



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 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

Material Condition	<input type="checkbox"/> None <input type="checkbox"/> Not Visible <input type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Brick <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Trip hazard <input type="checkbox"/> Typical cracks <input type="checkbox"/> Pitched towards home <input type="checkbox"/> Settling cracks <input type="checkbox"/> Public sidewalk needs repair
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Comments

Driveway/Parking

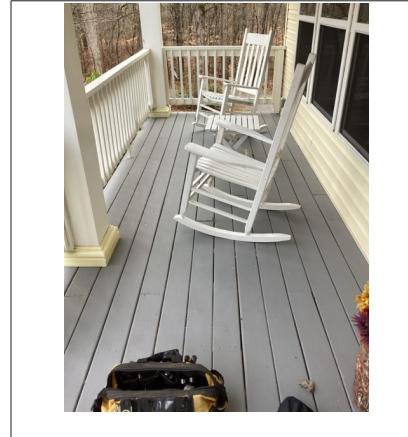
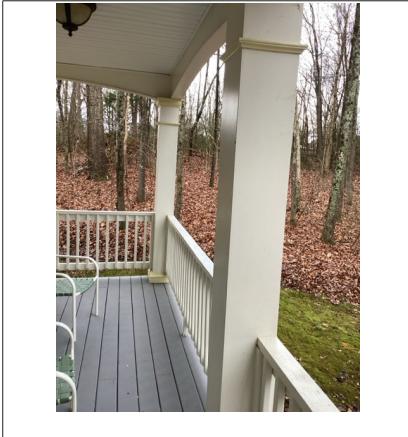
Material Condition	<input type="checkbox"/> None <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Gravel/Dirt <input type="checkbox"/> Brick Other: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Settling Cracks <input type="checkbox"/> Typical cracks <input type="checkbox"/> Pitched towards home <input type="checkbox"/> Trip hazard <input type="checkbox"/> Fill cracks and seal
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Comments

Porch

Condition	<input type="checkbox"/> None <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Railing/Balusters recommended <input type="checkbox"/> Repair Needed
Support Pier	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Composite <input type="checkbox"/> Other <input type="checkbox"/> None
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Safety Hazard
Comments	Didn't get ceiling lights on No flashing over ledger board

Photos



Stoops/Steps

Material Condition	<input type="checkbox"/> None <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood Other: <input checked="" type="checkbox"/> Railing/Balusters recommended <input type="checkbox"/> Brick <input type="checkbox"/> Composite <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Safety Hazard <input type="checkbox"/> Uneven risers <input type="checkbox"/> Rotted/Damaged <input type="checkbox"/> Cracked <input type="checkbox"/> Settled <input type="checkbox"/> Repair Recommended
Comments	Suggest adding bolts to all perimeter boards that tie into the posts

Photos**Patio**

Material	<input checked="" type="checkbox"/> None
Condition	<input type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input type="checkbox"/> Kool-Deck <input type="checkbox"/> Brick <input type="checkbox"/> Asphalt <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Settling cracks <input type="checkbox"/> Trip hazard <input type="checkbox"/> Pitched towards home (see remarks) <input type="checkbox"/> Drainage provided <input type="checkbox"/> Typical cracks
Comments	

Deck/Balcony

Material	<input type="checkbox"/> None <input type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Composite <input type="checkbox"/> Railing/Balusters recommended <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Wood in contact with soil <input type="checkbox"/> Repair Recommended <input type="checkbox"/> Railing Loose <input type="checkbox"/> Improper Attachment To House <input type="checkbox"/> Missing Flashing
Finish	<input type="checkbox"/> Treated <input checked="" type="checkbox"/> Painted/Stained <input type="checkbox"/> Unfinished
Comments	

Deck/Patio/Porch Covers

Condition	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Posts/Supports need Repair <input type="checkbox"/> Roof/ceiling needs repair <input type="checkbox"/> Moisture/Insect damage
Recommend	<input type="checkbox"/> Metal Straps/Bolts/Nails/Flashing <input type="checkbox"/> Improper attachment to house <input checked="" type="checkbox"/> None
Comments	

Fence/Wall

Type	<input checked="" type="checkbox"/> None
Condition	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Chain Link <input type="checkbox"/> Vinyl <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Loose Boards <input type="checkbox"/> Recommend Repair
Gate	<input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Planks missing/damaged Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Repair Recommended
Comments	

Landscaping affecting foundation

Negative Grade	<input type="checkbox"/> N/A <input type="checkbox"/> East <input checked="" type="checkbox"/> West <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> Satisfactory <input type="checkbox"/> Recommend additional backfill <input type="checkbox"/> Recommend window wells/covers <input type="checkbox"/> Trim back trees/shrubberies <input type="checkbox"/> Wood in contact with/improper clearance to soil
Comments	side yard slope towards home

Retaining wall

Material	<input checked="" type="checkbox"/> None
Condition	<input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete block <input type="checkbox"/> Railroad ties <input type="checkbox"/> Timbers <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Safety Hazard <input type="checkbox"/> Leaning/cracked/bowed <input type="checkbox"/> Drainage holes recommended <input type="checkbox"/> Repair Recommended
Comments	

Grounds

Hose bibs N/A**Condition** Satisfactory Marginal Poor Loose attachment Recommend Anti-siphon valve**Operable** Yes No Not Tested Not On**Comments**

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

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 Recommend Sealing Other: .

