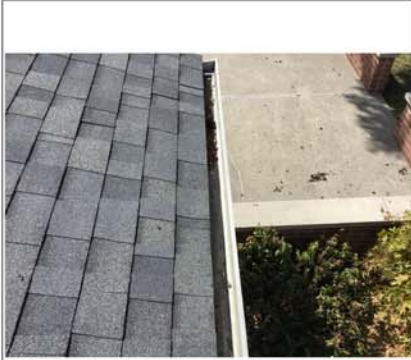
Home Inspection
WDO

Total

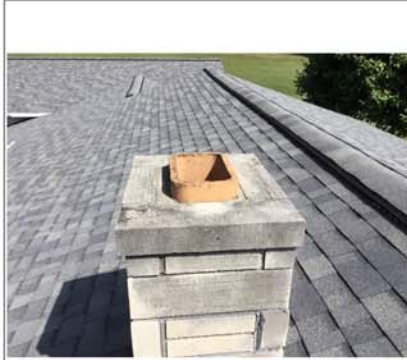
Roof

General

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



GUTTERS SOME LEAVES



RAIN CAP MISSING

Style of Roof

Type Gable Hip Mansard Shed Flat Other:
Pitch Low Medium Steep Flat
Roof #1 Type: ASPHALT
 Layers: 1 LAYER
 Age: LOOKS 1-5YRS OLD
 Location: HOUSE & GARAGE
Roof #2 None
 Type:
 Layers:
 Age:
 Location:
Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

Type None N/A
 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 Caulking cracked/gaps/loose Other: Tar cracked/gaps
Comments

Valleys

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

Roof

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
 Decking sag/wavy/uneven Soft spots
- 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
- 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

Skylights

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

Condition
Comments

Plumbing Vents

- Not Visible Not Present
 Satisfactory Marginal Poor Boot cracks/gaps/missing

Condition
Comments

Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Other: Pavers
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair Cracks/gaps not caulked Caulking cracks/gaps

Comments

Photos



FINS DIRTY



PATIO LIGHTS & 1 OUTLET
TRIPS BREAKER



SHED WINDOW CRACKED

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 Surface spalling/delamination Cracks/gaps not caulked
 Caulking cracks/gaps

Comments

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters missing/loose/broke/rust
Support Pier Concrete Wood Other: Brick Stone
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

- None
Material Concrete Wood Other: Composite Metal
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Railing/Balusters missing/loose/broke/rust Rust Lean

Comments

Patio

- None
Material Concrete Flagstone Kool-Deck Brick Other:
Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage needed Typical cracks/spalling/delamination
 Cracks/gaps not caulked Caulking cracks/gaps

Comments

Deck/Balcony

- None Not Visible
Material Wood Metal Composite

Grounds

Deck/Balcony cont.

Condition Satisfactory Marginal Poor Wood in contact with soil
 Railing/Balusters loose/missing/broke/rust Paint peeling/cracking/weathered Safety Hazard
 Improper attachment to house

Finish Treated Painted/Stained Other: Not Applicable

Comments

Deck/Patio/Porch Covers

None

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

Recommend Metal Straps/Bolts/Brackets/Flashing/Painting None

Comments

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl Rod Iron

Condition Satisfactory Marginal Poor Typical cracks Trim/Caps loose/missing
 Boards loose/cracked/missing Holes

Gate N/A Satisfactory Marginal Poor Leans/Sags Operable: Yes No
 Hinge missing/loose/broke/rusted

Comments

Landscaping affecting foundation

N/A

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

Comments

Retaining wall

None

Material Brick Concrete Concrete block Railroad ties Timbers Other: Stone

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

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
 Not mounted/loose/gap Handle broke/missing/stuck Not working

Operable Yes No Not Tested

Comments

Exterior

Chimney(s)

- None
- Location(s)** Middle of Roof
- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
- Rain Cap/Spark Arrestor** Yes No Recommended Sealed/capped Loose
- Chase** Brick Stone Metal Blocks Framed
- Evidence of** Holes in metal Chimney cap/crown cracked needs caulked/sealed Loose brick/stone/mortar joints
 Flaking Loose/missing siding 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 No apparent defects
- Condition** Satisfactory Marginal Poor Flashing improper/missing/loose/gaps
- Comments**

