

Report Summary

Items Not Operating

- built-in dishwashers
- Light Switch at base of stairwell
- Light Switch for Front Door

Major Concerns

Roof covering.

Potential Safety Hazards

None apparent

Deferred Cost Items

Roof that is 15+ years.

Improvement Items

- Wood Fence has missing wood in sections and also some of the areas has wood rot
- Trim Tree in back yard from where it is encroaching roof
- Clean pine needles off screen enclosure
- Torn screen on patio enclosure

Items To Monitor

- Moisture Stains in Bedrooms, Hall Way and Living Room
- Moisture at Base of Shower door in Master bathroom
- Moisture above window seal in laundry room
- Negative Grade in back yard

Report Overview

House in Perspective

Well Built/Lacking Maintenance

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

South

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes (Day Previous)

Ground Cover

Damp

Receipt/Invoice

Jimmie Nelson

**1671 Worthington Court
Mascottee, FL 38767**

813.419.2661

Date: Fri. Nov. 20, 2015 11:30

Inspection Number: 5

Inspected By: Jimmie L. Nelson III

Client: Santricoa Nelson

Inspection	Fee
Home Inspection	\$350.00
Home Inspection discount	-\$5.00
4 Point	\$100.00
4 Point discount	-\$25.00
Pool	\$75.00
Pool discount	-\$20.00
Wind Mitigation	\$100.00
Wind Mitigation discount	-\$10.00

Total	\$565.00
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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 The property has satisfactory conditioned concrete service walks that lead into the entry way which is flagstone

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 Drive way has over a 1/4 inch settlement lift in the left drive side

Photos



1/4 inch settlement lift on driveway

Porch

None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other
Floor Satisfactory Marginal Poor Safety Hazard
Comments

Stoops/Steps

None
Material Concrete Wood Other Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments

Patio

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

Deck/Balcony

None Not Visible
Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Other Safety Hazard Improper attachment to house

Grounds

Deck/Balcony cont.

Finish cont. Railing loose Not Applicable

Comments

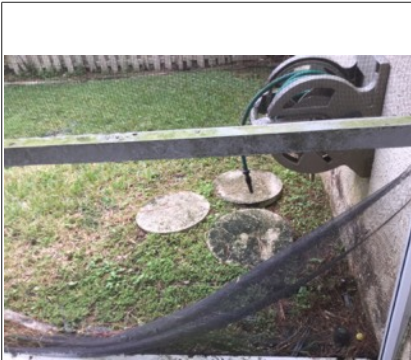
Deck/Patio/Porch Covers

Condition None Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact

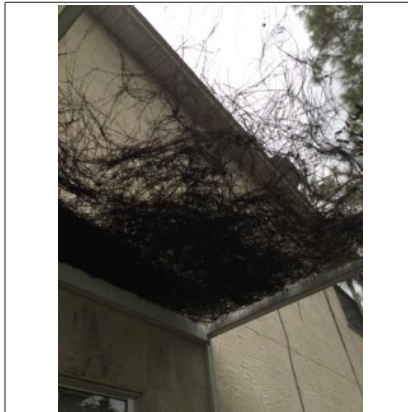
Recommend Moisture/Insect damage Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments Torn screen on right side

Photos



Torn screen on right side as you exit property



Pine needle build up on top of patio screen enclosure

Fence/Wall

Type Not evaluated None Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments Fence has some missing boards and wood deterioration

Photos



Missing Wood boards on the fence and some of the boards are deteriorating



Wood deteriorating on the fence line

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill

Recommend window wells/covers Trim back trees/shrubberies

Grounds

Landscaping affecting foundation cont.

Negative Grade cont. Wood in contact with/improper clearance to soil

Comments Negative grade (Grade is sloped toward property in rear N/E corner of property also a tree branch encroaching roof line (rear of house).

Photos



Negative grade in rear N/E corner of property



Tree branch encroaching rear roof line

Retaining wall

- Material** None Brick Concrete Concrete block Railroad ties Timbers Other
- Condition** Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed Drainage holes recommended

Comments

Hose bibs

- N/A Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
- Operable** Yes No Not Tested Not On
- Comments**

Roof

General

Visibility None All Partial height of property (2 Story)

Property is a multi story structure which limited the inspection to ladder from the eaves.

Inspected From Roof Ladder at eaves Ground With Binoculars

Granules are separating from shingles. There also appears to have been some roof repair work done on front right of roof.

Roof appears to be original roof of property which would make it 21 years.

"Average Life Expectancy of a shingle roof top is (15 to 20 years)

Roof has approached end of life expectancy. Recommend professional roofing contractor evaluation.

