

CATAWBA VALLEY HOME INSPECTIONS

1140 35th Street Place NE

Conover, NC 28613

828-381-1360 ~ howardlaffon@gmail.com

PROPERTY INSPECTION REPORT

CLIENT: JOHN & JANE DOE

ADDRESS: 1234 MY DRIVE NE

CITY/STATE: MY CITY, NC 286--

DATE OF INSPECTION: ----



This Inspection was performed in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board.

We are a professional Real Estate Inspection Service. We provide **ETHICAL DISCLOSURE** in an easy to understand and pleasant manner. We **DO NOT** contract for repairs to the properties we inspect and therefore have no reason to find marginal or expensive repairs.

INTRODUCTION:

There is no such thing as a house which is in flawless condition, and we have yet to inspect one that did not need some work. Most homes have some flaws which are in need of repair. Don't be discouraged to learn how many repairs a home may require. In most cases such concern is entirely unwarranted. The purpose of this report is to reveal all visible flaws that are apparent on the day of the inspection. We, therefore, encourage our client's that although there may be some flaws, this doesn't mean that the house being inspected is not a worthy home.

Although proper care has been taken in performing this inspection, this inspection cannot be fully exhausted, nor does it imply that all components were inspected, or that every defect was discovered, when the property contains a number of similar items however, a representation of each shall be inspected. In conducting the inspection, this company, its agents, and report is to detect major visible problems. It is not intended for cosmetic evaluation.

This particular home was disclosed to be vacant. The sellers are not tenants or occupants of the home and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. The inspector makes every effort to locate as many defects as possible, however, when a home is vacant, defects that are typically discovered by evidence from daily use and loads may not be apparent. There is an added risk to the buyer when purchasing a home without seller disclosure especially when a home has been vacant for month/years. The home inspection should be considered preliminary and the buyer should request a second inspection after they have placed the home in service.

Shane Laffon

Shane Laffon, License #3294

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Summary of Inspection:

The summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney. Additional problems may or may not be noted in this report. The items below were found to be in need of repair, attention or further evaluation. All issues found in summary page(s) should be repaired by a qualified or licensed individual in that particular area.

1 – The front porch brick has settled at the front door area and near the garage area. These areas may hold water during rains; monitor and repair as necessary.

- A) Front doorbell is not operating; doorbell needs repaired or replaced for proper operation.

2 – On exterior at side of the garage both of the garage doors both garage doors have some moisture damage to both exterior jambs and moldings at bottom at some areas on exterior of doors; damaged wood needs to be repaired properly or replaced to prevent further deterioration at these areas.

- A) On exterior right side of the garage the brick wall is cracked and shifted near the front gutter downspout; needs further evaluation and repairs by a masonry specialist or licensed contractor.

3 – On exterior around perimeter of house some of the gutters are dented, damaged and leak at seams; gutters need repaired or replaced for proper drainage during rains and to prevent any damage to house. Note: These are copper gutters.

- A) On exterior around perimeter the inspector could not locate the ends of all the gutter downspout drain pipes where they penetrate in yard; ends of all gutter downspout drain pipes need to be located where in yard or piped need to be re-run, for proper drainage during rains-to prevent any moisture seepage into the foundation at these areas during rains.
- B) On exterior around perimeter of house all of the gutter downspouts are not piped away from the foundation. All downspout drain pipes away from the foundation with black corrugated or PVC piping underground to penetrate in yard at least eight to ten feet away from the foundation.



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4 – On exterior around perimeter of house there is some moisture damage to the exterior trim at some areas (including but not limited to shingle strips, fascia boards, trim strips, soffits and fascia boards); damaged wood needs to be repaired properly or replaced.



5 – On exterior at front side of house there is a hole in the foundation. This is likely where a foundation vent is missing in the foundation (for the crawlspace area at front left side of the house); foundation vent needs replaced at missing area for proper operation and to prevent any pests from entering at this area.



6 – On exterior around perimeter of house the grade is low at some areas and slopes toward the foundation. Grade should slope away from the foundation at all areas on exterior to prevent any moisture seepage into the foundation at this area during rains. Either the grade needs to be built up with fill dirt to slope away from the foundation or some type of drainage system needs to be installed to divert water away from the foundation during rains.



7 – On exterior around perimeter of house there is some moisture damage to the wood siding and corner boards at some areas; damaged wood needs to be repaired properly or replaced to prevent further deterioration at these areas.

8 – On exterior around perimeter of house there is moisture damage to some window sashes, sills, center stiles, brick moldings and shutters; damaged wood needs to be repaired properly or replaced to prevent further deterioration at these areas.



