

Property Inspection Report



Property Located At: 1234 Apple Drive, Anytown, MD 217XX

Inspected By: Jerry W. Smith  
MD Home Inspector License #29731  
PA Certified  
WV Home Inspector License #HI0142111948-0906

# Property Analysis Report

Absolute Home Inspections, LLC  
17129 Lappans Road, Hagerstown, MD 21740-1338

Date / Time: 3/10/2010 12 Noon      Weather Conditions: Overcast 55 ° Fahrenheit

Property:

- Occupied       Vacant  
 Partly Occupied       Utilities Off  
 Incomplete

Present at inspection:

- Owner       Buyer's Agent       Buyer       Seller's Agent  
 Tenant       Builder's Representative

Property Type:

- Residential  
 Commercial  
 Apartment Building

Property Style:

- One Story       Two Story  
 Three Story       Split Foyer / Level  
 Cape Cod       Townhouse  
 Contemporary       Duplex  
 Condominium       Historic  
 Modular       Manufactured Home  
 Colonial       Victorian  
 Tudor

# Inspection Summary

*NOTE: Client must also review entire report and not rely solely on the summary notes.*

Client: Any One

Inspection Address: 1234 Apple Drive, Anytown, MD 217XX

**PRIORITY #1 Major:** *Immediate repairs, service, upgrades and/or further evaluation recommended by an appropriate professional, prior to purchase.*

1. A vertical crack was observed at the left rear corner of the property. This crack is not the typical "stair-stepping" crack that can be attributed to settlement. It has cracked the bricks and carries on down into the concrete block of the garage foundation wall. Recommend further evaluation by a qualified foundation contractor to determine the severity of this crack. (See Figure #8) (See Figure #9)
2. Recommend installing a CO (Carbon Monoxide) detector in the basement and on the main level since there is natural gas supply to the property and a wood burning fireplace. Also, recommend replacing the batteries in the smoke detectors. SAFETY
3. Recommend having the fireplace chimney professionally cleaned prior to use. SAFETY

**PRIORITY #2 Minor:** *Potential repairs, service and/or upgrades may soon be required by an appropriate professional.*

1. Observed corrosion at the metal drain pipes under the kitchen and half bath sinks; no leaks were noted at this time. Recommend replacing the metal drains with PVC as preventive maintenance. (See Figure #5) (See Figure #6)
2. Observed three settlement cracks in the front sidewalk; two in the sidewalk and one at the step up to the sidewalk. Recommend removing any loose debris in the cracks and sealing them with cement to prevent further damage from water intrusion and freezing and thawing. (See Figure #1) (See Figure #2)
3. Noted the hose bib on the right side of the property is not secured to the exterior wall. The copper supply pipe can be damaged just from normal use. Recommend fastening the hose bib with "Tapcon" hardened masonry screws for stability and to prevent damage to the water pipe. (See Figure #3)
4. Noted the base of one of the metal handrail supports on the front sidewalk railing is loose (located at the crack in the walk). Recommend re-securing the support post base to the sidewalk with "Tapcon" hardened masonry screws for stability. SAFETY (See Figure #11)
5. The igniter is striking but the center burner on the gas Kitchen stove did not light. Recommend evaluation and repair by a qualified appliance mechanic.
6. Noted two-prong interior wall receptacles (Open-Ground) in the Living room, purple bedroom and green bedroom. It is advisable to not use these outlets for computers, laptops, big screen TV's and other electronic items since there is no protection from an electrical surge. Recommend having an electrician verify the presence of a copper ground to the metal receptacle boxes. If present, these receptacles can be grounded by adding a ground wire "pigtail" from the metal electrical box to the green screw on the new three-prong receptacle.

**PRIORITY #3 Notes:** *General notes and/or annual maintenance recommendations. Potential concerns, recalls, systems with a history of failure.*

1. The main water "SHUT-OFF" valve is located at the inside of the right side basement wall near the water meters. (Blue handle) (See Figure #10)
2. Recommend steel braided hoses for water supply to the washer.

3. Recommend solid metal duct for the dryer vent.
4. Filter size is 16X25X1 located in the return duct at the furnace. (Recommend changing every 3 months when using the "Filtrete" pleated filters)
5. Recommend installing a metal chimney caps to prevent water and animal intrusion.

Figure Number 1



Observed three settlement cracks in the front sidewalk; two in the sidewalk and one at the step up to the sidewalk. Recommend removing any loose debris in the cracks and sealing them with cement to prevent further damage from water intrusion and freezing and thawing.

Figure Number 2



Observed three settlement cracks in the front sidewalk; two in the sidewalk and one at the step up to the sidewalk. Recommend removing any loose debris in the cracks and sealing them with cement to prevent further damage from water intrusion and freezing and thawing.

Figure Number 3



Noted the hose bib on the right side of the property is not secured to the exterior wall. The copper supply pipe can be damaged just from normal use. Recommend fastening the hose bib with "Tapcon" hardened masonry screws for stability and to prevent damage to the water pipe.

Figure Number 4



Recommend scraping, priming and painting the exterior wood trim at the Kitchen window to extend the wood life.

Figure Number 5



Observed corrosion at the metal drain pipes under the kitchen and half bath sinks; no leaks were noted at this time. Recommend replacing the metal drains with PVC as preventive maintenance.

Figure Number 6



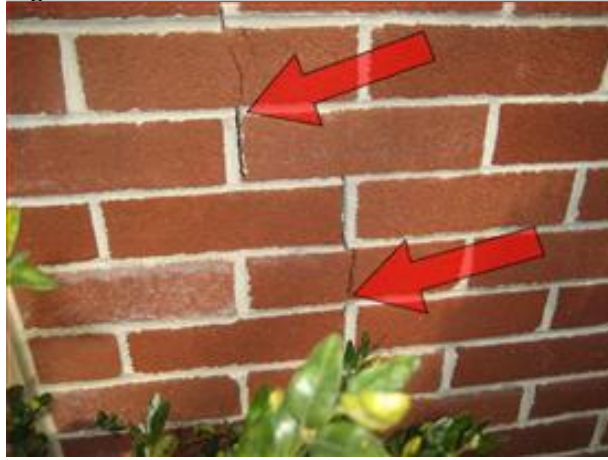
Observed corrosion at the metal drain pipes under the kitchen and half bath sinks; no leaks were noted at this time. Recommend replacing the metal drains with PVC as preventive maintenance.

Figure Number 7



Recommend eliminating the excess drain hose for the dishwasher. Remove the black rubber hose that is connected to the black flex drain hose and connect the black flex hose to the sink drain making sure the drain hose is secured to the cabinet wall so the the highest arc in the hose is above the connection at the drain to prevent the possibility of a cross connection.