Photos



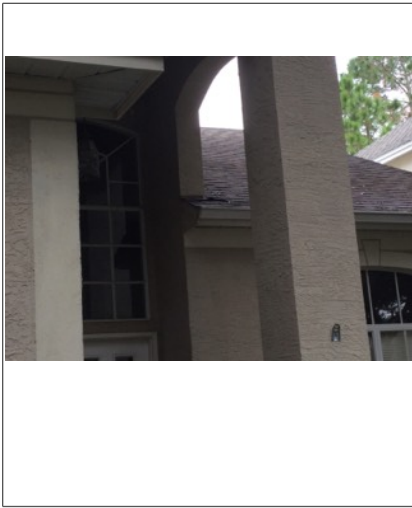
Roof appears to have had some repair work done. Also some of the shingles are cupping.



Shingle granules are beginning to separate



Pretty significant cupping of tiles. Evidence of leak (Dry Moisture Stains in Living Room)



Style of Roof

Type Gable Hip Mansard Shed Flat Other

Pitch Low Medium Steep Flat

Roof #1
 Type:
 Gable
 Layers:
 1
 Age:
 Appears to be original roof = 21 years
 Location:
 Front / Rear / Right

Roof #2
 Age (5):
 Appears to be original roof = 21 years

None
 Type:
 Mansard
 Layers:
 1
 Age:
 Roof appears to be original roof = 21 years
 Location:
 Front over garage

Roof #3
 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

None N/A
 Soffit Ridge Gable Roof Turbine Powered Other

Type
Comments

Flashing

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

Comments

Valleys

N/A

Roof

Valleys cont.

Material Not Visible Galv/Alum Asphalt Lead Copper binocular inspection
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Roof has approached the end of its life expectancy also there at granule separation, cupping and what appears to be repair work.

Skylights

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

Plumbing Vents

Not Visible Not Present
Condition Satisfactory Marginal Poor
Comments

Exterior

Chimney(s)

None

Location(s)

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

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

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 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Photos



Crack above window (Laundry Room) needs to be sealed/caulked. Evidence of a leak inside property.



Crack side of window (Dining Area)

Trim

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

Damaged wood Other

Condition Satisfactory Marginal Poor

Comments

Exterior

Soffit

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

Fascia

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

Flashing

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
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
Material Wood Metal Vinyl Aluminum/Vinyl clad
Screens Torn Bent Not installed Satisfactory
Comments Patio cover screen torn.
 Window screens are satisfactory.

Storms Windows

None Not installed
Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting
Material Wood Clad comb. Wood/Metal comb. Metal
Putty Satisfactory Needed N/A
Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
Comments

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 Exterior Receptacles at front door (NOT OPERATING) or tested as open hot

Exterior

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

Photos



Clean sill plates as derbies is causing resistance as you go to open the sliding glass door.



Weather Stripping on front door needs to be repaired/replaced

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 West side of property in rear corner
 Brand:

RHEEM

Model #:

15PJL60A01

Serial #: W201422279

Approximate Age:

1 & 1/2 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): 50/50 Fuses/Breakers installed (amps): 50
 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

Exterior

Exterior A/C - Heat pump #1 cont.

Improper Clearance (air flow) Yes No

Comments

Exterior A/C - Heat pump #2

Unit #2 N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source Electric Gas Other

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):

Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

Comments

Garage/Carport

Type

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

Comments

Automatic Opener

None N/A
 Operable Inoperable

Operation
 Comments

Safety Reverse

None N/A
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Roofing

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

Comments

Gutters/Eavestrough

Satisfactory Marginal Poor Same as house

Comments

Siding

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

Condition
 Comments

Trim

N/A
 Same as house Wood Aluminum Vinyl
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Condition
 Comments

Floor

Concrete Gravel Asphalt Dirt Other
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Sill Plates

None Not Visible
 Floor level Elevated
 Rotted/Damaged Recommend repair

Type
 Condition
 Comments

Photos



Slither of tile missing at sill plate

Overhead Door(s)

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

Exterior Service Door

None
Condition Satisfactory Marginal Poor Damaged/Rusted
Comments

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

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair
Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No
Typical Cracks Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Self closure N/A Satisfactory Inoperative Missing
Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/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

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 Minor typical tile cracks

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
Trash Compactor 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
Other : N/A Operable: Yes No
Dishwasher airgap Yes No
Dishwasher drain line looped Yes No
Receptacles present Yes No Operable: Yes No
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)
Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Dishwasher leaks
 Caulk cabinet under sink

Photos



Caulk cabinet under sink

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** Moisture stain above window in laundry room (79% Reading)

Photos



Bathroom

Bath

Location Main floor (or first floor): 1/2 Restroom "Guest"

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 N/A
 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 (1)

Bath

Location MASTER BATH (2ND FLOOR)

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:

**Shower Base is cracked and leaking.
 Moisture is at 95% on drywall at bottom
 base of shower door.**

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

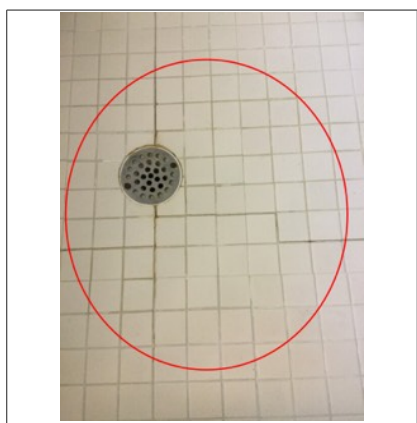
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Evidence of moisture escaping from these cracks and Moisture reading on wall to the right of shower (Lower Corner where drywall is cracked) is at 95%.



