



HOME INSPECTION REPORT

Bear Wallow Rd, Ashland City, TN 37015

Inspection Date:

Friday, January 9, 2026

Prepared For:

Prepared By:

Mark Schumacher

(615) 868-2724

Report Number:

2026

Inspector:

Mark Schumacher

License/Certification #:

Inspector Signature:

Report Overview

Scope of Inspection

Standard inspection

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

60s possible rain

Recent Rain

Today

Ground Cover

Grass/ moss

Report Summary

Items Not Operating

There are a few light bulbs missing or not working. Noted in closet of bonus room, living room, bathrooms, exterior lights etc(seems like just a maintenance item)
The kitchen handheld sprayer was not working

Major Concerns

There is a minor leak under left sink in upstairs bath. Minimal but left un-repaired could cause damage
Should get roof evaluation
Consider structural evaluation if concerned about minor vertical cracks in foundation wall

Potential Safety Hazards

Garage and laundry room are missing GFCI receptacles
Missing CO detectors on all levels. Suggest the areas outside of bedrooms and basement use a combo smoke/CO detectors
One of the garage doors could use down pressure lightened to reverse easier when bumping resistance (left one (I think)
Missing anti tilt bracket on stove

Shed is not part of inspection, but I checked inside. Missing GFCI on receptacles. Seems to have excess moisture inside

Deferred Cost Items

The water heater and both HVAC units are original
The roof has some excessive granule loss and possibly some damage from either hail or branches.
Suggest evaluation by roofer to provide idea on longevity and or possibly insurance claim. It's original at about 16-17 years old

Improvement Items

EXTERIOR

Porch deck did not have flashing over ledger board
Side stairs suggest adding bolts where beams meet posts on all sides
Service door has damaged areas at trim and jamb. Missing flashing over the door
Gutters. Suggest adding gutter guards
Roof moss/ algae growth present. It can shorten the life of shingles if not kept clean. Visible shingle damage
Right side of home has a negative grade. May contribute to damage at garage service door

INTERIOR

Kitchen replace refrigerator filters. Bottom drawer under sink needs adjustment. The water was turned off to dishwasher. I turned it on to test DW then turned it back off. Not sure why it's off. Should ask sellers (hidden leak?)
Upstairs bath tub to shower diverter is stuck in shower mode. Clean shower head. Window is tight to tilt. Right sink faucet sprays water everywhere. Needs head cleaned
Master bath sink drain stops are not working. Slow drip under left sink in drain line. Water was turned off on right sink. I turned on to test faucets then turned back off. Ask seller when they were odd (

Report Summary

Improvement Items

hidden leak)

1/2 bath sink drain stops are is not working

Upstairs right rear corner bedroom ceiling stain. Tested with moisture meter and dry. Possibly old leak.

Adjust closet door to latch

Upstairs left front corner room fan light is not working. Door hits jamb and close. Closet light is missing bulb. Exterior door latch sticks. Could use lubricant

Attic trim ladder to correct length. Add cover plate to open electric box

Basement vertical cracks in foundation walls

Living room right window is hard to tilt.

Items To Monitor

Check exterior caulking yearly

Test detectors often

Grounds

Service Walks

☐ None ☐ Not Visible
Material ☐ Concrete ☐ Flagstone ☒ Gravel ☐ Brick ☐ Asphalt
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Driveway/Parking

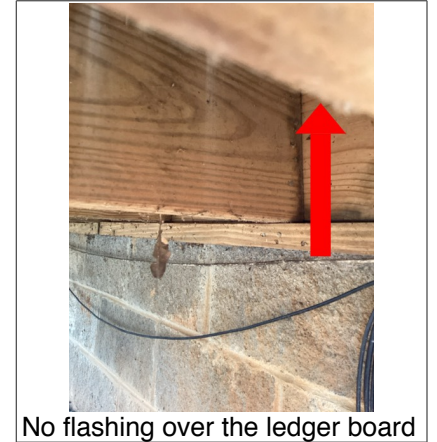
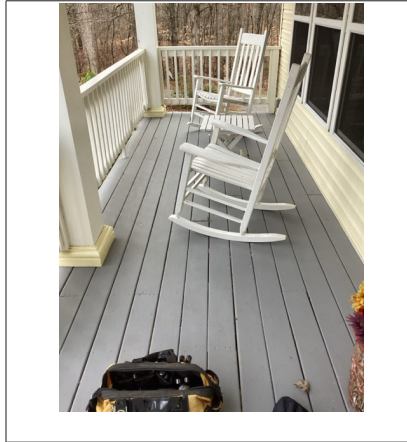
☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☒ Gravel/Dirt ☐ Brick Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments

Porch

☐ None ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended ☐ Repair Needed
Support Pier ☐ Concrete ☒ Wood ☐ Composite ☐ Other ☐ None
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments Didn't get ceiling lights on
 No flashing over ledger board

Photos

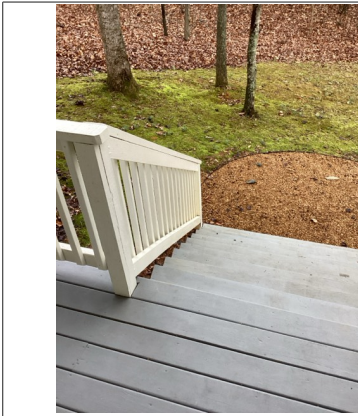


No flashing over the ledger board

Stoops/Steps

☐ None
Material ☐ Concrete ☒ Wood Other: ☒ Railing/Balusters recommended ☐ Brick ☐ Composite
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled ☐ Repair Recommended
Comments Suggest adding bolts to all perimeter boards that tie into the posts

Photos



Suggest bolting all boards to posts

Patio

- Material** ☒ None ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick ☐ Asphalt
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard ☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks
- Comments**

Deck/Balcony

- Material** ☐ None ☐ Not Visible ☒ Wood ☐ Metal ☒ Composite ☐ Railing/Balusters recommended
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil ☐ Repair Recommended ☐ Railing Loose ☐ Improper Attachment To House ☐ Missing Flashing
- Finish** ☐ Treated ☒ Painted/Stained ☐ Unfinished
- Comments**

Deck/Patio/Porch Covers

- Condition** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Roof/ceiling needs repair ☐ Moisture/Insect damage
- Recommend** ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None
- Comments**

Fence/Wall

- Type** ☒ None ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Vinyl
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Boards ☐ Recommend Repair
- Gate** ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No ☐ Repair Recommended
- Comments**

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** side yard slope towards home

Retaining wall

- Material** ☒ None ☐ Brick ☐ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed ☐ Drainage holes recommended ☐ Repair Recommended
- Comments**

Hose bibs

Condition	Operable	Comments
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☐ Recommend Anti-siphon valve☐ Not On

Roof

General

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

Style of Roof

Type ☐ Gable ☒ Hip ☐ Mansard ☐ Shed ☐ Flat Other:
Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat
Roof #1 Type:Asphalt shingles
 Layers:One
 Age:16 years old
 Location:All
Roof #2 ☒ None
 Type:
 Layers:
 Age:
 Location:
Roof #3 ☒ None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

☐ None ☐ N/A
Type ☒ Soffit ☐ Ridge ☐ Gable ☐ Roof ☒ Turbine ☐ Powered Other:
Comments

Flashing

Material ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other:
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other:
Comments

Valleys

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

Condition of Roof Coverings

Roof #1 ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ 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 Very heavy pitting. Possible heat damage although hard to fathom that with all the trees

Roof

Condition of Roof Coverings cont.

Comments cont. Appears to uniform for typical hail damage. Some definitely could be hail damage but also tree branch damage
I sent photos to a roofer that does a lot of work in the area for his thoughts on cause

Photos





Skylights

Condition ☒ N/A ☐ Not Visible
Comments ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing Vents

Condition ☐ Not Visible ☐ Not Present
☒ Satisfactory ☐ Marginal ☐ Poor
Comments These are likely to crack anytime due to age

Exterior

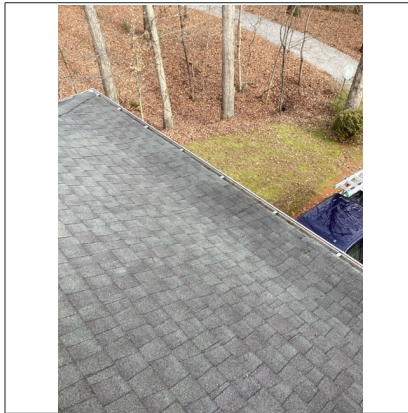
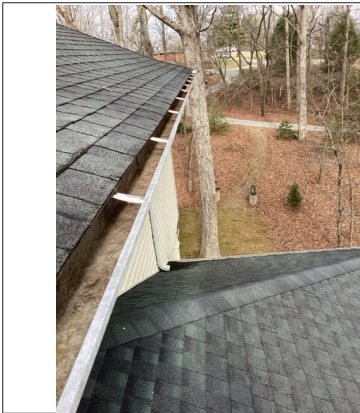
Chimney(s)

☐ None
Location(s) Center of home
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 ☐ Add Gutter Guards
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 Highly suggest adding gutter guards
Photos



Siding

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

Exterior

Siding cont.