Figure Number 8



A vertical crack was observed at the left rear corner of the property. This crack is not the typical "stair-stepping" crack that can be attributed to settlement. It has cracked the bricks and carries on down into the concrete block of the garage foundation wall. Recommend further evaluation by a qualified foundation contractor to determine the severity of this crack.

Figure Number 9



A vertical crack was observed at the left rear corner of the property. This crack is not the typical "stair-stepping" crack that can be attributed to settlement. It has cracked the bricks and carries on down into the concrete block of the garage foundation wall. Recommend further evaluation by a qualified foundation contractor to determine the severity of this crack.

Figure Number 10



The main water "SHUT-OFF" valve is located at the inside of the right side basement wall near the water meters. (Blue handle)

Figure Number 11



Noted the base of one of the metal handrail supports on the front sidewalk railing is loose (located at the crack in the walk). Recommend re-securing the support post base to the sidewalk with "Tapcon" hardened masonry screws for stability. SAFETY

## Roof

Viewed From:	<input type="checkbox"/> Walked On <input type="checkbox"/> Top of Ladder/Binoculars <input checked="" type="checkbox"/> Ground/Binoculars
Access Restricted:	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <u>Due to:</u> Height / <a href="#">Pitch/Too Steep</a> / Snow/Ice / Covered with Leaves / Raining / Hazardous to Inspector / Risk of Damage to Roof / Weak Structure
Roof Style	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Gable/Multi-Pitch <input type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input checked="" type="checkbox"/> Flat/Low Pitch
Asphalt / Fiberglass	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> At or Nearing End of Life Observation: Missing Shingles / Torn Shingles / Exposed Fasteners / Eroded Shingles / Curling Shingles / Cracking Shingles / Deteriorated Shingles / Lifting Shingles / Shingles Not Sealing / Nail Pops / Exposed Matrix / Various Ages / Fungus
Wood Shingles / Split Shakes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> At or Nearing End of Life Observation: Missing Shingles / Rotted / Cracking Shingles / Fungus/Moss / Improper Installation / Daylight Visible in Attic at Shingles
Rolled / Low Pitch	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> At or Nearing End of Life <u>Material:</u> Rubber / <a href="#">Asphalt</a> / Mineral / Built-Up Smooth / Built-Up Gravel Observation: Buckled / Alligating / Ponding of Water / Inadequate Run-Off / Substandard Installation / Improper Covering for Pitch
Metal	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> At or Nearing End of Life Material: Aluminum / Anodized / Galvanized / Copper / Paint/Coated / Unable to Determine Observation: Inadequate Run-Off / Holes / Rusted / Previous Repairs / Substandard Installation
Slate	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> At or Nearing End of Life Observation: Broken Pieces / Missing Pieces / Loose Pieces / Previous Repairs
Structure	<input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Weak Sheathing <input type="checkbox"/> Exposed Sheathing <input type="checkbox"/> Sagging <input type="checkbox"/> Irregular <input type="checkbox"/> Visible Rot
Flashing / Valley	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Material: Aluminum / Galvanized Metal / Roofing Material Observation: Improper Lap / Poor Condition / Rusted / Susceptible to Leaks
Flashing / Step	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <u>Material:</u> <a href="#">Aluminum</a> / Galvanized Metal / Roofing Material Observation: Improper Lap / Poor Condition / Rusted / Susceptible to Leaks
Flashing / Drain Waste Vent (DWV)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Rubber Boot Cracking / Recommend Replace <u>Material:</u> PVC / ABS / Copper / Galvanized Metal / Cast Iron / <a href="#">Steel</a>
Ventilation	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable <input type="checkbox"/> Power Vent <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Gable-Mounted Fan <input type="checkbox"/> None / Inadequate
Gutters and Downspouts	<input checked="" type="checkbox"/> OK Material: <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Copper Observation: Missing Gutter / Loose Gutter / Loose Fasteners / Missing Downspout / Loose Downspout / Damaged / Rusted into Holes / Leaking at Connections / Inadequate Pitch for Drainage / Need Cleaning
Skylight(s)	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Self Flashed <input type="checkbox"/> Glass <input type="checkbox"/> Plastic Observation: Cracked / Fogged / Susceptible to Leaks
Seal Exposed Fasteners At:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Ridge Vent(s) <input type="checkbox"/> Roofing Field <input type="checkbox"/> Caps <input type="checkbox"/> Hips <input type="checkbox"/> Flashing
Remarks	n/a

## Grounds

Grading	<input checked="" type="checkbox"/> OK <a href="#">Drainage Next to House:</a> Near Level / <a href="#">Moderate Slope</a> / Steep Slope <a href="#">Conditions:</a> Dry / <a href="#">Damp</a> / Standing Water / Snow Covered / Patches of Snow/Ice / Covered With Leaves Observation: Graded Back Towards Property / Grade in Contact or Close to Siding
Erosion	<input checked="" type="checkbox"/> N/V <input type="checkbox"/> Yes Observed At: Downspouts / Sump Pump/Condensate Discharge / Foundation Perimeter / Front Yard / Back Yard / Side Yard Observation: Settlement / Minor Soil Cracks / Severe Soil Cracks / Structure Losing Bearing / Sink Holes / Animal Holes / Downspout(s) Not Extended Recommend: Extending Downspouts / Retaining Wall / Adding Top Soil / Further Evaluation/Civil Engineer
Sidewalk(s)	<input type="checkbox"/> N/A <input type="checkbox"/> OK <input checked="" type="checkbox"/> Repair <a href="#">Material:</a> <a href="#">Concrete</a> / Brick/Pavers / Flag Stone / Gravel / Stone / Stamped Concrete / Individual Concrete Squares <a href="#">Observation:</a> <a href="#">Minor Cracks</a> / Severe Cracks / Loose Bricks/Pavers / Tree Root Damage / Trip Concern (Safety)
Stoops / Stairs	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Repair/Replace Material: Concrete / Brick/Pavers / Stone / Stamped Concrete / Wood / PVC/Trex Observation: Minor Cracks / Severe Cracks / Loose Bricks/Pavers / N/V (Covered With Carpet) / Trip Concern (Safety)
Driveway	<input type="checkbox"/> N/A (Off Street Parking) <input checked="" type="checkbox"/> OK <input type="checkbox"/> Recommend Sealing <a href="#">Material:</a> <a href="#">Asphalt</a> / Concrete / Brick/Pavers / Stamped Concrete / Gravel / Dirt Observation: Minor Cracks / Severe Cracks / Tree Root Damage / Poor Condition
Window Wells / Covers	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK Observation: Susceptible to Water Infiltration / Cover Damaged / Overgrown with Weeds/Vegetation / None/Missing <a href="#">Recommend:</a> Install Covers / Remove Debris/Vegetation / <a href="#">Replace Damaged Cover(s)</a>
Retaining Wall / Basement Entry	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Material: Brick / Stone / Concrete Block / Poured Concrete Observation: Leaning / Cracking / No Weep Holes/Water Relief / Poor Condition
Trees and Shrubs	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK Observation: Overgrown at Siding / Overhanging Gutter/Roof / Overhanging Electrical Wires Recommend: Trimming Branches / Improve Restricted Air Circulation / Remove Ivy and Other Vegetation
Fencing (Limited to Contact with Property)	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Recommend Repair/Replace Material: Wood / Metal / PVC / Other Observation: Rot / Loose / Rusted / Damaged / Gate Sags/Damaged / Poor Condition
Remarks	1. See Summary Remarks