Gutters/Scuppers/Eavestrough

- None
- Condition** Satisfactory Marginal Poor Rusting Downspouts damaged/missing/holes/loose
 Recommend repair/replace Needs to be cleaned
- Material** Copper Vinyl/Plastic Galvanized/Aluminum Other:
- Leaking** Corners Joints Hole in main run No apparent leaks Ends
- Attachment** Loose Spikes/Brackets missing/loose Improperly sloped Satisfactory Sags/holds water
- Extension improper/missing/gap/damaged** North South East West Northeast Northwest
 Southeast Southwest N/A
- Comments**

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Asphalt/Shingle Composite
- Condition** Satisfactory Marginal Poor Paint peeling/cracked/weathered Typical settle cracks
 Cracks/Holes Loose/Missing Rotted Separated from house
 Keep Photos For Future Reference
- Comments**

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Paint peeling/cracked/weathered
 Damaged/Dented/Holes/Cracked Other: Wood rot Posts/Columns loose/peeling/rot/damaged
- Condition** Satisfactory Marginal Poor
- Comments**

Soffit

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Paint peeling/cracked/weathered
 Loose/Missing Other:
- Condition** Satisfactory Marginal Poor
- Comments**

Fascia

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Paint peeling/cracked/weathered
 Loose/Missing Other: Wood rot
- Condition** Satisfactory Marginal Poor
- Comments**

Flashing

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Paint peeling/cracked/weathered
 Wood rot Other: Loose/Missing Broke/cracked/holes/gaps Not Visible

Exterior

Flashing cont.

Condition Satisfactory Marginal Poor
Comments

Caulking

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

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Paint peeling/cracked/weathered
 Failed/fogged insulated glass Glazing cracked Caulking missing/cracked/gaps
Material Wood Metal Vinyl Aluminum/Vinyl/Wood clad
Screens Torn Bent/Loose Not installed Satisfactory Holes Missing
Comments

Storms Windows

None Not installed
Condition Satisfactory Frame pieces missing Wood rot Paint peeling/cracked/weathered
 Glass missing/cracks/holes Screens missing/loose/holes
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: Stone
 Brick
Condition Satisfactory Marginal Movement Have Evaluated Not Evaluated Typical settling
Concrete Slab N/A Not Visible Satisfactory Marginal Movement Have Evaluated Cracks
Comments

Service Entry

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
 Service Wires Look Undersized For Panel Size
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
 Open ground(s) / 2 prong Covers loose/missing/broke Reverse polarity
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

Exterior

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location: WEST
 Brand: CARRIER
 Model #: 24APA530A310
 Serial #: 2410E18554
 Approximate Age: 8YRS OLD
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): 25 Fuses/Breakers installed (amps): 20
 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
Clearance (air flow) Yes No
Comments

Exterior A/C - Heat pump #2

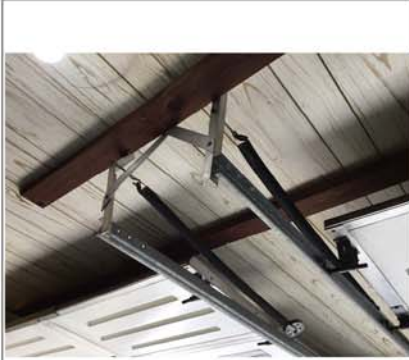
Unit #2 N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approx. Age:
Energy source Electric Gas Other:
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
Level Yes No Recommend 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
Clearance (air flow) Yes No
Comments

Garage/Carport

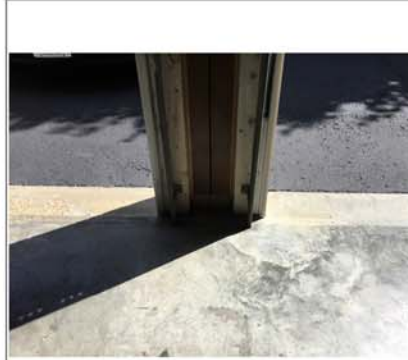
Type

Type
Comments
Photos

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



BOTH DOORS SAFETY
CABLES MISSING



BOTH DOORS PHOTO EYES
MISSING BUT OPENERS
POSSIBLY TO OLD / BOTH
NEED PRESSURE REVERSE
ADJUSTED

Automatic Opener

Operation
Comments

- None N/A
 Operable Inoperable

Safety Reverse

Operation

- None N/A
 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

Gutters/Eavestrough

Condition

- Satisfactory Marginal Poor Same as house Need cleaning Leaking Loose
 Missing Improperly Sloped

Comments

Siding

Material

- N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Satisfactory Marginal Poor Damaged/Holes/Cracks Paint peeling/cracked/weathered
 Loose/Missing

Comments

Trim

Material

- N/A
 Same as house Wood Aluminum Vinyl

Garage/Carport

Trim cont.