9 – On exterior at rear side of house the electrical disconnect box for the outside air conditioner unit is loose from the exterior wall; electrical disconnect box needs secured to wall for safety purposes.

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10 – On exterior at rear side of house there is a very large tree that is too close to the foundation. The tree roots have lifted the concrete slab at this area and slab slopes toward the foundation. There is a crack in the rear foundation wall on interior of this area, as well as in the basement floor. This is likely due to the tree roots lifted and cracking these areas; needs further evaluation and repairs by a licensed contractor as well as at tree specialist. Then repair/remove as deemed necessary.

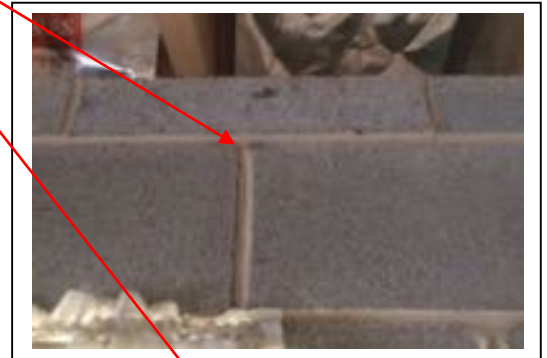
A) On exterior at rear side of house the left side basement glass sliding doors have some moisture damage to both exterior jambs and brick moldings at bottom; damaged wood needs to be repaired properly or replaced. This glass sliding door leaks at bottom due to the concrete slab lifting at this area and is allowing moisture to enter into door. Refer to slab (#10) for repairs.

B) On exterior at rear side of house the right side basement glass sliding doors (below the screen porch) have some moisture damage to both exterior jambs and brick moldings at bottom; damaged wood needs to be repaired properly or replaced. The bottom threshold is higher than the door and door leaks at bottom due to this; needs repairs.

C) The glass panes in both sets of the basement glass sliding doors are fogged. The insulated glass panes have lost the argon between the glass panes and will eventually cloud over. The insulated glass panes need to be repaired properly or replaced.

11 – Rear screen porch the left side corner support post has shifted outward approximately one inch; support post needs secured properly at bottom to prevent further settlement.

A) Rear screen porch has some moisture damage to the wood trim that supports the screens; damaged wood needs to be repaired properly or replaced.



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12 – On interior of the garage the rear wall has pushed outward approximately two to three inches (possibly from a car hitting this wall). The bottom sill plate and wall are cracked at this area. The right side wall in garage the foundation has sunken down approximately one and one half inches, the brickwork has a large gap at this area. At the step into the house the concrete slab floor is cracked and has settled approximately one inch. The garage floor has been patched at some areas; needs further evaluation and repairs by a structural engineer, then repairs per engineers' protocol.

- A) On interior of the garage the wall paneling is damaged at some areas; damaged paneling needs replaced.
- B) On interior of the garage the overhead light fixtures are not operating, possibly bulbs or fixtures; fixtures needs repaired or replaced for proper operation.

13 – Throughout interior of house some windows won't open (top and bottom sashes-these are double hung window-the top and bottom window sashes should open, possibly painted shut; needs repairs for safety purposes and proper operation.

14 – Hall (full) bathroom the toilet runs continually, possibly hardware needs adjusted/repared or replaced on interior of the toilet tank; needs repairs to prevent the toilet from running continually.

15 – Throughout the main level of the house the floors are out of level at some areas and some of the hardwood floors are cupped at some areas. Refer to basement and/or crawlspace for any type of repairs

16 – Kitchen sink faucet leaks at base of spout while operating, possibly hardware needs replaced on interior of handle; needs repairs to prevent faucet from leaking at spout while operating.

- A) Kitchen range hood fan is noisy while operating and the hood fan light fixture is not operating, possibly bulb or fixture; hood fan fixture needs repaired or replaced.



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16 – Continued...

- B) In the kitchen the trash compactor is not responding to controls; compactor needs repaired or replaced for proper operation.
- C) Kitchen has one drawer that is off of track; drawer needs secured to track for proper operation.



17 – Den fireplace has a gap at the firebox and on interior of the firebox there are cracks and gaps present and the damper handle is rusted on interior; needs further evaluation and repairs by a chimney sweep prior to use for wood burning.

- A) Den glass sliding door is difficult to operate (due to bottom rollers) and both glass panes are fogged in doors. The insulated glass panes have lost the argon between the glass panes and will eventually cloud over. Doors need to be repaired properly or replaced.
- B) Rear screen porch overhead fan fixture does not operate properly; fan fixture needs replaced for proper operation.
- C) Screen porch floor is higher at the outside wall than at house side. Floor is covered in carpet-view obscured; needs further investigation and repairs by a qualified individual.