Material cont. ☐ Loose/Missing/Holes

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

Comments

Trim

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

☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Minor damage at garage door trim(missing flashing over the door trim)

Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Damaged wood

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Repair Recommended

Comments

Fascia

☐ None

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

☐ Damaged wood

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 ☐ Recommend repair/painting

☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

☐ Cracked/broken Glass

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

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Storms Windows And Doors

☒ None

Condition ☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting ☐ Adjustment Needed

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 Minor vertical cracks in block foundation. No significant movement noted. I'm not a structural engineer and you should have the vertical cracks evaluated

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

Exterior

Service Entry cont.

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 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 A/C - Heat pump #1

Unit #1 ☐ N/A
 Location: Right side of home
 Brand:
 Model #: 13PJL24A01
 Serial #: 7688W301022509
 Approximate Age: 15.5 years
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): 25
☐ 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

Photos



Exterior A/C - Heat pump #2

Unit #2

☐ N/A

Location: Right side of home

Brand: Rheem

Model #: 13JPL24A01

Serial #: 7688W301022510

Approx. Age: 15.5 years

Energy source ☒ Electric ☐ Gas Other: _____Unit type ☐ Air cooled ☐ Water cooled ☐ Geothermal ☒ Heat pumpOutside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 25 Fuses/Breakers installed (amps): 25
☐ Improperly sized fuses/breakersLevel ☒ Yes ☐ No ☐ Recommend re-level unitCondenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ SatisfactoryInsulation ☒ Yes ☐ No ☐ ReplaceCondition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cabinet/housing rustedImproper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos



Garage/Carport

Type

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

Automatic Opener

☐ None ☐ N/A
Operation ☒ Operable ☐ Inoperable
Comments

Safety Reverse

☐ None ☐ N/A
Operation ☒ Operable ☐ Not Operable ☒ Need(s) adjusting ☒ Safety hazard
☒ Photo eyes and pressure reverse tested ☐ Satisfactory
Comments The door towards the front of the home needs the down pressure adjusted to reverse under lighter pressure
 Photo eyes work

Roofing

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

Gutters/Eavestrough

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house
Comments

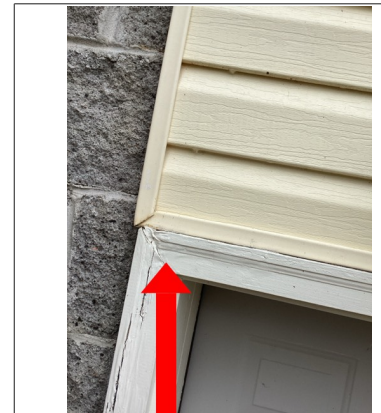
Siding

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

Trim

☐ N/A
Material ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace ☐ Recommend painting
Comments Some minor damage at bottom of door jamb and trim
 The light outside the service door is not working
 Can't tell what all switches operate

Photos



Moisture damage



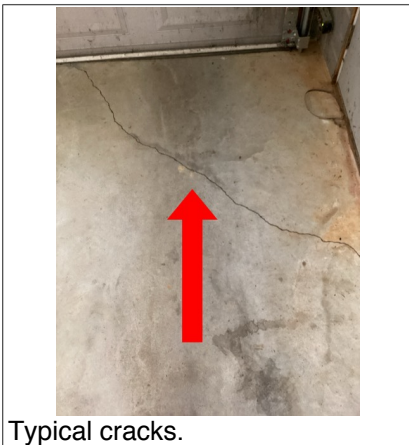
Floor

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

Type ☐ None ☒ Not Visible ☐ Present
☐ Floor level ☒ Elevated
Condition ☐ Rotted/Damaged ☐ Recommend repair ☐ Satisfactory
Comments

Overhead Door(s)

Material ☐ N/A ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing
Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No
Comments

Exterior Service Door

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted
Comments The door is ok, but exterior trim needs repair

Windows

☐ None

Garage/Carport

Windows cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted ☐ Recommend Repair

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 Missing required GFCI receptacles

Fire Wall And Ceiling

☒ Yes ☐ Not present

Condition ☐ Cracks ☐ Holes ☐ Moisture Stains ☐ Improper Materials ☒ Satisfactory

Light Fixtures ☒ Yes ☐ No ☐ Operable

Ductwork ☒ Yes ☐ No Open vents into garage: ☐ Yes ☒ No ☐ Safety hazard ☐ Repair Recommended

Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Comments

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/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 The handheld sprayer doesn't work
 Drains a little slowly if water is on full but doesn't appear to be a clog

Walls & Ceiling

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

Windows

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken seal ☐ Recommend Repair ☐ NA
Comments

Doors

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken seal ☐ Recommend Repair ☐ NA
☐ Replace Weather Stripping
Comments

Heating/Cooling Source

☒ Yes ☐ No
Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Comments A few small patches
Photos



Lights

Condition ☒ Satisfactory ☐ Not working ☐ Missing bulbs ☐ Bulbs may be burned out
Comments

Kitchen

Appliances

Disposal ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☒ Missing Anti-tilt Bracket
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☐ Not Secured
Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No
Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☐ Repair Needed ☐ Clean Filter
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☒ Change Filter
☐ Ice maker/water Dispenser 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 ☐ Missing Cover
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 Water was off to the dishwasher. I turned it on to test the dishwasher which appears to work properly then turned the water back off.
 Replace refrigerator water filter
 The icemaker was turned off, so no way to check that dispenser, but it appears that it will work based on the sound. The water dispenser works.

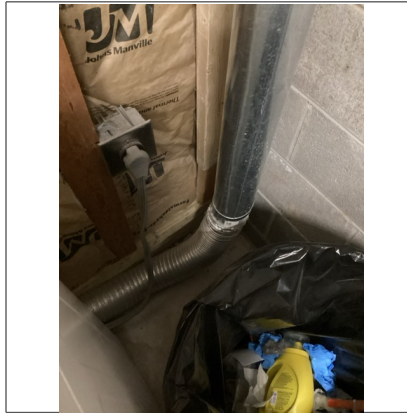
Photos



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 ☐ None
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 Missing GFCI receptacle
Window ☒ N/A ☐ Satisfactory ☐ Broken seal ☐ Cracked/ broken window ☐ Recommend repair
Photos



Bathroom

Bath

Location Upstairs bathroom

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Drain Stop Missing/not Working
☐ Clean Faucet Head

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
☐ Drain Stop Missing/ Not Working

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

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 ☐ Microbial Growth

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Adjustment Needed

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken Seal ☐ Missing/damaged Screen
☒ Repair Needed

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 ☐ Clogged/ Clean

Comments The tub to shower diverter is stuck in shower mode so I didn't force it for fear of breaking it
 The showerhead should be cleaned. A lot of the holes are clogged.
 The window is very difficult to tilt and needs adjustment
 The right sink faucet needs cleaned it sprays water out of the sink
 Missing and nonworking bulbs in vanity lights

Floor ☒ Satisfactory ☐ Cracked tile Water damage: ☐ Yes ☐ No ☐ Recommend repair

Photos



Tub diverter is stuck



Water sprays out of the sink if any thing over minor water flow



Suggest ceiling vanity top to splash as a preventative measure

Bathroom (1)

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☒ Yes ☐ No ☒ Drain Stop Missing/not Working
☐ Clean Faucet Head

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
☐ Drain Stop Missing/ Not Working

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

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: S few cracks to seal at tub area. Very minimal
☐ N/A ☐ Microbial Growth

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Adjustment Needed

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken Seal ☐ Missing/damaged Screen
☐ Repair Needed

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 ☐ Clogged/ Clean

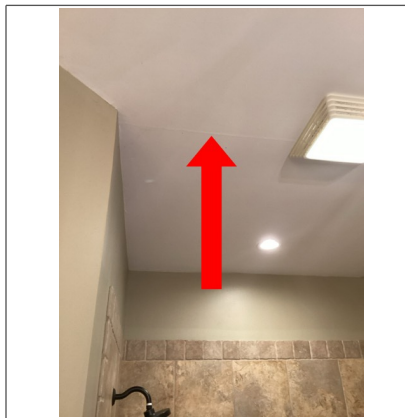
Comments Both sink drain stops are not working
 The left sink has a slow drip in the drain line
 The right sink waters were shut off. I turned them on and didn't see any leaks so not sure why they were turned off, but I turned them back off.