## Exterior

Exterior Wall Covering	<input type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend Evaluation <u>Material:</u> <a href="#">Vinyl Siding</a> / Aluminum Siding / <a href="#">Brick</a> / <a href="#">Stone</a> / Wood / Concrete Block / Hardboard/Composite / Cement Board (Possible Asbestos) <u>Observation:</u> At or Below Grade/Susceptible to Rot, Insects & Water Intrusion / Damaged/Holes / Damaged/Dented / Section (s) Missing / <a href="#">Vertical Crack</a> / Settlement Cracks / Loose/Missing Mortar
Exterior Doors	<input checked="" type="checkbox"/> OK <u>Style:</u> <a href="#">Single</a> / French / Sliding / Single/Sidelights / French/Sidelights / <a href="#">Storm Door(s)</a> <u>Material:</u> Wood / <a href="#">Metal</a> / Vinyl / <a href="#">Aluminum</a> / Fiberglass Observation: Not Locking Properly / Weather Stripping Loose/Damaged / Safety Chain Missing / Closer Missing
Windows	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Recommend Repair Glazing: <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double <u>Style:</u> Single Hung / Single Hung - Tilt / Double Hung / <a href="#">Double Hung - Tilt</a> / <a href="#">Casement</a> / Sliding / <a href="#">Picture</a> / Bay/Bow / Jalousie / Storm Windows / Greenhouse <u>Frame/Sash:</u> <a href="#">Wood</a> / <a href="#">Vinyl</a> / Aluminum Observation: Cracked Glass / Failed Seal / Glazing Putty Failing / Damaged Balance(s) / Poor Condition
Exterior Trim	<input checked="" type="checkbox"/> OK <u>Material:</u> <a href="#">Wood</a> / <a href="#">Vinyl</a> / <a href="#">Aluminum</a> / Hardboard/Composite Observation: Rot / Loose / Missing Located at: Fascia / Rake / Drip Cap / Windows / Doors / Gable / Trim / Jambes
Soffit	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Exposed Rafter Tails <u>Material:</u> Wood / Aluminum / <a href="#">Vinyl</a> <u>Type:</u> <a href="#">Vented Partial</a> / Vented Continuous / Not Vented Observation: Water Stains / Section(s) Missing / Section(s) Damaged / Inadequate
Garage	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Auto Opener: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <u>Slab/Apron:</u> <a href="#">OK</a> / Minor Crack(s) / Severe Crack(s) / Covered with Personal Belongings (Unable to Evaluate) Safety <input checked="" type="checkbox"/> Yes Reverse: <input type="checkbox"/> No <input type="checkbox"/> Recommend Upgrading to Beam Style Safety Reverse <u>Door Material:</u> Wood / <a href="#">Metal</a> / Fiberglass / Wood/Masonite Panels
Columns	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Material: Wood / Vinyl / Metal / Aluminum / Brick / Stone / Concrete Observation: Rot / Loose / Missing
Chimney	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend Metal Flue Cap(s) <u>Material:</u> <a href="#">Brick</a> / Block / Stone / Wood (Flue Chase) / Metal Observation: Loose Bricks/Mortar / Cracked Bricks/Mortar / Cement Crown Deteriorating / Rot / Loose / Rusted / Flashing: Loose/Separating / Flashing: Susceptible to Leaks
Hose Bibs	<input type="checkbox"/> N/V <input type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend Repair <u>Observation:</u> Drips / Leak at Vacuum Break / <a href="#">Loose at Wall Connection</a> / Winterized/Verify Function Prior to Settlement
Electrical Receptacles	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> GFCI <u>Observation:</u> Open Ground / GFCI Not Tripping / GFCI Not Resetting / <a href="#">Recommend GFCI Protection</a> / Damaged/Loose/Missing Cover
Light Fixtures	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK Observation: Not Operational / Loose at Wall Connection / Exposed Wires / Missing Components / Damaged Bulb(s)
Paints / Sealants	<input type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend Upgrading to Prevent Water Intrusion <u>Observation:</u> Missing / Peeling / <a href="#">Weathered</a> <u>Located at:</u> <a href="#">Windows</a> / Doors / Trim / Fascia
Caulk	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Recommend Upgrading to Prevent Water Intrusion Observation: Loose / Missing / Cracking / Weathered Located at: Windows / Doors / Trim / Fascia
Remarks	<ol style="list-style-type: none"> <li>1. Recommend scraping, priming and painting the exterior wood trim at the Kitchen window to extend the wood life. (See Figure #4)</li> <li>2. See Summary Remarks</li> </ol>

## Deck / Porch / Patio

Deck	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Adequate <input type="checkbox"/> Recommend Repair <input type="checkbox"/> Hazardous Conditions <input type="checkbox"/> Recommend Updating or Replacing
Footing	<input type="checkbox"/> Yes <input type="checkbox"/> Not Visible <input type="checkbox"/> Supports Go Below grade and are Susceptible to Rot; Monitor Routinely
Supports / Piers	Type: 4 X 4 Treated / 6 X 6 Treated / Poured Concrete / Concrete Block / Cantilevered Joists / Not Visible / Deck at Grade Observation: Cracked/Splits / Twisted / Rotted / Bowed / Inadequate Connection to Frame
Frame	<input type="checkbox"/> OK <input type="checkbox"/> Requires Additional Support Joists: Hangers Missing / Hanger Nails Missing / Improper Hanger Nails / Not Visible / Deck at Grade Observation: Shaky: Needs Diagonal Bracing / Separating from Property / Excess Span / Single Beam / Ledger Board Not Bolted / Ledger Board Not Flashed / Not Visible / Deck at Grade
Decking Material	<input type="checkbox"/> OK <input type="checkbox"/> Recommend Cleaning and Sealing Material: Treated 2 X 4 / Treated 2 X 6 / Treated 5/4 X 6 / PVC (Trex) / Cedar/Redwood / Tongue & Groove Wood / Plywood / Indoor/Outdoor Carpet / Unknown/Painted/Stained Observation: Rotted / Splitting / Cupping / Checking / Loose/Improper Fasteners / Poor Condition
Railing / Handrail	<input type="checkbox"/> N/A <input type="checkbox"/> OK Observation: Loose Railing / Loose/Missing Pickets / Improper Picket Spacing / Improper Fasteners / Hazardous
Stairs	<input type="checkbox"/> N/A <input type="checkbox"/> OK Observation: Cracked Stringer(s) / Cracked/Loose Treads / Improper Connection to Frame
Porch	<input type="checkbox"/> N/A <input type="checkbox"/> OK <u>Material:</u> Wood / <u>Concrete</u> / Flagstone / Tile / PVC (Trex) / Brick/Pavers / Covered with Carpet <u>Observation:</u> Rotted / Loose Boards / Loose Bricks/Stones / <u>Settlement Crack(s)</u> / Poor Condition
Railing / Handrail	<input type="checkbox"/> N/A <input type="checkbox"/> OK <u>Observation:</u> <u>Loose</u> / Missing / Loose/Missing Pickets / Improper Picket Spacing / Improper Fasteners / Hazardous
Patio	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Recommend Repair Material: Wood / Concrete / Bricks/Pavers / Flagstone / Tile / Carpet: Limiting View Observation: Minor Cracks / Severe Cracks / Loose Bricks/Pavers/Flagstone / Loose/Torn Carpet / Settlement / Not Visible / Covered with Carpet
Remarks	n/a