18 – Throughout the second floor some of the floors are out of level and some wood floors are cupped. Refer to crawlspace and/or basement for any type of repairs.

- A) In the second floor hallway the ceiling sags at one area; needs repairs to prevent further sagging.



19 – Second floor hall bathroom the light fixture over sink is not operating, possibly bulb or fixture; fixture needs repaired or replaced for proper operation.



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20 – In basement the sub electrical panel has one double tapped breaker (right side-second breaker). These types of breakers are not designed for more than one wire to enter into and one breaker currently has two wires entering; needs repairs by a licensed electrician-for safety purposes, as this is a fire hazard.

- A) In basement there is a leak at a sewer clean out below the hall (half) bathroom; needs further evaluation and repairs by a plumber to prevent leaking.
- B) Basement rear wall and floor is cracked. Refer to #10 for repairs.

21 – Crawlspace has a crack in the foundation below the front door the block foundation wall is cracked at the step up; needs further evaluation and repairs by a licensed contractor or masonry specialist.

- A) In crawlspace it appears that some of the support piers do not have footings installed. This may be the cause of the floors being out of level throughout house; needs further evaluation and repairs by a licensed contractor or masonry specialist.
- B) Crawlspace below the hall (full) bathroom there is a leak at a sewer clean out pipe; needs further evaluation and repairs by a licensed plumber to prevent leaking.
- C) Crawlspace shows signs of moisture entering. Refer to grade and gutter downspouts for repairs on diverting water away from the foundation.
- D) Crawlspace has a black and yellow fungus present on the floor system and other components.
- E) Crawlspace has two foundation vents that are damaged; damaged foundation vents need repaired or replaced for proper operation and to prevent any pests from entering at these areas. These foundation vents are below grade level-not visible on exterior and need vent wells installed around vents on exterior of house to prevent any moisture from entering into the foundation at these areas during rains.



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1140 35th Street Place NE
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(828) 381-1360 ~ E-Mail: howardlaffon@gmail.com

Inspection Agreement/Description

Clients: KERRY & NICOLE KAHILL
Property Address: 2561 EAGLE DRIVE NE
City/State: CONOVER, NC 28613
Date: 6-23-2016 Time: 9:00am

E-mail Address: _____
Current Address: _____
City/State: _____
Phone #: _____

Type of Inspection Requested (check all applicable):

Standard Inspection Radon Test Water Test

Quoted Price: \$425.00

Prices subject to change without prior notice or if improper heated and/or finished square footage is quoted at time of inspection request. **We reserve the right to charge an additional fees for home that are greater than forty years old, foreclosures, investment properties, estates, homes in distress at the time of the inspection-upon visible inspection of the property*

Inspection Agreement/Description:

To include the following: Report general condition of visible limited evaluation of the building structure, its components, appliances, style of building on the actual date of inspection. Inspection will be performed in accordance with the North Carolina Home Inspection Licensure Board Standards of Practice. This inspection includes 300-500 items limited to exposed visual examination of the following: site, foundation, structure, roof, framing, electrical, plumbing, heating, attic, garages, exterior, interior, walls, doors, windows, ceilings, fireplaces, chimneys, and appliances.

The inspection is intended to assist in the evaluation or overall condition of the building and its components on date of inspection.

The results of inspection are not intended to make any representation regarding latent or concealed defects that may or may not exist.

No warranty or guarantee is expressed or implied. No representation is made to how long equipment will continue to function.

Limits: Although proper care has been taken in performing this inspection, this inspection cannot be fully exhausted, nor does it imply that all components were inspected, or that every defect was discovered, when the property contains a number of similar items however, a representation of each shall be inspected. In conducting the inspection, this company, its agents, and report is to detect major visible problems. It is not intended for cosmetic evaluation. No compliance with any code is intended with this inspection. The inspector is not an expert in every craft or profession. The inspector cannot determine when renovations, additions or any type of replacements or adjustments have been made to structure(s). Permit information can be obtained at the county offices. This type inspection and report is based upon the experience of the individual inspector. The client agrees to assume all risks for conditions which are concealed from view or inaccessible.