Comments

Valleys

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

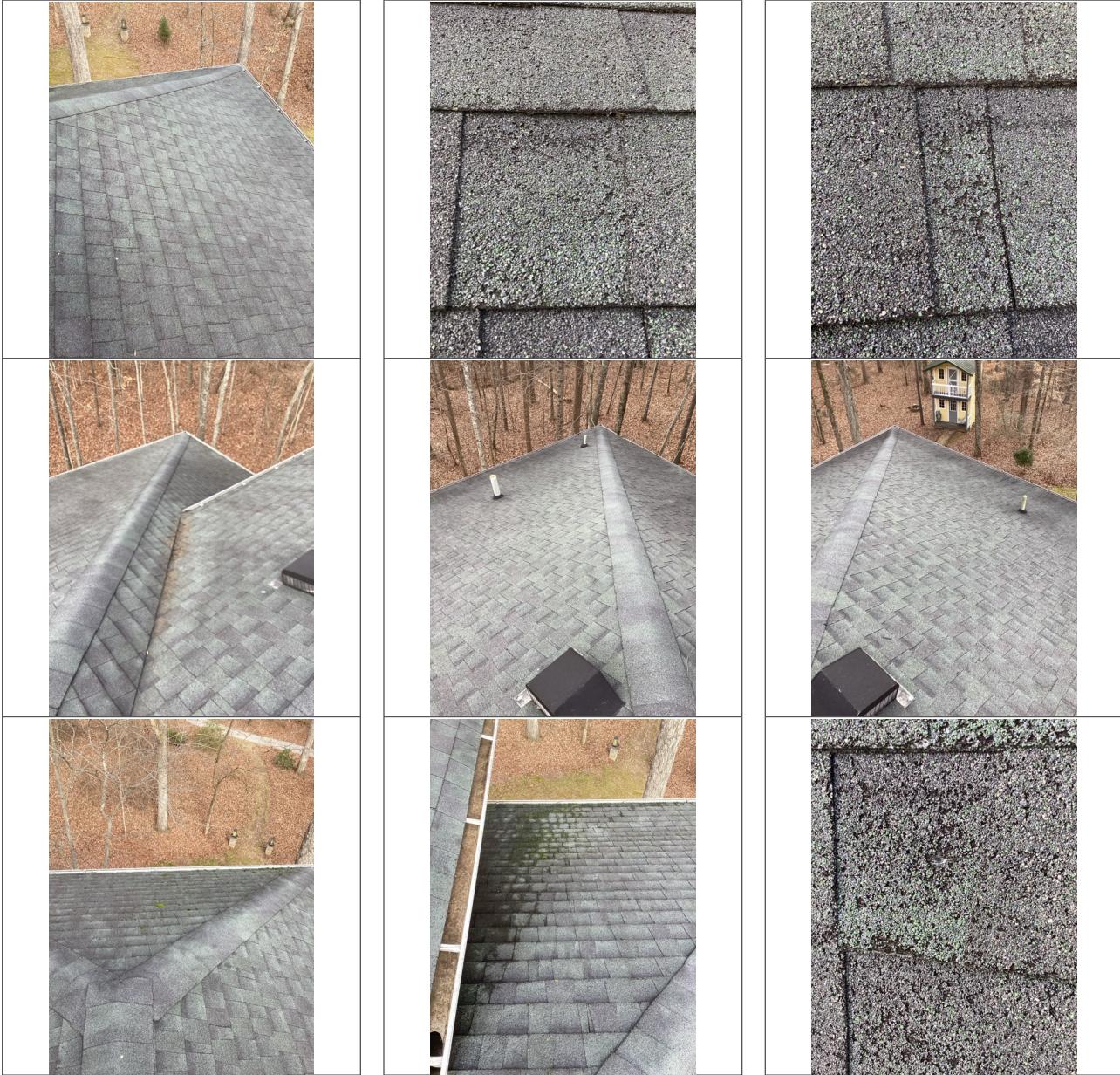
Condition of Roof Coverings

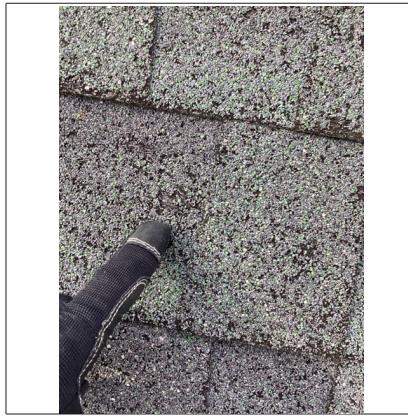
Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
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 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** N/A Not Visible**Condition** Cracked/Broken Satisfactory Marginal Poor
Comments**Plumbing Vents** Not Visible Not Present**Condition** Satisfactory Marginal Poor
Comments These are likely to crack anytime due to age