## Kitchen / Appliances

Cabinets and Countertops	<input checked="" type="checkbox"/> Cabinets OK <u>Material / Finish:</u> <a href="#">Solid Wood / Stained</a> / Solid Wood / Clear / Painted Wood / Wood Veneer / Laminate / Metal Observation: Loose Cabinet(s) / Damaged Cabinet(s) / Heavy Wear <input checked="" type="checkbox"/> Countertops OK <u>Material:</u> <a href="#">Laminate</a> / Ceramic Tile / Marble / Granite / Solid Surface (i.e. Corian) / Metal Observation: Loose / Delaminating / Damaged: Cracked/Burn Marks / Heavy Wear
Sink(s)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> Heavy Wear <input checked="" type="checkbox"/> Damaged <u>Material:</u> Stainless Steel / <a href="#">Steel / Enamel</a> / Solid Surface (i.e. Corian)
Sink Drain(s)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> PVC <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Leaks <input type="checkbox"/> Drains Slow <input checked="" type="checkbox"/> Metal/Corroded (Replace) <input type="checkbox"/> P-Trap <input checked="" type="checkbox"/> S-Trap
Faucet	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Leaks <input type="checkbox"/> Drips <input type="checkbox"/> Low Pressure
Sprayer	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Leaks <input type="checkbox"/> Drips <input type="checkbox"/> Low Pressure <input type="checkbox"/> Inoperable <input type="checkbox"/> Recommend Replace
Dishwasher	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Drain Hose Improperly Routed <input type="checkbox"/> Air Gap Overflows <input type="checkbox"/> Older Unit <input type="checkbox"/> Not Cycling <input type="checkbox"/> Leaks Observed <input checked="" type="checkbox"/> Possible Cross-Connection <input type="checkbox"/> Noisy <input type="checkbox"/> Heavy Wear
Range / Cooktop	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Down Draft <input type="checkbox"/> Install Anti-Tilt Bracket <u>Observation:</u> Element Not Heating / Not Igniting / <a href="#">Center Burner Not Igniting</a> / Older Unit
Oven	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Convection <input type="checkbox"/> Not Secured Observation: Element Not Heating / Not Igniting / Older Unit
Exhaust/Recirculating Fan	<input checked="" type="checkbox"/> OK <input type="checkbox"/> None / Recommend <input type="checkbox"/> Noisy <input type="checkbox"/> Inoperable/Motor Seized <input type="checkbox"/> Bulb Missing/Inoperable
Receptacles	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> GFCI <input type="checkbox"/> GFCI Not Tripping <input type="checkbox"/> Recommend GFCI <input type="checkbox"/> Open Ground <input type="checkbox"/> Reversed Polarity
Other Appliances	Disposal: <input type="checkbox"/> OK <input type="checkbox"/> Noisy <input type="checkbox"/> Inoperable <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Older Unit Microwave: <input type="checkbox"/> OK <input type="checkbox"/> Excluded <input type="checkbox"/> Not Functioning Properly <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Older Unit Compactor: <input type="checkbox"/> OK <input type="checkbox"/> Not Cycling <input type="checkbox"/> Not Functioning Properly <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Older Unit Washer: <input type="checkbox"/> OK <input type="checkbox"/> Improper Hoses <input type="checkbox"/> No Overflow Pan <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Older Unit Dryer: <input type="checkbox"/> OK <input type="checkbox"/> Improper Vent <input type="checkbox"/> Improper Duct Material <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Older Unit Refrigerator: <input checked="" type="checkbox"/> OK <input type="checkbox"/> Bad Seal <input type="checkbox"/> Inoperable <input type="checkbox"/> N/A <input type="checkbox"/> Older Unit Central Vac: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Not Tested
Floor	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Sheet Goods <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Laminate Wood <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Carpet Observation: Torn / Burned / Loose / Damaged Tiles / Heavy Wear
Remarks	<ol style="list-style-type: none"> <li>1. Recommend eliminating the excess drain hose for the dishwasher. Remove the black rubber hose that is connected to the black flex drain hose and connect the black flex hose to the sink drain making sure the drain hose is secured to the cabinet wall so the the highest arc in the hose is above the connection at the drain to prevent the possibility of a cross connection. (See Figure #7)</li> <li>2. See Summary Remarks</li> </ol>

## Half Bath

Commode	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Loose <input type="checkbox"/> Elevated Moisture at Base <input type="checkbox"/> Possible Wax Ring Failing <input type="checkbox"/> Replace Flapper Valve/Does Not Shut Off
Sink(s)	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Wall Mount <input type="checkbox"/> Pedestal Observation: Loose / Damaged/Cracked / Stains / Enamel Chipped / Heavy Wear
Faucet(s)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Leaks <input type="checkbox"/> Slow <input type="checkbox"/> Drips <input type="checkbox"/> Loose <input type="checkbox"/> Low Pressure <input type="checkbox"/> Hot and Cold Reversed
Drain(s)	<input type="checkbox"/> OK <input type="checkbox"/> PVC <input type="checkbox"/> Metal <input type="checkbox"/> Leaks <input type="checkbox"/> Slow <input checked="" type="checkbox"/> Metal/Corroded (Replace) <input type="checkbox"/> P-Trap <input checked="" type="checkbox"/> S-Trap Observation: Stopper Missing / Leak at Stopper Connection / Stopper Inoperable
Floor	<input checked="" type="checkbox"/> OK <u>Material:</u> Sheet Goods / Ceramic/Marble Tiles / Vinyl Tiles / <a href="#">Carpet</a> / Wood Observation: Torn/Curling / Grout Missing/Loose / Cracked/Loose Tiles / Water Damage / Heavy Wear
Receptacles	<input checked="" type="checkbox"/> GFCI <input checked="" type="checkbox"/> OK <input type="checkbox"/> GFCI Not Tripping <input type="checkbox"/> GFCI Not Resetting <input type="checkbox"/> Open Ground <input type="checkbox"/> Reversed Polarity <input type="checkbox"/> Recommend GFCI
Ventilation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> None / Recommended <input type="checkbox"/> Fan Noisy <input type="checkbox"/> Fan Inoperable / Motor Seized <input type="checkbox"/> Duct Terminates in Attic
Remarks	n/a