Exclusions: Specific exclusions include, but are not limited to cost estimates, swimming pools, hot tubs, spas, saunas, steam rooms, water conditioning equipment, humidifiers, septic systems, drain fields, underground sewage connections, fuel tanks, wells and components, telephone systems, gas logs, concealed plumbing and electrical, motion sensors, obscured areas, central vacuum, heated flooring, storm windows or doors, wall insulation, detached buildings, recreational equipment, thermostats, technical complex systems, termites, bats, pests, structural, geological, irrigation/sprinkler systems, TV antennas, zoning, asbestos, lead, radon, formaldehyde, electro-magnetic, water softeners, cosmetic finishes and conditions, bodily fluids, previous substance abuse in house, awnings, portable equipment, motion detectors, security systems, dry rot, mold, fungus. Nor does it include heat exchangers, air conditioner coils, inside of duct work, heat in summer months and air conditioner in winter months, carbon monoxide, unique systems, technically complex systems, solar systems, self-cleaning ovens, refrigerators, washing machines, dryers and drain pipes, alarm systems, intercom systems, elevators, dumbwaiters, generators or low voltage systems.

Liabilities: The client requests the standard inspection of exposed and readily accessible surfaces of the building. The inspector's liability for errors and omissions is limited to a refund of fees paid. The liability of the inspector, his company, and his employees are also limited to fees paid. The liability limitation upon client and their spouses, heirs, principles, etc. or any kind of mistakes or omissions to fees paid. The Client agrees to accept a refund of fees paid as full settlement of any and all claims which may arise from this inspection report.

Confidentiality: This report is confidential and is not to be copied by any other party without the expressed written consent of this company. Specific use or reliance upon the report by other parties, or other transactions is unauthorized and strictly prohibited. All rights reserved.

Dispute: If client has complaints against the inspection or inspector, before any alteration, repair or replacement, the client shall notify this company and permit an inspection of conditions which gave rise to the complaint, by the inspector. The client agrees to hold the inspector harmless for all claims relating to conditions that are altered or repaired without said notice of the inspection. All parties agree that no action can be brought to recover damages for the inspection for more than one year after delivery of this report.

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Inspection Agreement/Description

Acknowledgment:

This report is performed expressly for the sole, confidential and exclusive possession of the Client. This report is confidential and is not to be copied by any other party without the expressed written consent of this company. Specific use or reliance upon the report by other parties, or other transactions is unauthorized and strictly prohibited. All rights reserved.

Type of Inspection Requested (check all applicable):

Home Inspection Radon Test Water Test Lead-based Paint Test

Total Charges: \$425.00

Paid Check Billed

**Payment is due at the time of the home inspection, unless other arrangements have been made prior to the inspection.*

***Buyer is responsible for all inspection fees.*

****We reserve the right to charge an additional fees for homes that are greater than forty years old, foreclosures, investment properties, estates and homes in distress at the time of the inspection, upon visual inspection of the property.*

Closing Attorney: _____

Closing Date: _____

Credit Card Information: Card #: _____

Expiration Date: _____

Security Code (CVS): _____

Zip Code: _____

**Inspection fees are due within 30 days of the inspection. Your credit card will be processed if payment is not received within thirty days of the inspection.*

**There will an 18% late fee charged on all outstanding balances after 30 days.*

Will you be attending the inspection? Yes No

**If you are not attending the inspection payment arrangements will need to be made prior to the inspection.*

Information needed for inspector to set up the inspection appointment:

Buyer's Agent: My Agent

Agents Phone #: _____

Listing Agent: Your Agent

Agents Phone #: _____

House occupancy: Occupied Vacant Foreclosure Estate

****Buyer is responsible for all inspection fees****

I, *The Client*, have read, understand, agree to the above terms and conditions, agree to pay for services rendered and agree to carefully read the entire inspection report.

Client: _____

Date: _____

Inspector: Shane Laffon

Date: _____

Shane Laffon, Inspector, NC License #3294

INFORMATION/STRUCTURE

INFORMATION ABOUT INSPECTION:

Please read the following carefully:

Items followed by an (X) Recommended Repairs: these are items brought to the client's attention by the inspector. These items are highlighted in yellow and should be repaired by a licensed contractor or trades person in that specific area. The inspector may document (note) smaller issues that may not warrant repairs at time of inspection. These notes will not be highlighted in the report. The client should obtain a termite report by a licensed pest control company. By law only a licensed pest control company can inspect and report infestation.

If you were not able to be present during inspection:

This report may contain some information that you may not understand or have questions about. Therefore, you may want a verbal consultation with the inspector. If you so choose, you may call our office to talk with the inspector about the inspection.