Condition Satisfactory Marginal Poor Damaged/Holes/Cracks Paint peeling/cracked/weathered
 Loose/Missing

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 Satisfactory Not Visible

Comments

Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose/missing Safety Cable Recommended
 Weatherstripping missing/damaged/loose Panels dented/cracked/holes/rot

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

None
Condition Satisfactory Marginal Poor Damaged/Rusted
 Frame/Threshold damaged/paint peeling/wood rot Weatherstrip damaged/missing/gaps
 Hardware loose/missing

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No Covers loose/missing/broke
 Bulbs missing/not working

Reverse polarity Yes No

Open ground Yes No Safety Hazard 2 prong

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

Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

N/A Present Partial Missing
Condition Satisfactory Unfinished walls/ceiling 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

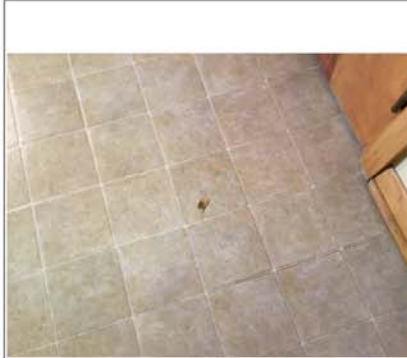
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulk Backsplash Gaps / Caulk Cracked-Missing
Comments
Photos



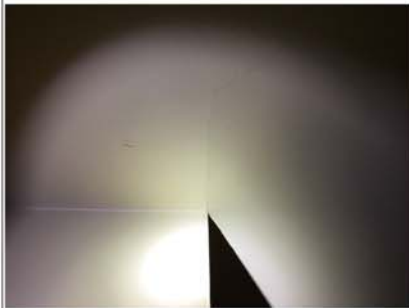
Outlets at sink not GFCI.
 1 outlet east wall dining room-south between closet doors-hallway are open/ground.



Floor spot



Outlet above sink loose in wall
 Light cover missing above sink



Ceiling typical crack at hallway



Flooring rolled up under sink cabinet
 Floor transition strip at door missing

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks Yes No No Shut Offs
Pipes leak/corroded Yes No Calcium Spots
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 Stains / Spots Nail Pops
Comments

Kitchen

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Tiles / grout cracked Gaps At Seams

Comments

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 Burner Not Working

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 Noisy

Refrigerator N/A Not tested Operable: Yes No Ice Maker Turned Off Water Not Hooked Up

Light Not Working

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

Windows

Windows Yes No Glass fogged Mechanism bad Glass broke/cracked/chip Blind broke/missing

Satisfactory Screen tore/hole/missing Hardware loose/missing/broke

Living Room

Living Room

Location SOUTH

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Spots / Stains Nail Pops

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Carpet rolls / spots

Ceiling fan None Satisfactory Marginal Poor Wobble

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
 Bulbs Missing / Not Working 2 Prong

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

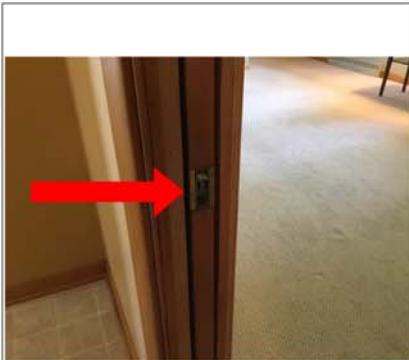
Glass Fogged

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

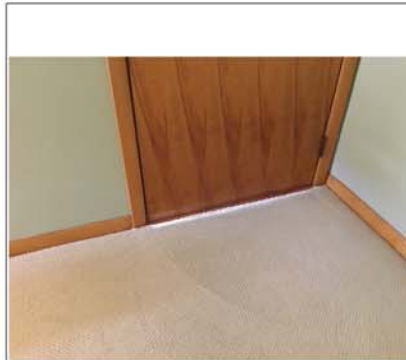
Broken/Missing hardware Blind Damaged Screen Missing / Damaged