## Hall Bathroom

Commode	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Loose <input type="checkbox"/> Elevated Moisture at Base <input type="checkbox"/> Possible Wax Ring Failing <input type="checkbox"/> Replace Flapper Valve/Does Not Shut Off
Sink(s)	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Wall Mount <input type="checkbox"/> Pedestal Observation: Loose / Damaged/Cracked / Stains / Enamel Chipped / Heavy Wear
Faucet(s)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Leaks <input type="checkbox"/> Slow <input type="checkbox"/> Drips <input type="checkbox"/> Loose <input type="checkbox"/> Low Pressure <input type="checkbox"/> Hot and Cold Reversed
Drain(s)	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> PVC <input type="checkbox"/> ABS <input type="checkbox"/> Leaks <input type="checkbox"/> Metal <input type="checkbox"/> Slow <input type="checkbox"/> Metal/Corroded (Replace) <input checked="" type="checkbox"/> P-Trap <input type="checkbox"/> S-Trap Observation: Stopper Missing / Leak at Stopper Connection / Stopper Inoperable
Tub / Shower	<input checked="" type="checkbox"/> OK <u>Type:</u> Steel Tub / FiberglassTub / <a href="#">Steel Tub/Shower</a> / Fiberglass Tub/Shower / Shower Stall/Fiberglass Pan / Shower Stall/Ceramic Tile Floor / Fiberglass Shower Stall/Fiberglass Pan <u>Walls:</u> Fiberglass / <a href="#">Ceramic</a> / Marble Tile / Plastic / Coated Masonite / Wallboard Observation: Loose Tiles / Grout Failing / Missing Caulk / Shower Head Leaks at Connection / Drain Stopper Missing / Low Pressure at Shower Head / Hot and Cold Reversed / Drains Slow
Glass Doors	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Observation: Damaged/Cracked / Off Track / Leaking/Seals Failing / Poor Condition / Glass Not Tempered
Whirlpool	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Type: Steel / Fiberglass Walls: Ceramic / Marble Tile / Fiberglass / Wallboard Observation: Loose Tiles / Grout Failing / Missing Caulk / Jets Clogged / Drains Slow / Inoperable
Floor	<input checked="" type="checkbox"/> OK <u>Material:</u> Sheet Goods / Ceramic/Marble Tiles / Vinyl Tiles / <a href="#">Carpet</a> / Wood Observation: Torn/Curling / Grout Missing/Loose / Cracked/Loose Tiles / Water Damage / Heavy Wear
Receptacles	<input checked="" type="checkbox"/> GFCI <input checked="" type="checkbox"/> OK <input type="checkbox"/> GFCI Not Tripping <input type="checkbox"/> GFCI Not Resetting <input type="checkbox"/> Open Ground <input type="checkbox"/> Reversed Polarity <input type="checkbox"/> Recommend GFCI
Ventilation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> None / Recommended <input type="checkbox"/> Fan Noisy <input type="checkbox"/> Fan Inoperable / Motor Seized <input type="checkbox"/> Duct Terminates in Attic
Remarks	n/a

## Interior Survey

Floor Coverings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Sheetgoods <input type="checkbox"/> Ceramic Tile <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Laminate Wood <input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Vinyl Tile Observation: Rippled Carpet / Stains / Heavy Wear / Loose/Missing Grout / Cracked/Broken Tile / Torn/Curling / 9 X 9 Tile (Possible Asbestos)
Walls	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Wood/Paneling <input type="checkbox"/> Logs and Chinking <input checked="" type="checkbox"/> Settlement Cracks <input type="checkbox"/> Nail Pops
Ceilings	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Wood/Paneling <input type="checkbox"/> Tiles <input type="checkbox"/> Suspended (Drop) Observation: Minor Settlement Cracks / Nail Pops / Water Stains / Signs of Previous Repairs / Freshly Painted (Unable to Properly Evaluate Condition)
Stairs/Railings	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Loose Railing <input type="checkbox"/> Missing Handrail <input type="checkbox"/> Damaged Spindle <input type="checkbox"/> Hazardous <input type="checkbox"/> Recommend Repair
Fireplace	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend Chimney Sweep Prior to Use <u>Type of Unit:</u> <a href="#">Wood Burning</a> / Gas Unit / Propane Gas Unit / Free Standing Wood Stove / Blower <u>Observation:</u> Needs Cleaning / Damper Inoperable / Damper Spacer Missing / Loose Bricks / Blower Inoperable / <a href="#">Damper Control Difficult to Turn</a> <u>Flue:</u> <a href="#">Masonry</a> / Metal / Unlined / Direct Vent / Ventless
Hearth Extension	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <u>Material:</u> Brick / Stone / Slate / Marble/Granite / <a href="#">Tile</a> / Concrete / None (Potential Fire Hazard) Observations: Combustible Material / Poor Condition / Inadequate Depth
Electrical - Receptacles / Lights	Receptacles: <input type="checkbox"/> OK <input type="checkbox"/> Reversed Polarity <input checked="" type="checkbox"/> Open Ground <input type="checkbox"/> Missing Plates <input checked="" type="checkbox"/> Limited Access Due to Furniture Lights: <input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Unable to Verify Function of All Switches <input type="checkbox"/> Not Functional as 3-Way Switch
Interior Doors	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Hinged <input checked="" type="checkbox"/> Bi-Fold <input type="checkbox"/> French <input type="checkbox"/> Pocket <input type="checkbox"/> Sliding <input type="checkbox"/> Sliding Mirrors Observation: Not Latching/Closing Properly / Missing / Binding / Dragging on Floor
Fire-Rated Interior Door From Garage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No / Recommended <input type="checkbox"/> Recommend Adjusting Spring-Loaded Hinges <input type="checkbox"/> Recommend Installing Spring-Loaded Hinges
Windows	<input checked="" type="checkbox"/> OK   Glazing: <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Double Pane Style: <input type="checkbox"/> Single Hung <input checked="" type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Casement <input type="checkbox"/> Gliding Frame Material: <input checked="" type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <u>Observation:</u> <a href="#">Blocked by Furniture and Shades</a> / Cracked Glass / Failed Seal / Fall Easy / Fall Hard / <a href="#">Tilt Latches Missing</a> / Locks Missing/Damaged / Fixed/Nailed Shut / Unable to Operate/Painted Shut / Damaged / Missing Balance Springs
Ceiling Fan(s)	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Excess Wobble <input type="checkbox"/> Inoperable <input type="checkbox"/> Loose/Damaged/Missing Blades
Remarks	1. The fireplace damper control is difficult to turn. 2. See Summary Remarks