PRESENT FOR INSPECTION:

Buyer Seller Buyers Agent Listing Agent Inspector only Dual Agent Other Relative

INFORMATION:

TYPE OF BUILDING:

Residential Condominium Town home Duplex Apartment(s) Commercial Other

STYLE OF BUILDING: Ranch 1.5 Story Two story Three story Split foyer Split level
 Cape cod Duplex Townhome Condominium A-frame
 Manufactured home Bungalow Contemporary

APPROXIMATE AGE OF STRUCTURE: 1974 Yrs.

APPROXIMATE AGE OF ROOF: 2007 (per MLS) Yrs.

BUILDING OCCUPANCY:

Vacant Occupied Furnished Unfurnished Foreclosure New Construction Estate

WEATHER CONDITIONS: Temperature 78 ° F

Clear Rain Cloudy Snow Frost Foggy Other

Rain/Snow in last 3 days: Yes No

POWER: On Off

WATER: On Off

GAS: On Off

TYPE OF INSPECTION PERFORMED:

Standard Inspection

Radon test

Water test

Lead-based paint test

EXTERIOR OF SITE:

EXTERIOR GRADE: Almost level Gentle slope Terrace Steep slope

Inspected Repair Investigate Not Inspected Not Applicable

Erosion noted: _____ Recommend soil to be 4" below siding: _____

Grade faulty at: _____ Covered/cannot fully inspect

Drainage needs correction by grading specialist at: _____ Recommend terrace at: _____

Recommend drainage system/grate installed Grade should slope away from foundation/walls: All areas

Notes: Refer to summary pages.

*Drains observed - not tested.

RETAINING WALLS: Brick Block Wood Stone Other

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted: _____ Horizontal/vertical/stepping cracks at: _____ Brick(s) missing/loose: _____

No weep holes observed Settled at: _____ Leaning at: _____

Damaged at: _____ Recommend railing Moisture damage at: _____

Notes:

EXTERIOR LANDSCAPING:

Inspected Repair Investigate Not Inspected Not Applicable

Trees near structure at: Rear Trees/Shrubbery may need trimming to prevent damage to home

Shrubbery too close to structure at: Some Vines obscuring view at: _____

Trees or shrubbery may cause moisture problems at foundation at: _____

Mulch against foundation may draw termites to this area at: _____

Notes:

STEPS: Wood Concrete Masonry Metal Tile Stone Trex/Composite Other

Inspected Repair Investigate Not Inspected Not Applicable

Wood not treated for exterior use: _____ Weathering/ corroding: _____

Step treads damaged/missing/cracked/loose: _____ Settled: _____

Handrail not to standard height: _____ Handrail damaged/missing/loose: _____

Moisture damage at: _____ Steps not proper rise/run: _____

Notes:

SIDEWALKS: Concrete Brick Gravel Tile Stone Asphalt Earth Rock Other

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Larger cracks at: _____ Settled/ lifting Roots noted under sidewalk

Slopes toward house, should slope away Dirt undermined below slab Missing/Loose: _____

Notes:

DRIVEWAY: Concrete Brick Gravel Tile Flagstone Asphalt Earth Other

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Larger cracks at: _____ Settled/lifting Roots noted under driveway

Slopes toward house, should slope away Dirt undermined below slab Culvert clogged at end of driveway

Notes:

GUTTERS: None Partial Complete At end of life expectancy

Inspected Repair Investigate Not Inspected Not Applicable

Corrosion noted excessive/minor at: Copper gutters Downspout not in drain pipe at: _____

Gutter loose from fascia board at: _____ Damaged gutters/downspout at: Some

Downspouts/Gutters missing/loose/apart at: _____ Gutters need cleaning

Downspouts need to be piped away from foundation and buried underground to penetrate in yard away from foundation

Inspector could not locate ends of gutter downspouts where they penetrate in yard; ends need to be located

Notes: Refer to summary pages.

*The inspector cannot always locate the ends of all gutter downspout drain pipes where they penetrate in yard. Ends of all downspout drain pipes need to be located in yard for proper drainage during rains. Otherwise you will have water seepage into the foundation during rains. Gutters are not tested for leakage or slope.

EXTERIOR OF STRUCTURE GARAGE/CARPORIT:

EXTERIOR WALLS: Wood Stucco Brick Hardboard Aluminum Vinyl Stone Eifs Stucco
 Asbestos Hardie board Columns Block Stucco board

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Horizontal/Vertical/Stepping cracks at: Garage, Rear side Recommend sealing gaps/holes
 Patching noted Moisture/Insect damage at: Siding-perimeter Earth to wood/siding contact at: _____
 Siding damaged/out of track/missing/loose at: _____ View obscured due to foliage

Notes: Refer to summary pages.