Exterior

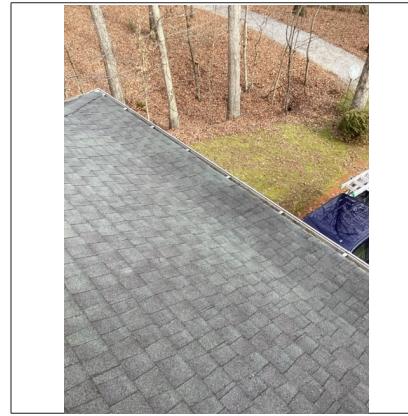
Chimney(s)

Chimney(s)	<input type="checkbox"/> None
Location(s)	Center of home
Viewed From	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> Ladder at eaves <input type="checkbox"/> Ground (Inspection Limited) <input type="checkbox"/> With Binoculars
Rain Cap/Spark Arrestor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommended
Chase	<input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Metal <input type="checkbox"/> Blocks <input checked="" type="checkbox"/> Framed
Evidence of	<input type="checkbox"/> Holes in metal <input type="checkbox"/> Cracked chimney cap <input type="checkbox"/> Loose mortar joints <input type="checkbox"/> Flaking <input type="checkbox"/> Loose brick <input type="checkbox"/> Rust <input checked="" type="checkbox"/> No apparent defects
Flue	<input type="checkbox"/> Tile <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Unlined <input type="checkbox"/> Not Visible
Evidence of	<input type="checkbox"/> Scaling <input type="checkbox"/> Cracks <input type="checkbox"/> Creosote <input type="checkbox"/> Not evaluated <input type="checkbox"/> Have flue(s) cleaned and re-evaluated <input type="checkbox"/> Recommend Cricket/Saddle/Flashing <input checked="" type="checkbox"/> No apparent defects
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend Repair
Comments	
Photos	



Gutters/Scuppers/Eavestrough

Condition	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusting <input type="checkbox"/> Downspouts needed <input type="checkbox"/> Recommend repair/replace
Material	<input type="checkbox"/> Needs to be cleaned <input type="checkbox"/> Add Gutter Guards
Leaking	<input type="checkbox"/> Copper <input type="checkbox"/> Vinyl/Plastic <input checked="" type="checkbox"/> Galvanized/Aluminum Other: _____
Attachment	<input type="checkbox"/> Corners <input type="checkbox"/> Joints <input type="checkbox"/> Hole in main run <input checked="" type="checkbox"/> No apparent leaks
Extension needed	<input type="checkbox"/> Loose <input type="checkbox"/> Missing spikes <input type="checkbox"/> Improperly sloped <input checked="" type="checkbox"/> Satisfactory
Comments	Highly suggest adding gutter guards
Photos	



Siding

Material	<input type="checkbox"/> Stone <input type="checkbox"/> Slate <input checked="" type="checkbox"/> Block/Brick <input type="checkbox"/> Fiberboard <input type="checkbox"/> Fiber-cement <input type="checkbox"/> Stucco <input type="checkbox"/> EIFS* Not Inspected <input type="checkbox"/> Asphalt <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal/Vinyl Other: _____ <input type="checkbox"/> Typical cracks <input type="checkbox"/> Peeling paint <input type="checkbox"/> Monitor <input type="checkbox"/> Wood rot
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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:

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 #: 13P JL24A01
 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 #: 13PJL24A01

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

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

Comments

Automatic Opener

Operation None N/A Operable Inoperable

Comments

Safety Reverse

Operation None N/A 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

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

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

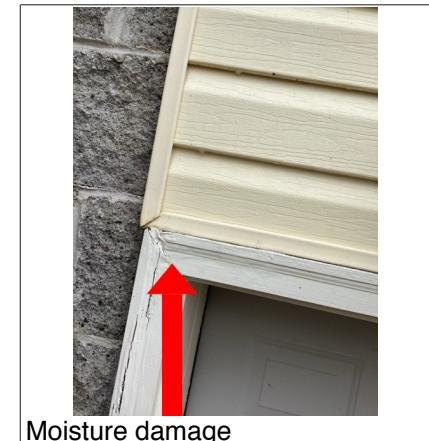
Siding

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

Comments

Material N/A 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





Flashing is missing allowing water 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



Typical cracks.