## Foundation / Structure

Foundation	<input type="checkbox"/> OK <input type="checkbox"/> Property Is Built On A Concrete Slab <u>Material:</u> Poured Concrete / <a href="#">Concrete Block</a> / Brick / Stone <u>Observation:</u> Minor Settlement Cracks / Severe Settlement Cracks / <a href="#">Vertical Crack(s)</a> / Horizontal Cracks / Expansion Cracks / Differential Cracks / Efflorescence / Limited Access: Insulated Walls / Limited Access: Finished Walls
Piers / Supports	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/V Due To Finished Interior Walls <u>Type:</u> <a href="#">Concrete Block</a> / Brick / Stone / <a href="#">Steel</a> / Wood Observation: Leaning / Rotted / Cracked / Not Properly Secured to Beam / Not Properly Anchored at Floor / Rusted
Mortar Joints	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/V Due To Finished Walls <input type="checkbox"/> N/V Due To Insulation <input type="checkbox"/> Recommend Re-pointing Mortar Joints Observation: Minor Settlement Cracks / Severe Settlement Cracks / Sandy and Crumbly / Efflorescence
Foundation Wall Lines	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/V Due To Finished Walls <input type="checkbox"/> N/V Due To Insulation <input type="checkbox"/> Bulging <input type="checkbox"/> Leaning <input type="checkbox"/> Recommend Structural Evaluation and Repair
Structure	<u>Style:</u> <a href="#">Platform</a> / Balloon Framed / Modular / Panelized / Manufactured / Log / Post and Beam Observation: Termite/Insect Damage / Minor / Severe / Water Damage / Rot / Previous Repair <u>Floor:</u> 2 X 6 / 2 X 8 / <a href="#">2 X 10</a> / 2 X 12 / I-Joist (Solid Web) / Truss (Open Web)
Parge Coat	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/V Due To Finished Walls/Insulation <input type="checkbox"/> Separating From Wall <input type="checkbox"/> Crumbling <input type="checkbox"/> Recommended
Water Barrier	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> Failing
Remarks	1. See Summary Remarks

## Unfinished Basement

Floor	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Gravel <input type="checkbox"/> Eroded <input type="checkbox"/> Damp <input type="checkbox"/> Standing Water
Insulation	<input type="checkbox"/> OK <input type="checkbox"/> Walls Only <input checked="" type="checkbox"/> None/Ceiling (R-19 Recommended) <input type="checkbox"/> Falling Down <input type="checkbox"/> Vapor Barrier Reversed (May Trap Moisture in Framing)
Vents / Windows	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> Inadequate <input type="checkbox"/> Blocked <input type="checkbox"/> Vents: Damaged/Stuck
Sump Pump	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> Sealed Cover <input type="checkbox"/> Inoperable <input checked="" type="checkbox"/> Cover Damaged/Missing <input type="checkbox"/> Improper Discharge
Exterior Entry	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Susceptible to Water Intrusion <input type="checkbox"/> Drain Clogged <input type="checkbox"/> No Drain Visible <input type="checkbox"/> Keep Drain Clear of Debris
Stairs	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Hazardous <input type="checkbox"/> No Handrail <input type="checkbox"/> Damaged/Missing Tread(s) <input type="checkbox"/> Cracked Stringer(s)
Receptacles	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> GFCI <input type="checkbox"/> GFCI Not Tripping <input type="checkbox"/> GFCI Not Resetting <input type="checkbox"/> Open Ground <input type="checkbox"/> Reversed Polarity <input checked="" type="checkbox"/> Recommend GFCI
Remarks	n/a

# Electrical

Service Entrance Cable Amps 120- 240	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Buried <input type="checkbox"/> Frayed/Deteriorated <u>Conductor / Size / Rating:</u> Aluminum 4/0 - 200 amps / <u>Aluminum 2/0 - 150 amps</u> / Aluminum #2 - 100 amps / Aluminum #4 - 60 amps / Copper 2/0 - 200 amps / Copper #1 - 150 amps / Copper #4 - 100 amps / Copper #6 - 60 amps
Main Panel Box	<input checked="" type="checkbox"/> OK <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> FPE (Federal Pacific Electric) History of Failure / Recommend Further Evaluation <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <u>Rated:</u> 200 Amps / <u>150 Amps</u> / 125 Amps / 100 Amps / 60 Amps <u>Observation:</u> Double Tap/Lugs / Double Tap/Circuits / Missing Knock-Out Plugs / <u>Missing Cover Screws</u> / Improper Cover Screws / Missing/Damaged Panel Cover / Missing Wire Connectors / Inadequate Disconnect / Burned Wires / Rust / Over Fusing Main "Shut OFF" Location: Top Center Breaker Inside Basement Panel
Sub Panel Box	<input type="checkbox"/> OK <input type="checkbox"/> Grounded <input type="checkbox"/> FPE (Federal Pacific Electric) History of Failure / Recommend Further Evaluation <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <u>Rated:</u> 200 Amps / 150 Amps / 125 Amps / 100 Amps / 60 Amps <u>Observation:</u> Double Tap/Lugs / Double Tap/Circuits / Missing Knock-Out Plugs / Missing Cover Screws / Improper Cover Screws / Missing Wire Connectors / Inadequate Disconnect / Burned Wires / Rust / Over Fusing
Branch Circuits	Wire Type: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> CU Clad AL Style: <input checked="" type="checkbox"/> Romex (NM) <input checked="" type="checkbox"/> Rag Cloth <input type="checkbox"/> Knob and Tube <input type="checkbox"/> BX Cable <u>Observation:</u> <u>Open/False Ground</u> / Reversed Polarity / Exposed Wires / Improper Splices / Open Junction Box <u>Observed at:</u> Crawlspace / Unfinished Basement / Basement / <u>Interior</u> / Attic / Exterior / Garage/Carport
Outlets, Fixtures, and Switches	<input type="checkbox"/> OK <input type="checkbox"/> Reverse Polarity <input checked="" type="checkbox"/> Open/False Ground <input type="checkbox"/> Missing Cover Plates <input checked="" type="checkbox"/> Personal Belongings Prevent Testing of All Outlets
GFCI / AFCI	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Not Tripping <input type="checkbox"/> Not Resetting <input type="checkbox"/> Open/False Ground <input type="checkbox"/> Connected to Refrigerator/Freezer <input checked="" type="checkbox"/> Missing at Recommended Areas <u>Recommended:</u> Kitchen(s) / Bathroom(s) / <u>Unfinished Basement</u> / <u>Exterior</u> / <u>Garage</u> / Bedrooms (AFCI)
Remarks	<ol style="list-style-type: none"> <li>1. Recommend upgrading to GFCI (Ground Fault Circuit Interrupter) receptacles in the garage, unfinished basement and at the exterior receptacle on the back porch. SAFETY</li> <li>2. See Summary Remarks</li> </ol>