*Presence of wall insulation not verified.

TRIM & EAVES: Wood Metal Masonry Vinyl Hardboard

Inspected Repair Investigate Not Inspected Not Applicable

Moisture/Insect damage at: Some wood trim, fascia boards, soffits, shingle strips, etc.-perimeter

Missing/Loose trim at: _____ Not visible because of foliage

Notes: Refer to summary pages.

PATIOS: Concrete Brick Tile Stone Other

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Larger cracks at: _____ Bricks/Stones loose/missing at: _____

Settled/lifting Slopes toward house, should slope away Dirt undermined below slab

Notes: Refer to summary pages.

PORCHES: Concrete Wood Tile Brick Block Stone

Inspected Repair Investigate Not Inspected Not Applicable

Gaps need sealant Moisture/Insect damage at: _____ Settled/Cracked/deteriorated

Cracks noted Loose/missing/damaged pickets/railing at: _____ Settled: Front porch

Notes: Refer to summary pages.

DECKS: Treated wood Non treated wood Concrete Trex/Composite

Inspected Repair Investigate Not Inspected Not Applicable

Not bolted to structure Flashing missing Posts leaning/damaged/missing at: 1-screen porch

Cracked/broken/damaged wood at: Screen trim strips Not built to any today's standards Outside floor band pulling away

All floor joists need joist hangers installed at each end of every floor joist below floor system Slopes toward house: Screen porch

Loose/damaged/warped/broken floor boards/pickets/handrails/guardrails Low clearance-cannot fully inspect

Notes: Refer to summary pages. Rear screen porch floor is covered in carpet-view obscured.

GARAGE: Attached Detached 2 # of cars No parking structure Covered by floor covering/storage

Inspected Repair Investigate Not Inspected Not Applicable

CARPORIT: Attached Detached # of cars No parking structure Covered by floor covering/storage

Inspected Repair Investigate Not Inspected Not Applicable

Notes: Refer to summary pages.

*Detached garages or any buildings not connected to the dwelling are not inspected during a home inspection.

FLOOR: Concrete slab Asphalt Other Covered by floor covering/storage

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Large cracks Slopes toward house-should slope away Settled

Notes: Refer to summary pages.

GARAGE DOORS: Wood Metal Unable to test

Inspected Repair Investigate Not Inspected Not Applicable

Door needs adjustment/does not seal Recommend lubricating hardware Door damaged Jams damaged

2x6 that holds operator tracks is pulling loose from wall Brick molding damaged Weather stripping damaged/too short

Notes: Refer to summary pages.

AUTOMATIC OPENERS: 2 # of openers Untested

Inspected Repair Investigate Not Inspected Not Applicable

Door not reversing when meeting resistance Missing sensors/bulb/operator button Makes noise Damaged

Operator button has to be held down for door to retract Not operating Loose

Notes:

EXTERIOR/FOUNDATION:

PERIMETER FOUNDATION: Concrete Brick Block Stone
 Full Basement/Cellar Partial Basement/Cellar Crawlspace Concrete Slab Closed (retrofitted) Crawlspace

CRAWLSPACE ACCESS LOCATED AT: Basement-front wall

Crawled No access Observed from access only with flashlight Could not access-low clearance/duct work/etc.

Inspected Repair Investigate Not Inspected Not Applicable

Cracks noted Larger cracks Damaged walls/piers Could not inspect-low clearance at: _____

Not draining properly at: _____ Moisture noted at: _____

Efflorescence noted at: _____ Foundation vents need vent wells installed at: 2-Crawlspace

Foundation vent(s) apart/missing/loose/damaged at: 1-front, 2-Crawlspace _____ Recommend to have vent fan(s) installed

Insulation installed wrong side up at: Basement, Crawlspace _____ Insulation missing/damaged/loose in some areas

Access door/frame missing/damaged at: _____ Sump pump observed /not tested

Insulation present below floor system: Yes No N/A Vapor retarder installed: Yes No N/A

Notes: Refer to summary pages.

TYPE OF FRAMING:

FRAMING: Wood beams Steel beams Superior Walls

SUPPORTING PIERS: Wood Steel Masonry (Brick/Block) Rock

SUB FLOOR: Wood Boards N/A

FLOOR FRAME: Joists Trusses Engineered Lumber Slab construction

Inspected Repair Investigate Not Inspected Not Applicable

Damaged main girder at: _____ Sagging noted at: _____ Moisture stains noted at: Crawlspace

Damaged sub floor at: _____ Damaged beams at: _____

Damaged piers Piers need footings installed: Crawlspace Damaged sills/ledgers at: _____ Fungus noted on floor system

Damaged floor joists at: _____ Framing to close to earth at: _____

Damaged outside floor band at: _____ Piers are not in non-load bearing form at: _____

Notes: Refer to summary pages. Crack noted a step up in foundation at front door in crawlspace.