Sill Plates

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

Overhead Door(s)

Material N/A
Condition Wood Fiberglass Masonite Metal Recommend repair
 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

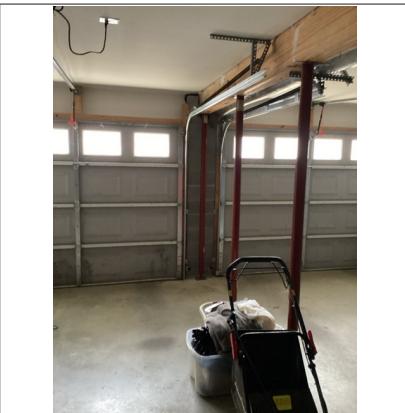
Garage/Carport

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	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Oven	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Range	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Dishwasher	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Trash Compactor	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Exhaust fan	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Refrigerator	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
								<input type="checkbox"/>	Change Filter
								<input type="checkbox"/>	Ice maker/water Dispenser Not Working
Microwave	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Not tested	Operable:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Other	:				Operable:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Dishwasher airgap	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No					
Dishwasher drain line looped	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No					
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"/>	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.

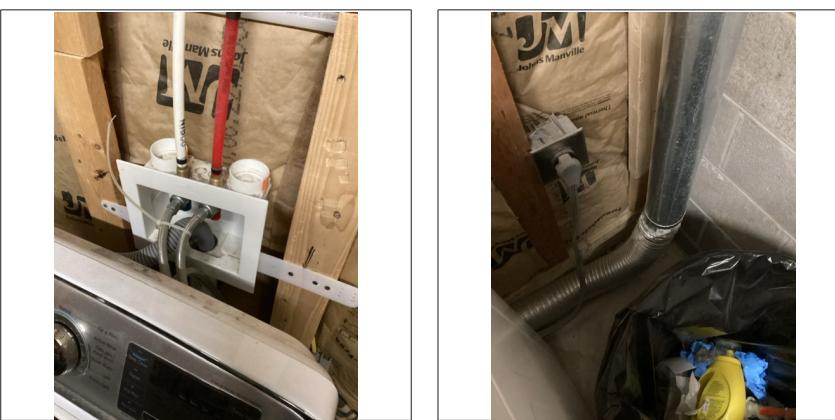
Photos



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

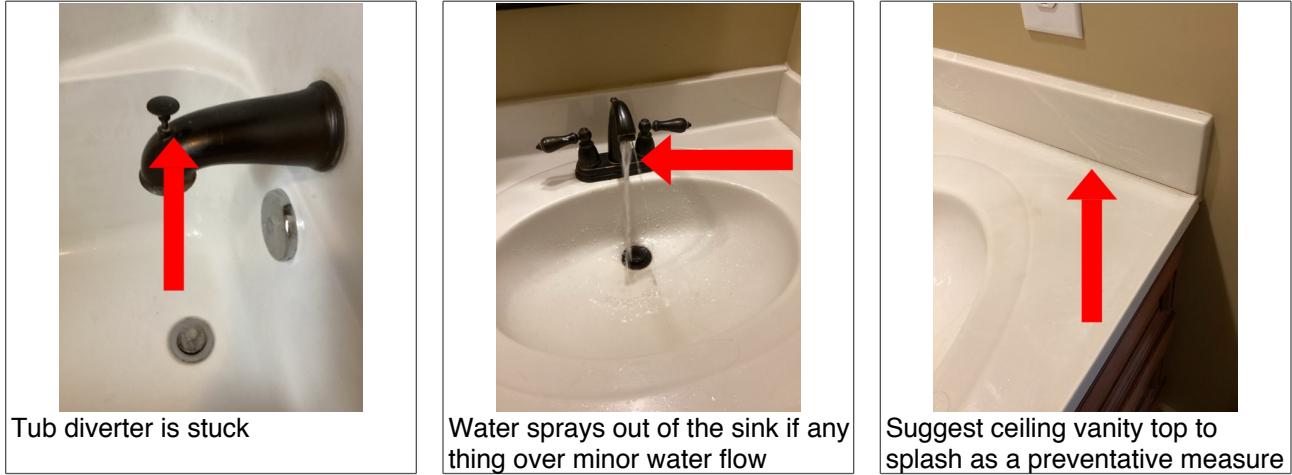
Open ground/Reverse polarity Yes No Potential Safety Hazard

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 Photos



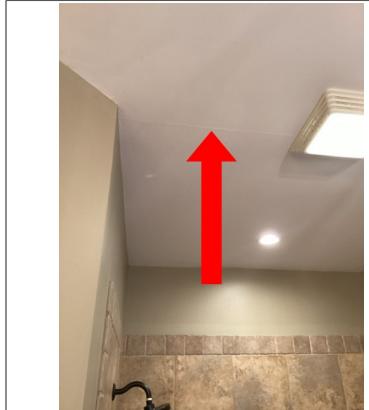
Bathroom (1)

Bath

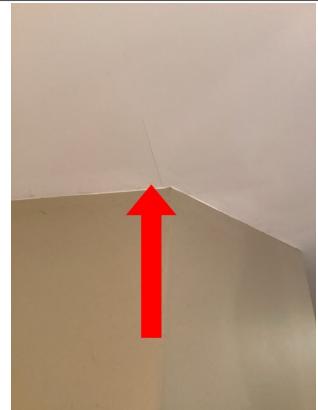
Location	Master bath
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Drain Stop Missing/not Working <input type="checkbox"/> Clean Faucet Head
Tubs	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Drain Stop Missing/ Not Working
Showers	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible <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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Where: S few cracks to seal at tub area. Very minimal <input 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	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 Photos	<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