# Plumbing

Water Service	<input checked="" type="checkbox"/> Public Water <input type="checkbox"/> Well Water <input type="checkbox"/> Cistern <input checked="" type="checkbox"/> ON <input type="checkbox"/> OFF (Unable to Evaluate) Observation: Low Pressure (Recommend Evaluation by a Registered Plumber) / Pressure Guage Not Operational / Visible Leaks / Not Cycling Properly
Supply Line	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> PVC / PE <input type="checkbox"/> Polybutylene "Big Blue" (Has a History of Failure) Recommend Further Evaluation Main Shut Off Valve Location: Right Foundation Wall
Distribution Lines	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> CPVC <input type="checkbox"/> Pex <input type="checkbox"/> Polybutylene (Has a History of Failure) Recommend Further Evaluation Observation: Visible Leaks / Mixed Metals / Corrosion at Connections / Corrosion at Shut Off Valves
Waste	<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Septic System Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> ABS <input checked="" type="checkbox"/> Cast Iron <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper Observation: Visible Leaks / Corroded (Replace) / Loose at Connections
Utility Sink	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK   Material: <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Enamel/Steel <input type="checkbox"/> Concrete Observation: Corroded Metal Drain (Replace) / Drain Loose at Connections / Drains Slow / Faucet Leaks / Leaks/Cracked Basin
Water Heater	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Tankless <input type="checkbox"/> N/A (Water is Heated By The Furnace) MFD: 2006 <u>Capacity</u> : 30 gallon / <u>40 gallon</u> / 50 gallon / 52 gallon / 60 gallon / 74 gallon / 75 gallon / 80 gallon / 100 gallon Observation: Visible Leaks / TPR Valve Not Extended Down / No Overflow Pan / Leak: Rust at Tank / Leak: Rust at Element / Incorrect Pitch of Flue / Incorrect Connection of Flue Components / Damaged Flue
Remarks	1. See Summary Remarks

# Heating

Type of System	<u>Heat Type:</u> Heat Pump(s) / <u>Fossil Fuel</u> / Electric Baseboard / Radiant/Ceiling / Radiant/Floor / Hydronic/Baseboard / Hydronic/Floor / Hydronic/Radiator / Steam <input checked="" type="checkbox"/> No Sign of Routine/Recent Service <input type="checkbox"/> Recommend Evaluation Prior to Purchase <input checked="" type="checkbox"/> Recommend Purchasing Annual Contract / Preventative Maintenance
Fuel Supply	<input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane Gas <input type="checkbox"/> Wood/Coal
Boiler	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK   Supply Temp:   Temperature / Pressure:
Burner	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Unable to Access Observation: Possible Cracks in Heat Shield / Poor Flame Color / Flame Rolling Out / Inadequate/Restricted Air Supply to Unit / No Fuel (System Was Not Inspected)
Distribution	<u>Duct Material:</u> <u>Rigid Metal</u> / Flex Metal / Plastic Flex / Baseboard Heaters / <u>Insulated Foil Wrapped</u> / Insulated Fiberboard / Copper Water Pipe / Galvanized Water Pipe
Filter	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Missing <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electrostatic <input type="checkbox"/> Washable <input checked="" type="checkbox"/> Dirty/Replace
Flue	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <u>Material:</u> <u>Rigid Metal</u> / Flex Metal / PVC / HTPV (Recalled) / Direct Vent Observation: Improper Installation of Flue Components / Corroded / Excessive Soot / Inadequate Slope / Possible Asbestos Wrapping / Damper Missing / Damper Stuck / Inadequate Clearance to Combustible Material
Gas Lines	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <u>Material:</u> <u>Black Pipe</u> / Corrugated (CSST) / Galvanized Pipe / Plastic / Yellow Brass (Recalled) Observation: Fuel Leak Noted at Union / Fuel Leak Noted at Shut Off / Missing Shut Off / Shut Off Inoperable / Missing Dirt Leg
Thermostat	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Programmable Observation: Damaged / Missing / Not Operational / Loose / Improper Location
Supplemental Heating	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes Location: Hall Bath / Master Bath / Master Bedroom / Guest Bedroom / Hallway / Laundry Room / Second Level Hallway / Basement / Guest House Type: Electric / Propane Gas
Remarks	1. See Summary Remarks

## Air Conditioning

NOTE:	<input checked="" type="checkbox"/> A/C System Not Inspected When Temperatures Have Been Below 60F in the Past 72 Hours
Type of System	<input type="checkbox"/> None <input type="checkbox"/> OK <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Heat Pump (Split System) <input type="checkbox"/> Window Unit(s) <input type="checkbox"/> Wall Unit(s)
Air Handler - Basement	<input type="checkbox"/> N/A <input type="checkbox"/> OK Observation: Coils Dirty / Coils Icing / Coils Rusted / Coils Damaged / Blower Dirty / Blower Seized / Not Evaluated
Air Handler - Attic	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK Observation: Coils Dirty / Coils Icing / Coils Rusted / Coils Damaged / Blower Dirty / Blower Seized / Not Evaluated / No Secondary Pan / Secondary Pan Missing Drain Pipe / Improper Routing of the Secondary Drain Pipe
Outside Condenser - 1st Floor Unit	<input type="checkbox"/> N/A <input type="checkbox"/> OK <input checked="" type="checkbox"/> Older Unit MFD: 1989 <u>Capacity:</u> 1 1/2 ton / 2 ton / 2 1/2 ton / <u>3 ton</u> / 3 1/2 ton / 4 ton / 5 ton / Data tag not legible Observation: Not Level / Noisy / Damaged / Housing Rusted / Coils Icing / Not Operational / Refrigerant Line Insulation Missing/Deteriorated
Outside Condenser - 2nd Floor Unit	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> OK <input type="checkbox"/> Older Unit MFD: Capacity: 1 1/2 ton / 2 ton / 2 1/2 ton / 3 ton / 3 1/2 ton / 4 ton / 5 ton / Data tag not legible Observation: Not Level / Over Fused / Noisy / Damaged / Protective Drain Pan Missing / Protective Drain Pan Drain Improperly Routed / Not Operational
"Delta T" (Temperature Differential) and "Amp Draw" (Basement)	"Delta T": <input type="checkbox"/> OK <input checked="" type="checkbox"/> Not Tested Supply Air: Return Air: <input type="checkbox"/> Inadequate "Amp Draw": <input type="checkbox"/> OK <input checked="" type="checkbox"/> Not Checked Observed RLA: Listed RLA: 21.3 Amps <input type="checkbox"/> Inadequate
Condensate	<input type="checkbox"/> OK Observation: Drain: Clogged / Drain: Leaks / Drain: No P-Trap / Attic Drain: Inadequate Termination / Pump: Inoperable / Pump: Failing
Remarks	n/a