Moisture has caused this cracked drywall. Moisture reading at 95%

Bathroom (2)

Bath

Location Second Floor (Hall 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

Room

Room

Location Main Floor (Front)
Type FORMAL LIVING

LIVING ROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Ceiling just above Main Front Entrance to the Left and Moisture Stains Above Stair Well.

The one near the front entrance tested DRY during inspection

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

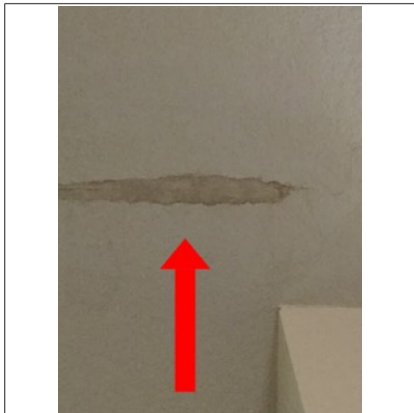
Bedroom Egress restricted N/A Yes No

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 The Switch for the front door light did not turn the light on during inspection.

Photos



Moisture Stain on ceiling to the left of Main Front Entrance



Multiple Moisture Stains above stair well

Room (1)

Room

Location Second floor
Type MASTER BEDROOM
Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No
 Where:
 Ceiling above entrance to the bedroom on the left.
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 Carpet torn at entrance to the bedroom
Photos



Moisture Stains on Ceiling to the left of Master Bedroom Entrance



Torn carpet at entrance to Master Bedroom

Room (2)

Room

Location Second floor

Type BEDROOM #2 (Next to Master Bedroom)

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

On Ceiling in Corner above right wall.

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 Bedroom Egress was restricted at time of inspection by Corner Desk Furniture. No access to this bedrooms window.

Photos



Moisture stain on ceiling in second bedroom

Room (3)

Room	
Location	Second floor
Type	BEDROOM 3rd Bedroom (Next to 2nd 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
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input checked="" 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
Comments	3rd bedroom window opened with resistance

Room (4)

Room

Location Second floor

Type BEDROOM

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

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

Interior

Fireplace

 None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No

 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments

Stairs/Steps/Balconies

 None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments

Attic/Structure/Framing/Insulation

 N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other

Access limited by:

No Walk Way. Potential to damage ceiling or fall through.

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

 Depth: 12 & 1/2 Inches 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

Interior

Attic/Structure/Framing/Insulation cont.

- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



Fiberglass insulation Installation Sheet

Plumbing

Water service

Main shut-off location FRONT (S/W Corner of Lawn) facing the street

Outside at curbside

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

Main fuel shut-off location

N/A

Location Outside at curbside

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General Brand Name:

GE (Model No. GE50M06AAG)

Serial #: GE 0712B12589

Capacity:

50 U.S. Gals.

Approx. age:

Plumbing

Water heater #1 cont.

General cont.

3 & 1/2 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

Water heater #2

General

Brand Name:

Serial #:

Capacity:

Approx. age:

N/A

Type Gas Electric Oil LP Other

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1

Brand name:

RHEEM

Approx. age:

1 & 1/2 Years

 Unknown Model #: RHLL-HM6024JA Serial #: W171425802 Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2

 None

Brand name:

Approx. age:

 Unknown

Model #:

Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine
Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
Gas shut off valve: Yes No
Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)
When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

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

System not operated due to N/A Exterior temperature Other

Comments

Boiler system

 N/A

General

Brand name:

Approx. age:

Model #:

Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

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

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

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

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

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

Heating System

Other systems cont.

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Garage

Condition Satisfactory Poor

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Adequate Clearance to Panel Yes No

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

Sub panel(s)

None apparent

Location(s) Location 1:
Location 2:
Location 3:

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

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location:

EXTERIOR (West Wall) Rear corner.

Age:

1 & 1/2 Years

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other

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

Recommend technician evaluate

Operation Differential: 5'

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit

Location:

Age:

Electric/Cooling System

Evaporator Coil Section Unit #2 cont.

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 Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Living Room

Living Room

Location First floor (FAMILY ROOM)

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

Dining Room

Dining Room

Location

First floor

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