BASEMENT/LOWER SLAB: Concrete Other

* Slabs visual only

Inspected Repair Investigate Not Inspected Not Applicable

Slab not visible due to floor covering Dehumidifier present Cracks noted at: Basement walls and floors-rear to tree at rear

Moisture noted at: _____ Perimeter expansion joints noted: _____

Notes: Refer to summary pages.

No guarantee is made if basement leaks, all water proofing and drains are under ground and cannot be seen.

ATTIC: Complete access No access Observed from access only with flashlight Could not access (due to storage)

ATTIC ACCESS LOCATED AT: Garage & 2nd floor Hall

Inspected Repair Investigate Not Inspected Not Applicable

Vented / blocked at: _____ Recommend more vents Screens damaged/missing

Vent fan noted Thermostat controlled / un-tested Recommend to have fan installed

Truss/rafter broken/cracked/cut into at: _____ Access door/Disappearing stairway damaged/broken/missing

Water stains noted Active Not active Unable to determine Attic fan is not operating

Insulation None installed Batts Blown type Foam 6" Thickness of insulation Boards Plywood OSB

Notes:

TYPE OF ROOF FRAMING:

Inspected Repair Investigate Not Inspected Not Applicable

ROOF DESIGN: Gable Hip Flat Shed Dormer Mansard

CEILING FRAMING: Truss Rafter Partial/No access; no representation

ROOF ACCESS RESTRICTED TO: Total Limited (due to height)

ROOF VIEWED FROM: Ground (with binoculars) Walked on Other Partial/No access; no representation

Notes:

ROOF SYSTEM:

SLOPED ROOFS:

TYPE: Composition shingles Wood shingles Wood shake At end of life expectancy

Inspected Repair Investigate Not Inspected Not Applicable

Nearing end of life expectancy Number of layers of shingles Missing/Damaged/Cracked shingles at: _____

Weak/Buckled/Humps/Damaged roof sheathing at: _____ Cupping/curling shingles at: _____

Nail heads/staples exposed to weather: _____ Popped nails through shingles: _____

Some/Many patches noted: _____ Vent ridge damaged/loose: _____ End caps) missing at: _____

Notes:

* Some leaks cannot be detected with visual inspection.

FLASHING:

TYPE: Metal Mastic Rubber boot Not visible

Inspected Repair Investigate Not Inspected Not Applicable

Needs flashed/sealed (mastic) at: _____ Improper installation at: _____

Needs cricket installed at: _____

Needs repaired/replaced at: _____ Rubber boot split/damaged: _____

Evidence of leakage at: _____ Nails exposed in flashing needs sealing

Notes:

SLOPED ROOFS:

TYPE: Slate Metal Tile Clay At end of life expectancy

Inspected Repair Investigate Not Inspected Not Applicable

Nearing end of life expectancy Missing tiles/slate Grommets deteriorated

Moisture stains at: _____ Damaged /cracked at: _____ Recommend cleaning

Notes:

BUILT-UP ROOFS:

TYPE: Tar gravel Single ply Roll composition Rubber: 2nd floor Tar At end of life expectancy

Inspected Repair Investigate Not Inspected Not Applicable

Nearing end of life expectancy Bare areas noted: _____ Separating at seams

Exposed/popped nails Evidence of water standing Cracking Blisters Weak areas Recommend cleaning

Notes:

FIREPLACES/CHIMNEYS:

FIREPLACES:

Inspected Repair Investigate Not Inspected Not Applicable

LOCATION: #1 Den #2 _____ #3 _____ #4 _____

Type of unit: Masonry Metal Prefabricated Wood stove Gas log fireplace (vented/non vented)

Fire box materials: Fire brick Metal Non fire brick Cracks noted (minor/severe) Mortar cracking falling from joints

Damper: Installed No damper/Missing Rusted Stuck/not operating

Flue liner: Installed Missing Needs cleaning Visible cracks Could not view: closed off/due to insert

Hearth: Cracked tiles Not proper size Missing Gap at fire box

Wood stove: Damaged gasket at door Handle broken missing Improper clearance at:

CHIMNEYS:

Inspected Repair Investigate Not Inspected Not Applicable

Chimney Materials: Brick Wood Stone Metal Other

Chimney: Cracks Mortar failing Leaning Separating from house Bricks loose Cap deteriorated

Cracks in cap Could not view-due to insert/closed off Efflorescence noted on chimney on exterior; recommend sealing

Notes:

* Internal components of chimneys and wood stoves are not covered in inspection, Gas logs not checked, inspector does not light pilots.

