

Home Inspection Report



Inspection Date:

Saturday, April 22, 2017

Prepared For:

Prepared By:

Liberty Strategies LLC

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Johnstown, PA 15906

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Report Number:

144

Inspector:

Carl Allison

License/Certification #:

249887

Report Summary

Improvement Items

Minor paint and caulking repair to exterior.
Faucet leaks in kitchen

Items To Monitor

Water heater
Tar on flashing on roof

Potential Safety Hazards

None

Items Not Operating

Ceiling fan on 2nd floor bedroom

Major Concerns

None

Deferred Cost Items

Water heater that has lived past its life expectancy.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

North

Only for the purpose of orienting this report

State of Occupancy

Occupied

Fully furnished

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

111 years old

Grounds

Service Walks

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other:
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☒ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair
Comments Walk ways were overall satisfactory.

Photos



Driveway/Parking

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

Comments

Photos



Porch

☐ None ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended
Support Pier ☒ Concrete ☐ Wood Other:
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments Porch had minor damage could use minor maintenance but overall satisfactory.

Stoops/Steps

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

Photos



Recommend
hand rails

Fence/Wall

Type

Condition

Gate

Comments

Photos

- ☐ Not evaluated ☐ None
☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Planks missing/damaged Operable: ☒ Yes ☐ No
 Fence was functional but missing some pickets



Missing pickets



Fence was functional but missing some pickets

Landscaping affecting foundation

☐ N/A

Negative Grade

- ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☒ Trim back trees/shrubs
☐ Wood in contact with/improper clearance to soil

Comments

Maintain at least 6" of clearance on foliage from the house to prevent pest and moisture intrusion.

Photos



Hose bibs

☐ N/A
☒ Satisfactory ☐ Marginal ☐ Poor ☒ No anti-siphon valve ☒ Recommend Anti-siphon valve
☒ Yes ☐ No ☐ Not Tested ☐ Not On

Condition
 Operable
 Comments
 Photos



Roof

General

Visibility ☐ None ☐ All ☒ Partial Limited By: pitch of roof and height

Inspected From ☒ Roof ☐ Ladder at eaves ☒ Ground ☐ With Binoculars

Photos



Style of Roof

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

Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat

Roof #1

Type:

Asphalt

Layers:

1+ Layers

Age:

20-25+

Location:

Roof #2

☐ None

Type:

Metal

Layers:

1 Layer

Age:

25+

Location:

Comments

Ventilation System

☐ None ☐ N/A

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

Comments

Roof

Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other:

Condition ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusty ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other:

Comments Flashing was covered with tar. This is considered temporary due to the weathered condition of it. Recommend monitor replace in the future with silicon.

Valleys

☐ N/A

Material ☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other:

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ 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

Comments

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior

Chimney(s)

☐ None

Location(s) Middle of Roof

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

Rain Cap/Spark Arrestor ☐ Yes ☒ No ☒ Recommended

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 Chimney had some minor defects but was overall satisfactory

Photos


Gutters/Scuppers/Eavestrough

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace

☐ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other:

Leaking ☒ Corners ☐ Joints ☐ Hole in main run ☐ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☒ N/A

Comments Found a small leak on the corner of the rear porch.

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 Siding was considered marginal but was functioning.
Photos



Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting
☐ Damaged wood Other:
Condition ☐ Satisfactory ☒ Marginal ☐ Poor
Comments Trim had some deterioration recommend repair and painting
Photos



Soffit

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

Fascia

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

Caulking

☐ None

Exterior

Caulking cont.

Condition ☐ Satisfactory ☒ Marginal ☐ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Service Entry

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

Comments

Photos



Exterior Doors

Main Entrance ☐ 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 Basement door had no seal and would not latch properly.

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 Faucet leaked. Kitchen overall satisfactory.

Photos



Walls & Ceiling

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

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☒ Squeaks

Comments

Appliances

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

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

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

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

Exhaust fan ☐ N/A ☒ Not tested Operable: ☒ Yes ☐ No

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

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

Dishwasher airgap ☒ Yes ☐ No

Dishwasher drain line looped ☒ Yes ☐ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☐ Potential Safety Hazard(s)

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

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
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



Bathroom basement

Bathr

Location Basement half bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☐ Yes ☒ No Operable: ☐ Yes ☒ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Recommend GFCI

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

Heat source present ☐ Yes ☒ No

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

Comments Basement only had a toilet... flush mechanism was not functioning.

Photos



Bathroom 1st floor

Bathr

Location First floor bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

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

Heat source present ☒ Yes ☐ No

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

Comments

Bathroom 2nd floor

Bathr

Location Second floor bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

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

Heat source present ☒ Yes ☐ No

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

Comments Toilet bowl is loose recommend sealing properly to prevent damage to wax ring.

Photos



Common Rooms

Rooms

Location First floor
2nd floor
Finished attic

Type Living Room
Sitting Room
Dining Room
Bedroom #1
Bedroom #2
Bedroom #3
3 bonus rooms finished area of attic

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

Moisture stains ☒ Yes ☐ No
Where:
Ceiling from previous moisture intrusion.

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

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☒ Walls ☒ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Common rooms were in overall adequate condition. Minor defects noted.

Photos





Interior

Fireplace

☐ None
Location(s) ☐ Siting room
Type ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☒ Ventless
Material ☐ Masonry ☐ Metal (pre-fabricated) ☒ Metal insert ☐ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☒ Yes ☐ No Damper operable: ☐ Yes ☒ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☒ Yes ☐ No
Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace
Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated
Comments Fireplace was being used at the time of inspection.

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
Comments

Attic/Structure/Framing/Insulation

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

Photos

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

Photos



Foundation

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

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

Horizontal cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Step cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Vertical cracks ☒ None ☐ North ☐ South ☐ East ☐ West

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

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

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

Comments

Photos



Floor

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

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

Comments

Girders/Beams

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Material ☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible

Comments

Basement

Columns

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

Joists

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



Subfloor

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

Plumbing

Water service

Main shut-off location In the basement

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

Fuel line ☐ N/A ☐ Copper ☒ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Photos



Main fuel shut-off location

☐ N/A

Location In the basement

Comments

Photos



Plumbing

Water heater #1

☐ N/A
General Brand Name: A.O. Smith
 Capacity: 40
 Approx. age: 22 years old
Type ☒ Gas ☐ Electric ☐ Oil ☐ LP Other:
Combustion air venting present ☒ 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 Water heater has lived past its normal life expectancy and should be monitored. Budget to replace in the near future.

Photos



Heating System

Boiler system

General ☐ N/A
 Brand name: Crown Aruba
 Approx. age: 28 years old

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

Distribution ☒ Hot water ☐ Baseboard ☐ Steam ☒ Radiator ☐ Radiant floor

Circulator ☒ Pump ☐ Gravity ☐ Multiple zones

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

Oil fired units Disconnect: ☒ Yes ☐ No

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

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

Operated When turned on by thermostat: ☒ Fired ☐ Did not fire

Operation Satisfactory: ☒ Yes ☐ No ☐ Recommend HVAC technician examine before closing

Comments Boiler was in overall satisfactory condition. Valve had a thread leak.

Photos



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:
 Basement
 Location 2:
 Finished attic space
Evaluation ☐ Panel not accessible ☒ Not evaluated
 Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box
Branch wire ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☒ Yes ☐ No
 Neutral isolated: ☒ Yes ☐ No
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Sub panels were overall satisfactory.