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	

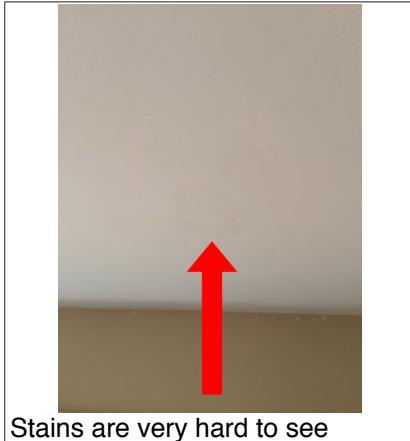
Comments

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



Room (2)

Room

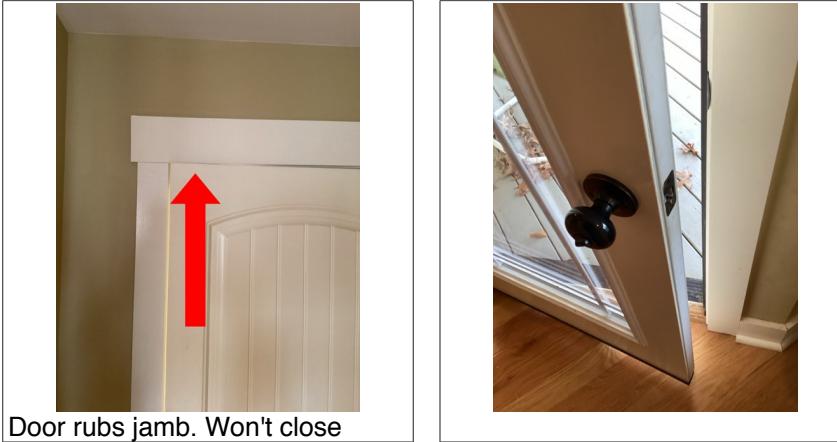
Location Upstairs left rear corner
Type Bedroom
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Repair Needed
Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
Electrical 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 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 Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
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
 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



Room (4)

Room

Location Right front corner of home
Type Master bedroom
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
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

Interior

Fireplace

Location(s)	<input type="checkbox"/> None
Living room	
Type	<input type="checkbox"/> Gas <input type="checkbox"/> Wood <input type="checkbox"/> Solid fuel burning stove <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Ventless
Material	<input type="checkbox"/> Masonry <input type="checkbox"/> Metal (pre-fabricated) <input checked="" type="checkbox"/> Metal insert <input type="checkbox"/> Cast Iron
Miscellaneous	<input type="checkbox"/> Blower built-in Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No Damper operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Open joints or cracks in firebrick/panels should be sealed <input type="checkbox"/> Fireplace doors need repair <input type="checkbox"/> None
Damper modified for gas operation	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Damper missing
Hearth extension adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mantel	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Secure <input type="checkbox"/> Loose <input type="checkbox"/> Recommend repair/replace
Physical condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend having flue cleaned and re-examined <input type="checkbox"/> Not evaluated
Comments	Unit works as an electric unit If you add gas/ propane this could convert

Stairs/Steps/Balconies

Condition	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Loose/Missing
Handrail	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Safety hazard <input type="checkbox"/> Hand Rail/Railing/Balusters recommended
Risers/Treads	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Risers/Treads uneven <input type="checkbox"/> Trip hazard
Comments	

Smoke/Carbon Monoxide detectors

Smoke Detector	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Recommend additional <input type="checkbox"/> Safety Hazard
CO Detector	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Not Present Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> Recommend additional <input type="checkbox"/> Safety Hazard
Comments	Missing CO detectors outside of bedrooms and in basement (that should also have a smoke detector