Floor ☒ Satisfactory ☐ Cracked tile Water damage: ☐ Yes ☐ No ☐ Recommend repair

Photos



Slowly dripping underneath the drain line of the left sink



Typical ceiling cracks along the drywall seam



Typical cracks along drywall seams

Bathroom (2)

Bath	
Location	Off kitchen hallway
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Drain Stop Missing/not Working <input type="checkbox"/> Clean Faucet Head
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 <input type="checkbox"/> Drain Stop Missing/ Not Working
Showers	<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 <input type="checkbox"/> Clean Faucet Head
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 type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite Other: Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input type="checkbox"/> No Where: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Microbial Growth
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 <input type="checkbox"/> Adjustment Needed
Window	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Broken Seal <input type="checkbox"/> Missing/damaged Screen <input type="checkbox"/> Repair Needed
Receptacles present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" 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 <input type="checkbox"/> Clogged/ Clean
Comments	Sink drain stop is not working Can't
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Cracked tile Water damage: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend repair

Room

Room	
Location	Upstairs right front corner
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Repair Needed
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
	<input type="checkbox"/> Adjustment Needed
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Hard To Open <input type="checkbox"/> Adjustment Needed
Comments	

Room (1)

Room

Location Upstairs right rear corner

Type Bedroom

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

Moisture stains ☒ Yes ☐ No

Where: Ceiling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard ☐ Repair Needed

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

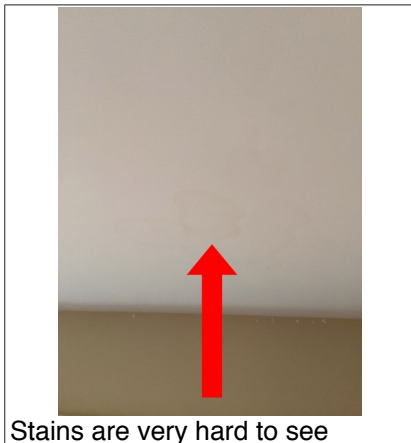
☒ Adjustment Needed

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

☐ Broken/Missing hardware ☐ Hard To Open ☐ Adjustment Needed

Comments There are a few very faint ceiling stains. I tested with a moisture meter and they are currently dry and yet we've had rain over the past month so they may be old leaks.
Closet door will not latch and needs minor adjustment

Photos



Stains are very hard to see

Room (2)

Room	
Location	Upstairs left rear corner
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Repair Needed
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Adjustment Needed
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Hard To Open <input type="checkbox"/> Adjustment Needed
Comments	Fan is a little noisy at high-speed, but that's not so unusual

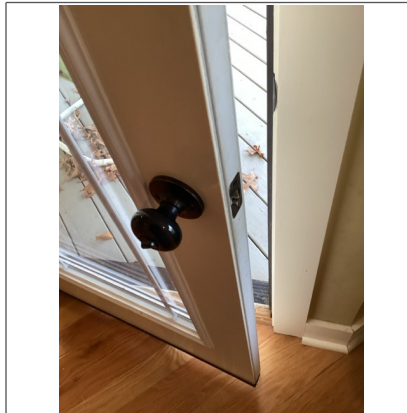
Room (3)

Room	
Location	Upstairs left front corner
Type	Multipurpose room
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Repair Needed
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
	<input type="checkbox"/> Adjustment Needed
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Hard To Open <input type="checkbox"/> Adjustment Needed
Comments	The ceiling fan light is not working Minor settling at the entry door the door won't close and will need adjustment, but no visible diagonal cracking The light in the closet is missing the bulb so it's not working The exterior door latch sticks slightly, and could use some oil for adjustment

Photos



Door rubs jamb. Won't close



Room (4)

Room	
Location	Right front corner of home
Type	Master bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Repair Needed
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
	<input type="checkbox"/> Adjustment Needed
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Hard To Open <input type="checkbox"/> Adjustment Needed
Comments	

Interior

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 Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair ☐ None
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 Unit works as an electric unit
 If you add gas/ propane this could convert

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 Missing CO detectors outside of bedrooms and in basement (that should also have a smoke detector

Attic/Structure/Framing/Insulation

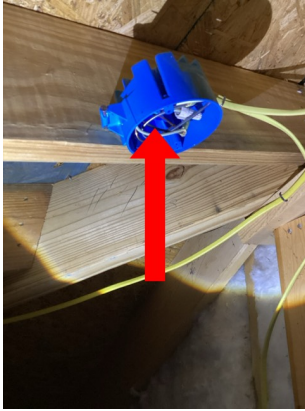
☐ N/A
Access ☐ Stairs ☒ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other:
 Access limited by:
Inspected from ☐ Access panel ☒ In the attic ☐ Other
Location ☒ Hallway ☒ Bedroom Closet ☐ Garage ☐ Other
Flooring ☐ Complete ☒ Partial ☐ None
Insulation ☐ Fiberglass ☒ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: 12" ☐ 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

Interior

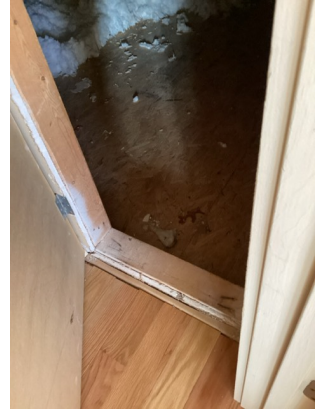
Attic/Structure/Framing/Insulation cont.