## Attic

Access	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Restricted <input type="checkbox"/> Unsafe <input type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Door(s) <input type="checkbox"/> Pull Down Stairs <input type="checkbox"/> Inspection limited to view from access. Not all areas were completely visible.
Sheathing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> OSB (Oriented Strand Board) <input type="checkbox"/> Plywood <input type="checkbox"/> FRT (Fire Retardant Treated) Plywood <input checked="" type="checkbox"/> Solid Planking <input type="checkbox"/> Spaced Slats
Moisture	<input checked="" type="checkbox"/> N/V <input type="checkbox"/> Yes at: <input type="checkbox"/> HVAC Vents <input type="checkbox"/> Plumbing <input type="checkbox"/> Skylight(s) <input type="checkbox"/> Sheathing <input type="checkbox"/> Chimney(s)
Electrical	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK Light(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Operational <input type="checkbox"/> Bulb Damaged/Missing Observation: Open Junction Box(es) / Exposed Wires / Hazardous
Plumbing	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK Observation: DWV Terminates in Attic / Bathroom Exhaust Duct Terminates in Attic / Kitchen Exhaust Duct Terminates in Attic
Insulation	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Inadequate <input type="checkbox"/> Loose Fill <input checked="" type="checkbox"/> Batts <u>Approximate R Rating:</u> 11 / <u>19</u> / 22 / 30 / 38
Ventilation	<input type="checkbox"/> N/V <input checked="" type="checkbox"/> OK <input type="checkbox"/> Inadequate Type: <input checked="" type="checkbox"/> Vented Soffit <input checked="" type="checkbox"/> Ridge Vent(s) <input type="checkbox"/> Gable <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Turbine <input type="checkbox"/> Power Vent <input type="checkbox"/> Gable Mounted Fan <input type="checkbox"/> Window(s) <input type="checkbox"/> Whole House Fan Observation: Soffit Vents Blocked / Ridge Inadequately Cut Open / Signs of Moisture / Excessive Heat / Exhaust Fan(s) Improperly Terminating in Attic
Framing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> Mfg Trusses <input checked="" type="checkbox"/> Rafters <input type="checkbox"/> Broken <input type="checkbox"/> Cut <input type="checkbox"/> Sagging <input type="checkbox"/> Warped <input type="checkbox"/> Separation at Truss Connector Plates Ridge Pole: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/V <input type="checkbox"/> Inadequate Nailing Collar Ties: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Inadequate Nailing Diagonal Bracing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Remarks	n/a

## Energy Conservation

Insulation	<p><u>Ceiling</u>: OK / None / N/V Due to Flooring / Loose / <u>Batts</u> / Less Than R11 / R11 / R13 / <u>R19</u> / R24 / R30 / R38 / <u>Recommend R38</u></p> <p><u>Walls</u>: OK / <u>N/V</u> / Less Than R11 / R11 / R13 / Recommend R13</p> <p><u>Floor</u>: OK / <u>None</u> / N/V Due to Finished Ceiling / R11 / R13 / R19 / <u>Recommend R19</u></p>
Insulated Glazing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Double Pane <input type="checkbox"/> Storm Windows <input type="checkbox"/> Failed Seal / Condensation Visible Between Panes
Doors	Insulated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Storm Doors: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Weather Stripping	<input checked="" type="checkbox"/> OK Inadequate at: <input type="checkbox"/> Doors <input type="checkbox"/> Windows <input type="checkbox"/> Recommend Repair/Replace
Exterior Caulk	<input checked="" type="checkbox"/> OK Inadequate at: <input type="checkbox"/> Doors <input type="checkbox"/> Windows Observation: Missing / Cracking / Failing / Possible Water Intrusion <input type="checkbox"/> Recommend Upgrading
Water Heater	Temperature: 130 Degrees <input type="checkbox"/> OK <input checked="" type="checkbox"/> Recommend 125 Degrees <input checked="" type="checkbox"/> Recommend Turning Down Insulated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ducts	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK Insulated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend Upgrading
Attic Ventilation	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> OK <input type="checkbox"/> Insufficient <input type="checkbox"/> Recommend Upgrading
Remarks	1. Recommend adding R-19 insulation in the unfinished basement ceiling (paper vapor barrier towards the upstairs) to reduce the energy bill.

## Safety List

Smoke Detectors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Inadequate Number <input type="checkbox"/> Chirping <input checked="" type="checkbox"/> Missing Batteries <input type="checkbox"/> Hard-Wired <input type="checkbox"/> Not Operational
Carbon Monoxide Detectors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Recommend / Fossil Fuel Burning Furnace/Water Heater/Fireplace <input type="checkbox"/> Improper Placement
Alarm System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Excluded <input type="checkbox"/> Private System <input type="checkbox"/> Not Inspected
Dead Bolts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No / Recommended Bar/Lock Sliding Door: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No / Recommended
Window Locks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No / Recommended <input type="checkbox"/> Damaged <input type="checkbox"/> Security Bars Pose a Fire Trap Hazard
Safety Glass	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Damaged Missing at: <input type="checkbox"/> Shower Stall <input type="checkbox"/> Whirlpool
Fire Sprinklers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Tested <input type="checkbox"/> Sprinkler Heads May Be Recalled / Recommend Further Evaluation
Hand Railing(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Damaged <input checked="" type="checkbox"/> Loose <input type="checkbox"/> Rusted Off at Base <input type="checkbox"/> Rotted <input checked="" type="checkbox"/> Repair/Replace
Railing Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Missing <input type="checkbox"/> Damaged <input type="checkbox"/> Inadequate Recommended at: Deck / Rear French Door / Side French Door / Rear Sliding Door / Side Sliding Door / Balcony
Trip Concerns	<input checked="" type="checkbox"/> None <input type="checkbox"/> Yes Observation: Stairs / Entry Stoop / Sidewalk(s) / Decking / Patio / Driveway
Remarks	1. See Summary Remarks