Comments

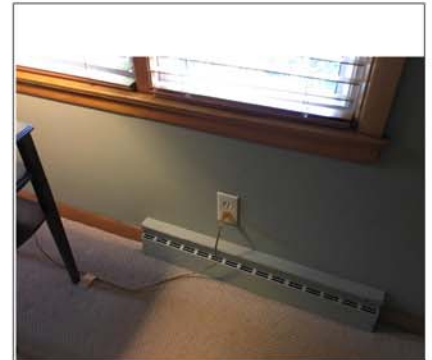
Photos



West pocket door did not open
Mechanism to open broke



Front door gasket missing
Drags carpet
Light shows under door when
closed



All outlets open/ground
Bottom half southwest outlet
works with switch

Bathroom

Bath

Location MAIN

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain Calcium Spots
 Backsplash Gaps / Caulk Cracked-missing No Shut Offs Stopper Unhooked / Needs Adjusted

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

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

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
 Bolts Not Cut / Caps Missing Tank Wobble No Shut Off Seat Loose

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 Need Adjusted / Drag / Don't Latch Striker Plate Missing

Window None Satisfactory Marginal Poor Screen Missing / Hole Glass Fogged
 Blind Damaged Mechanism Broke

Receptacles present Yes No Operable: Yes No Bulbs Missing / Not Working

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard 2 Prong

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Outlets at sink not GFCI



Tub diverter needs adjusted.
Water comes out spot-shower at same time

Bathroom (1)

Bath

Location BASEMENT

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain Calcium Spots
 Backsplash Gaps / Caulk Cracked-missing No Shut Offs Stopper Unhooked / Needs Adjusted

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

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

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
 Bolts Not Cut / Caps Missing Tank Wobble No Shut Off Seat Loose

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 Need Adjusted / Drag / Don't Latch Striker Plate Missing

Window None Satisfactory Marginal Poor Screen Missing / Hole Glass Fogged
 Blind Damaged Mechanism Broke

Receptacles present Yes No Operable: Yes No Bulbs Missing / Not Working

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard 2 Prong

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Sink not mounted-hooked up
No outlet

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

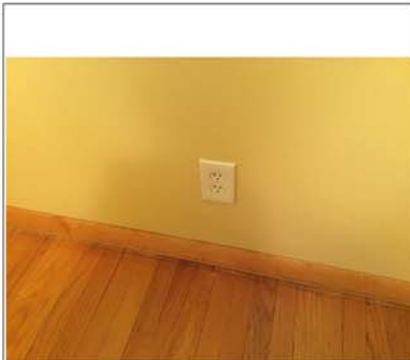
Room

Room

- Location** SOUTH
Type BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Spots / Stains Nail Pops
Moisture stains Yes No
 Where:
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
 Spots / Stains / Gaps
Ceiling fan None Satisfactory Marginal Poor Wobble
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
 Bulbs Missing / Not Working Light Covers Missing / Broke 2 Prong
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
 Need Adjusted / Drags / Don't Latch Closet Door Bottom Track Missing
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Screens Missing / Damaged Blind Damaged

Comments

Photos



All outlets open/ground

Room (1)

Room

Location SOUTHWEST

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Spots / Stains Nail Pops

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Spots / Stains / Gaps

Ceiling fan None Satisfactory Marginal Poor Wobble

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Bulbs Missing / Not Working Light Covers Missing / Broke 2 Prong

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

Need Adjusted / Drags / Don't Latch Closet Door Bottom Track Missing

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

Broken/Missing hardware Screens Missing / Damaged Blind Damaged

Comments

Photos



Closet floor some not stained



All outlets open/ground except 1 west circled

Room (2)

Room

Location NORTHWEST

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Spots / Stains Nail Pops

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Spots / Stains / Gaps

Ceiling fan None Satisfactory Marginal Poor Wobble

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Bulbs Missing / Not Working Light Covers Missing / Broke 2 Prong

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

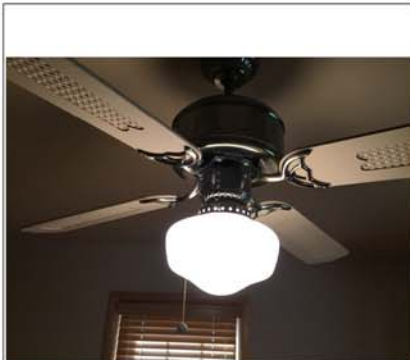
Need Adjusted / Drags / Don't Latch Closet Door Bottom Track Missing