Comments Open electric boxes should have a cover plate
Access doors should be sealed with weatherstripping to prevent energy loss
Attic ladder needs to be trimmed to the correct link. It can easily break the way it is

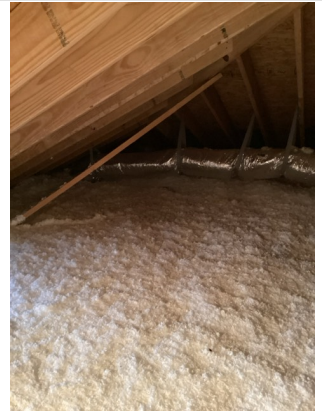
Photos



All electric boxes should have a cover plate



Attic access doors should be sealed for heat/ cooling loss/ gain



Basement

Stairs

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

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

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments

Foundation

Condition ☒ Satisfactory ☐ Marginal ☒ Have evaluated ☐ Monitor ☐ Not Visible

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

Horizontal cracks ☐ None ☐ North ☐ South ☐ East ☐ West ☒ Not Visible

Step cracks ☐ None ☐ North ☐ South ☐ East ☐ West ☒ Not Visible

Vertical cracks ☐ None ☒ North ☐ South ☐ East ☒ West ☐ Not Visible

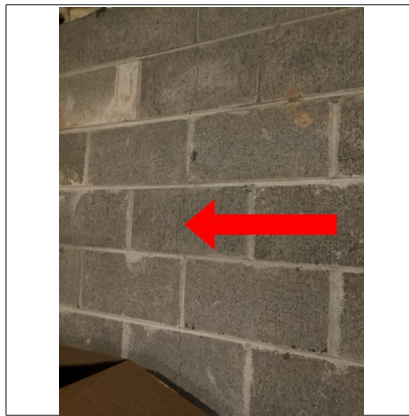
Covered walls ☒ None ☐ North ☐ South ☐ East ☐ West

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

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

Comments There are three visible vertical cracks in the concrete block floor to ceiling. The gaps are barely a 16th of an inch wide and there is no current displacement. Typical causes can be due to normal drying and shrinkage of both mortar and block and typical minor foundation movement but most often it does not indicate structural failure. I am not a structural engineer so you may want to get a structural viewpoint on this. It appears satisfactory to me based on my experience but you should have it looked at for peace of mind and a professional opinion.

Photos



Floor

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

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

Comments

Windows

☒ N/A ☐ None visible

Condition ☐ Appear satisfactory ☐ Recommend repair

Comments

Drainage

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

Floor drains ☐ Yes ☒ Not Visible ☐ Drains not tested

Comments

Basement

Girders/Beams

Condition
Material
Comments
Photos

- ☐ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible



Columns

Condition
Material
Comments

- ☐ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☒ Steel ☒ Wood ☐ Concrete ☐ Block ☐ Not Visible

Joists

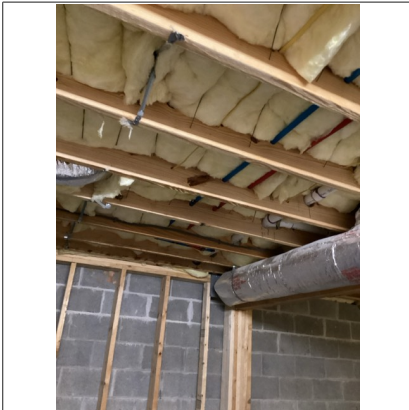
Condition
Material
Comments

- ☐ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor
☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/altered joists

Subfloor

Condition
Comments
Photos

- ☒ Not Visible
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting

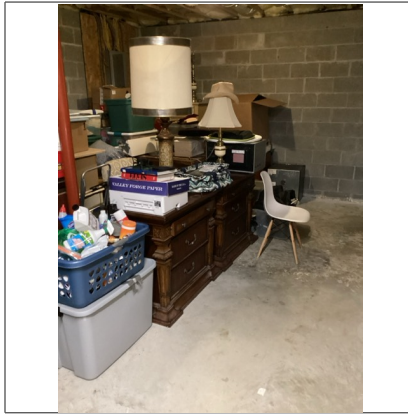
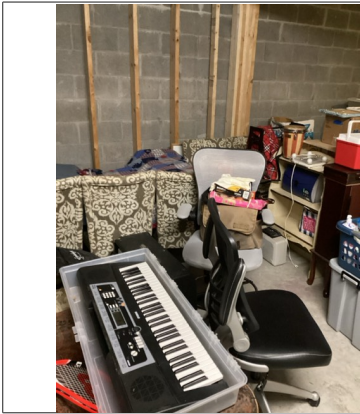