Attic/Structure/Framing/Insulation

Access	<input type="checkbox"/> N/A <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Pulldown <input checked="" type="checkbox"/> Scuttlehole/Hatch <input type="checkbox"/> No Access Other: Access limited by:
Inspected from	<input type="checkbox"/> Access panel <input checked="" type="checkbox"/> In the attic <input type="checkbox"/> Other
Location	<input checked="" type="checkbox"/> Hallway <input checked="" type="checkbox"/> Bedroom Closet <input type="checkbox"/> Garage <input type="checkbox"/> Other
Flooring	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> Partial <input type="checkbox"/> None
Insulation	<input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Batts <input checked="" type="checkbox"/> Loose <input type="checkbox"/> Cellulose <input type="checkbox"/> Foam <input type="checkbox"/> Other <input type="checkbox"/> Vermiculite <input type="checkbox"/> Rock wool Depth: 12" <input type="checkbox"/> Damaged <input type="checkbox"/> Displaced <input type="checkbox"/> Missing <input type="checkbox"/> Compressed <input type="checkbox"/> Recommend additional insulation
Installed in	<input type="checkbox"/> Rafters/Trusses <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Between ceiling joists <input type="checkbox"/> Underside of roof deck <input type="checkbox"/> Not Visible
Vapor barriers	<input checked="" type="checkbox"/> Kraft/foil faced <input type="checkbox"/> Plastic sheeting <input type="checkbox"/> Not Visible <input type="checkbox"/> Improperly installed
Ventilation	<input checked="" type="checkbox"/> Ventilation appears adequate <input type="checkbox"/> Recommend additional ventilation <input type="checkbox"/> Recommend baffles at eaves
Fans exhausted to	Attic: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend repair Outside: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible
HVAC Duct	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Damaged <input type="checkbox"/> Split <input type="checkbox"/> Disconnected <input type="checkbox"/> Leaking <input type="checkbox"/> Repair/Replace <input type="checkbox"/> Recommend Insulation
Chimney chase	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs repair <input type="checkbox"/> Not Visible
Structural problems observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Recommend repair <input type="checkbox"/> Recommend structural engineer
Roof structure	<input checked="" type="checkbox"/> Rafters <input type="checkbox"/> Trusses <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Collar ties <input checked="" type="checkbox"/> Purlins <input checked="" type="checkbox"/> Knee wall <input type="checkbox"/> Not Visible Other:
Ceiling joists	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Not Visible
Sheathing	<input type="checkbox"/> Plywood <input checked="" type="checkbox"/> OSB <input type="checkbox"/> Planking <input type="checkbox"/> Rotted <input type="checkbox"/> Stained <input type="checkbox"/> Delaminated
Evidence of condensation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Evidence of moisture	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Evidence of leaking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Firewall between units	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Needs repair/sealing
Electrical	<input type="checkbox"/> No apparent defects <input checked="" type="checkbox"/> Open junction box(es) <input type="checkbox"/> Handyman wiring <input type="checkbox"/> Knob and tube covered with insulation <input checked="" type="checkbox"/> Safety Hazard

Interior

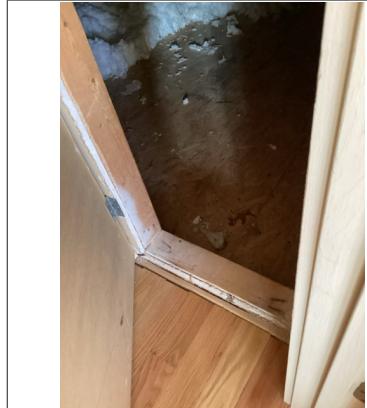
Attic/Structure/Framing/Insulation cont.

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	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical wear and tear <input type="checkbox"/> Need repair <input type="checkbox"/> Risers Uneven <input type="checkbox"/> Safety Hazard
Handrail	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Loose <input type="checkbox"/> Handrail/Railing/Balusters recommended
Headway over stairs	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Low clearance <input type="checkbox"/> Safety hazard

Comments

Foundation

Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Have evaluated <input type="checkbox"/> Monitor <input type="checkbox"/> Not Visible
Material	<input type="checkbox"/> ICF <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Concrete block <input type="checkbox"/> Stone Masonry <input type="checkbox"/> Poured concrete <input type="checkbox"/> wood
Horizontal cracks	<input type="checkbox"/> None <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <input checked="" type="checkbox"/> Not Visible
Step cracks	<input type="checkbox"/> None <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <input checked="" type="checkbox"/> Not Visible
Vertical cracks	<input type="checkbox"/> None <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West <input type="checkbox"/> Not Visible
Covered walls	<input checked="" type="checkbox"/> None <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West
Movement apparent	<input checked="" type="checkbox"/> None <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West
Indication of moisture	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Fresh <input type="checkbox"/> 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	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt/Gravel <input type="checkbox"/> Not Visible Other:
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Not Visible

Comments

Windows

Condition	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> None visible <input type="checkbox"/> Appear satisfactory <input type="checkbox"/> Recommend repair
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Comments

Drainage

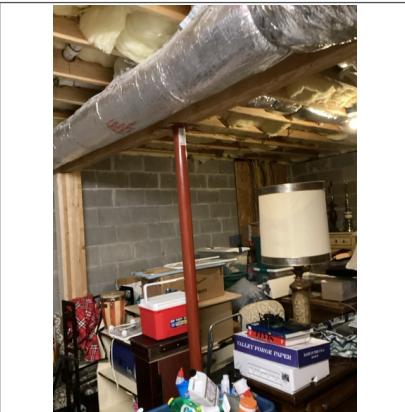
Sump pump	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Working <input type="checkbox"/> Not working <input type="checkbox"/> Needs cleaning <input type="checkbox"/> Pump not tested
Floor drains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Drains not tested

Comments

Basement

Girders/Beams

Condition	<input type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Satisfactory
Material	<input type="checkbox"/> Marginal
Comments	<input type="checkbox"/> Poor
Comments	<input type="checkbox"/> Stained/Rusted
Photos	<input type="checkbox"/> Steel
Photos	<input checked="" type="checkbox"/> Wood
Photos	<input type="checkbox"/> Concrete
Photos	<input type="checkbox"/> LVL
Photos	<input type="checkbox"/> Not Visible