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

Broken/Missing hardware Screens Missing / Damaged Blind Damaged

Comments

Photos



Fan wobble
Light pull chain missing



All outlets open/ground

Room (3)

Room

Location BASEMENT
Type FAMILY ROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Spots / Stains Nail Pops

Moisture stains Yes No
 Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
 Spots / Stains / Gaps

Ceiling fan None Satisfactory Marginal Poor Wobble

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
 Bulbs Missing / Not Working Light Covers Missing / Broke 2 Prong

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
 Need Adjusted / Drags / Don't Latch Closet Door Bottom Track Missing

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Screens Missing / Damaged Blind Damaged

Comments

Photos



Sink not mounted-hooked up



Floor typical cracks

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

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

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

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

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

Depth: 4 INCHES GARAGE 10" house 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 Loose / Taped Wires Not In A Junction Box

Comments

Photos



NO BAFFLES AT EAVE VENTS
IN GARAGE
No baffles in house

Basement

Stairs

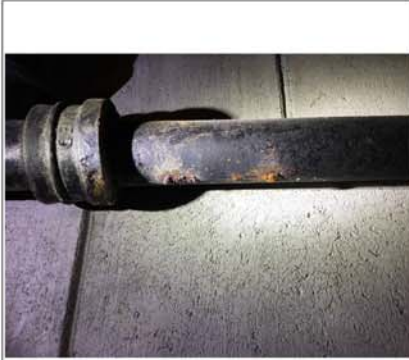
Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard Lean/Slope

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

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Photos



DRAIN PIPE SOME
CORROSION SPOTS

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated Not Visible

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 Efflorescence Staining

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 Cover missing

Floor drains Yes Not Visible Drains not tested Cover missing/broke

Comments

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Basement

Columns

Not Visible
Condition Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete Block Not Visible
Comments

Joists

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

Subfloor

Not Visible
Condition Satisfactory Marginal Poor Indication of moisture stains/rotting
Comments

Plumbing

Water service

Main shut-off location NOT FOUND

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

Check With Gas Utility About Copper Pipe

Comments

Main fuel shut-off location

N/A

Location OUTSIDE NORTH

Comments

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:AO SMITH
 Serial #: GF973635147240
 Capacity:40 GALLON
 Approx. age:21YRS OLD

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

Plumbing

Water heater #2

General Brand Name:
 Serial #:
 Capacity:
 Approx. age:
 N/A

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: CARRIER
 Approx. age: 8YRS OLD
 Unknown Model #: 58MEC06012 Serial #: 4110A00846 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
 Gaps

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

Boiler system

N/A

General Brand name:
 Approx. age:
 Model #:
 Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

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

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

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

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

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

Proper operation Yes No N/A

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine Not Tested

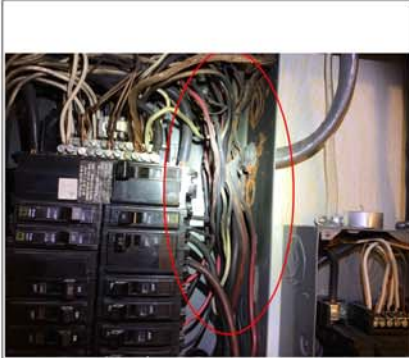
Comments

Electric/Cooling System

Main panel

Location BASEMENT BATH
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 Bonding 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: WIRES MELTED
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Comments
Photos



MULTIPLE WIRES MELTED /
 COVER VERY DIFFICULT TO
 REMOVE / DID NOT REINSTALL
 COVER (cover on floor 2 screws
 on sub panel)

Sub panel(s)

None apparent
Location(s) Location 1: BASEMENT BATH
 Location 2:
 Location 3:
Evaluation Panel not accessible Not evaluated
 Reason:
 Recommend separating/isolating neutrals Recommend electrician Satisfactory
Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:
 Yes No
Condition Satisfactory Marginal Poor
Comments

Photos



NEUTRAL & GROUND WIRES
NOT SEPARATED

Evaporator Coil Section Unit #1

- N/A
- General** Central system Wall unit
Location: FURNACE
Age: 8 YRS OLD
- 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
- Operation** Differential: Cooling Not cold enough at vents
- 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
- Operation** Differential: Cooling Not cold enough at vents
- Condition** Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
- Comments**