Moisture

Condition
Comments

- ☒ No visible moisture ☐ Standing water ☐ Moisture stains on walls ☐ Indication of microbial growth
 Limited views

Photos



Plumbing

Water service

Main shut-off location At meter and likely in garage

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

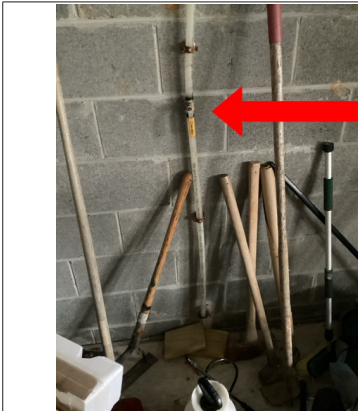
Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

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 What's visible is satisfactory. Most is hidden in walls

Photos



This appears to be the water shutoff. No visible pressure regulator (you may want advice from a plumber on if it should be installed)

Main fuel shut-off location

☒ N/A

Location

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 I there is one it wasn't visible

Plumbing

Water heater #1

☐ N/A

General Brand Name:State select
 Serial #: 1049A009534
 Capacity:50 gallons
 Approx. age:15 years

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other:

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

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

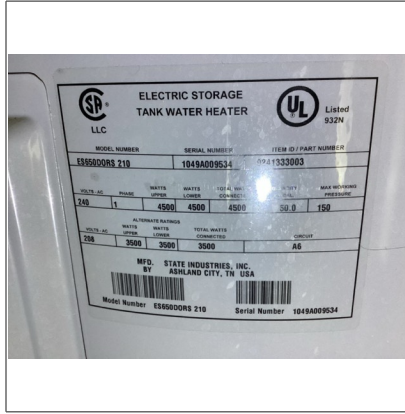
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos



Heating System

Heating system

Unit #1

Brand name: Rheem

Approx. age: 15.5 years

☐ Unknown Model #: RHSL-HM2417JA Serial #: W251034748 ☐ 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

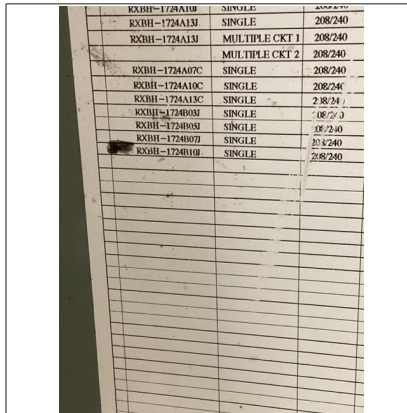
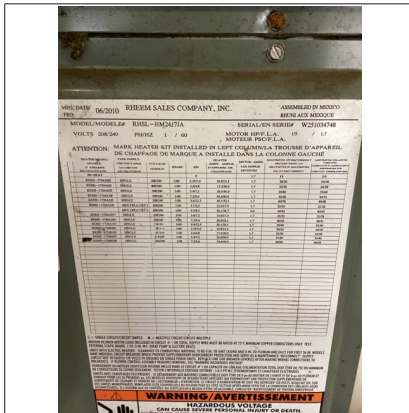
Heat pump ☐ N/A ☒ Supplemental electric ☐ Supplemental gas

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

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

Comments Heat kit RXBH-1724BJ

Photos



Heating system 2

Unit 2

Brand name: Rheem

Approx. age: 16 years

☐ Unknown Model #: RHSL-HM2417JA Serial #: W041009927 ☐ Satisfactory ☒ Marginal ☐ Poor

☐ Recommended HVAC technician examine ☐ N/A

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

Heating System

Heating system 2 cont.