Columns

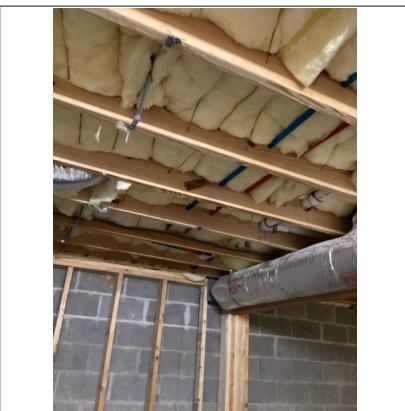
Condition	<input type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Satisfactory
Material	<input type="checkbox"/> Marginal
Comments	<input type="checkbox"/> Poor
Comments	<input type="checkbox"/> Stained/Rusted
Photos	<input checked="" type="checkbox"/> Steel
Photos	<input checked="" type="checkbox"/> Wood
Photos	<input type="checkbox"/> Concrete
Photos	<input type="checkbox"/> Block
Photos	<input type="checkbox"/> Not Visible

Joists

Condition	<input type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Satisfactory
Material	<input type="checkbox"/> Marginal
Comments	<input type="checkbox"/> Poor
Comments	<input checked="" type="checkbox"/> Steel
Comments	<input type="checkbox"/> Truss
Comments	<input type="checkbox"/> Not Visible
Comments	<input type="checkbox"/> 2x8
Comments	<input checked="" type="checkbox"/> 2x10
Comments	<input type="checkbox"/> 2x12
Comments	<input type="checkbox"/> Engineered I-Type
Photos	<input type="checkbox"/> Sagging/ altered joists

Subfloor

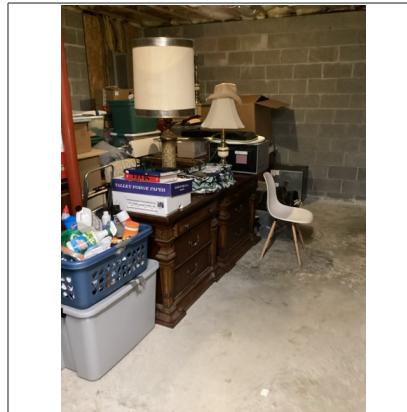
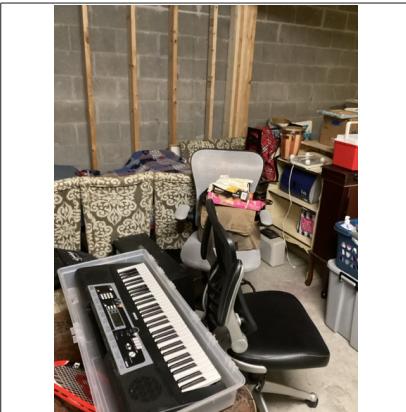
Condition	<input checked="" type="checkbox"/> Not Visible
Condition	<input type="checkbox"/> Satisfactory
Comments	<input type="checkbox"/> Marginal
Comments	<input type="checkbox"/> Poor
Comments	<input type="checkbox"/> Indication of moisture stains/rotting
Photos	<input type="checkbox"/>



Moisture

Condition	<input checked="" type="checkbox"/> No visible moisture
Condition	<input type="checkbox"/> Standing water
Comments	<input type="checkbox"/> Moisture stains on walls
Comments	<input type="checkbox"/> Indication of microbial growth
Comments	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

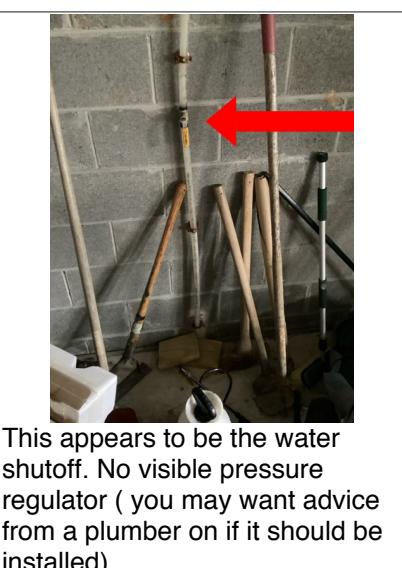
Interior fuel storage system N/A Yes No Leaking: Yes No

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

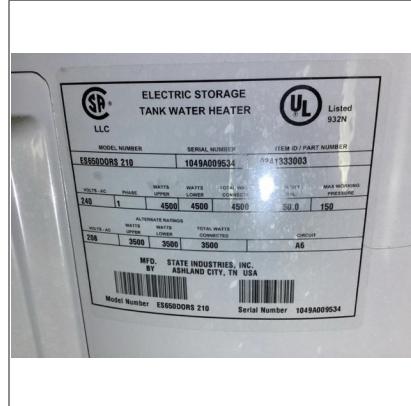
Vented Yes No

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 Rusted 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