Flue piping ☒ N/A ☐ Satisfactory ☐ Rusty ☐ 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 Always change HVAC filters upon move-in
 Heat kit RXBH-1724B10J

Photos



Other systems

☒ N/A

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

Proper operation ☐ Yes ☐ No

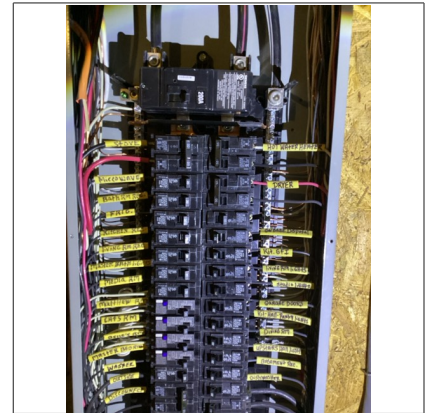
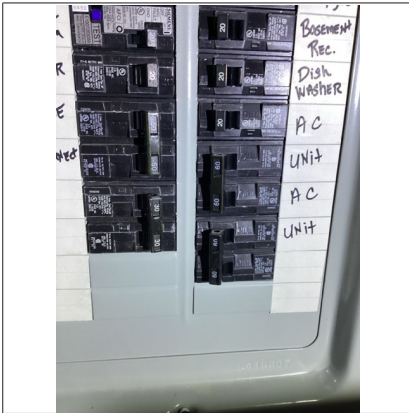
System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Basement
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: One in shed
Location 2:
Location 3:
Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box
☒ Satisfactory
Branch wire ☐ Copper ☒ Aluminum ☐ Safety hazard Neutral/ground separated: ☒ Yes ☐ No Neutral isolated:
☒ Yes ☐ No
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments The shed is not included in a home inspection but I checked what electric was visible the panel appears to be wired correctly but the receptacles are missing GFCI

Evaporator Coil Section Unit #1

☐ N/A
General ☐ Central system ☐ Wall unit
Location: Garage
Age: 15.5 years
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:

Electric/Cooling System

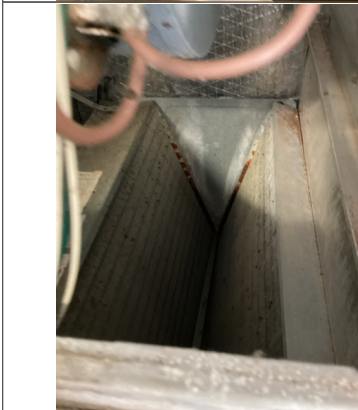
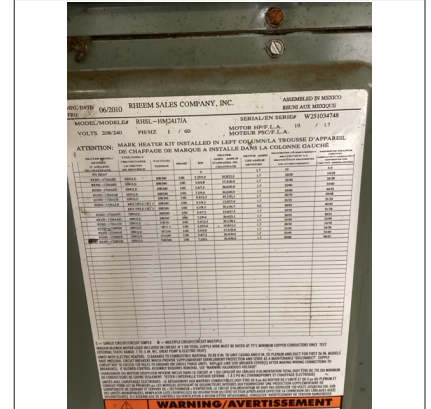
Evaporator Coil Section Unit #1 cont.

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

Operation Condition Differential: 15 degrees and going lower
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments Suggest cleaning at yearly service

Photos



Evaporator Coil Section Unit #2

☐ N/A
General ☐ Central system ☐ Wall unit
 Location: Attic
 Age: 16 years old

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:

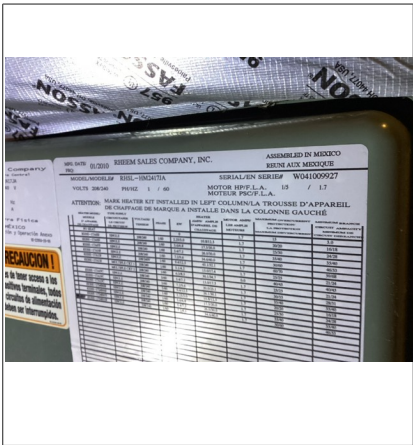
Secondary condensate line/drain Present: ☒ Yes ☐ No Needed: ☐ Yes ☐ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate

Operation Condition Differential: 15% and going lower
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments Some rust is evident

Some dirt or possibly microbial growth due to typical summertime moisture when AC is running. Technician should clean during annual service

Photos



Suggest cleaning at next service

Living Room

Living Room

Location At entryway area

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

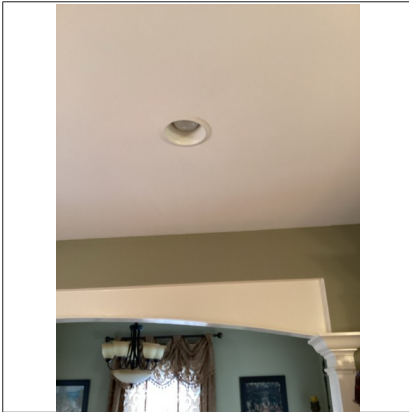
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☒ Adjustment needed ☐ Cracked glass

☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Comments The right window doesn't tilt(I didn't force it). Needs adjustment

Photos



Dining Room

Dining Room

Location Left front corner of home

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