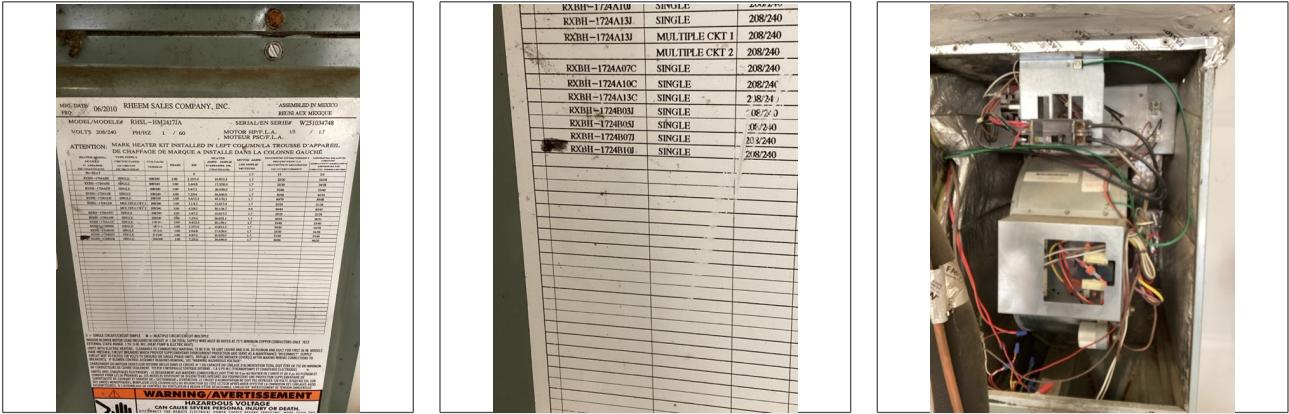
Heat pump N/A Supplemental electric Supplemental gas

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 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 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

Evaporator Coil Section Unit #1 cont.

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

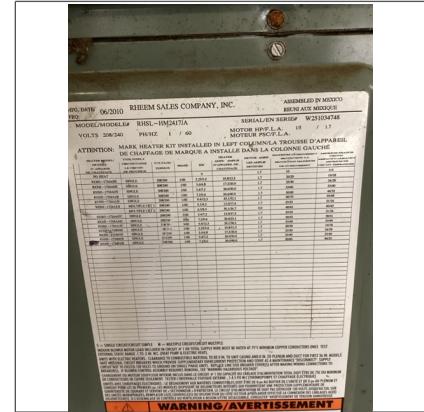
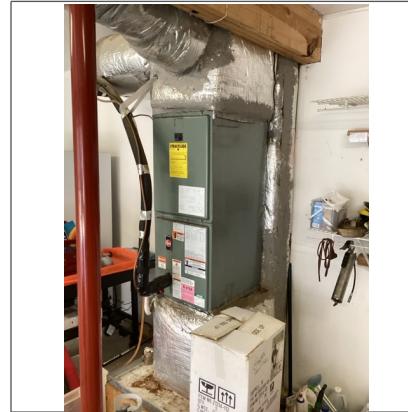
Operation Condition Differential: 15 degrees and going lower

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

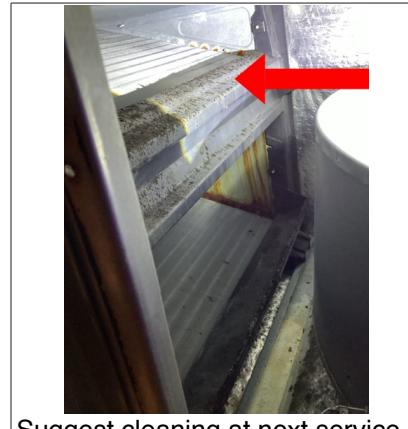
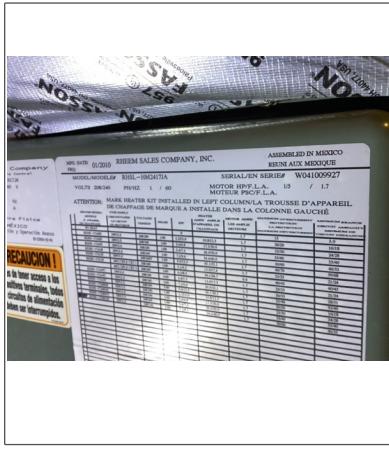
Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

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

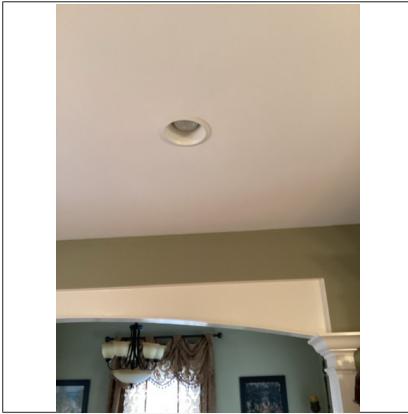
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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