* Inspector recommends having all chimneys, fireplaces and flues checked/cleaned by a chimney sweep prior to use.

ELECTRICAL/FUEL/SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:

EXTERIOR SERVICE: Underground Overhead

of lines into house: 3 Fuses Breakers Other/3-phase system

Inspected Repair Investigate Not Inspected Not Applicable

Wires bare/loose from meter to mast No proper loop Lines in trees/too low Entrance meter box loose from wall

Notes:

MAIN ELECTRICAL PANEL AND SUB PANEL BOXES: Exterior panel opened Interior panel opened

LOCATION OF MAIN PANEL: EXTERIOR-REAR

LOCATION OF SUB PANELS: 2-BASEMENT

Inspected Repair Investigate Not Inspected Not Applicable

SIZE OF MAIN ELECTRICAL SERVICE: 150 amp -- (220 volt) Size was not marked

Service entry conductor materials: AL System seems to be outdated, recommend to have checked by a licensed electrician

Missing front cover panel Terminal has corrosion Recommend labeling breakers Damaged/Broken/Defective Breaker

Double tapping on 1 circuit(s) noted at: Sub panel Missing cover panel Improper/missing screws installed in panel:

Main electrical panel is not grounded Old knob and tube wiring noted Open breaker/knockout holes in panel

Improper wiring noted at: _____ Electrical coating damaged on wiring Recommend protecting wiring at: _____

Exposed/abandoned/spliced wires located at: _____

Need to have wires in junction box at: _____

Recommend to have checked by licensed electrician Aluminum wiring (on 110 volt) noted

Junction box without cover at: _____ Doorbell not operating/missing/damaged

OUTLETS AND SWITCHES:

Electrical not grounded at: _____ Electrical outlet/switch/plate damaged at: _____

Electrical outlet not operating/loose from wall/wired reverse polarity at: _____

No GFCI outlets noted at: _____ GFCI outlet defective/not operating at: _____

Improper wiring for switch at: _____ Need weather proof cover at: _____

LIGHTS:

Fixture missing/broken/loose/damaged at: _____ Could not determine what light switch operates

Fixture not operating at: Garage, Screen porch-fan, 2nd floor hall bath Missing hardware at: _____

Dimmer knob missing/does not dim light at: _____ Overhead fan noisy/wobbles while operating at: _____

***Sometimes bulbs can be the reason light fixtures are not working, please verify prior to closing.**

***GFCI outlets are not required in all homes, it is recommended to have in bathrooms, kitchens and on exterior.**

***Security systems are not a part of this inspection nor are low volt systems.**

Notes:

SMOKE DETECTORS:

Inspected Repair Investigate Not Inspected Not Applicable

Could not test - part of security system/due to height Tested Not tested

Did not respond to test at: _____ None found Chirping; possibly needs batteries

Recommend installing at: _____ Missing on ceiling at: _____

Notes:

CARBON MONOXIDE DETECTORS:

Inspected Repair Investigate Not Inspected Not Applicable

Could not test - part of security system/due to height: Tested Not tested

Did not respond to test at: _____ None found

Recommend installing at: One on each level

Notes:

***The inspector recommends installing at least one carbon monoxide detector on each level in house if house has any type of gas appliances installed or has an attached garage that stores vehicles on a regular basis-for safety purposes.**

FUEL:

VENT PIPING MATERIALS: PVC Metal

Inspected Repair Investigate Not Inspected Not Applicable

Gas meter located at: _____ LP Tank located at: _____

Oil tank located at: _____ Corroded lines at: _____

Notes:

***Tests for gas leaks & pipe sizing are not performed. It is advised that local gas company service for all gas appliances prior to closing. The gas company tests can reveal problems that may not be discovered with a limited visual property inspection.**

***Underground oil tanks need checked for any type of leakage below ground and repair as necessary.**

HEATING:

FURNACE LOCATION: #1 Basement #2 _____ #3 _____

TYPE:

Heat Pump Electric Furnace Gas Furnace Oil Furnace Forced Radiant Boiler Water Heater

FUEL: Electric Gas Oil Propane Wood Gas back-up

GENERAL CONDITION:

Inspected Repair Investigate Not Inspected Not Applicable
 Not responding to controls Recommend to have checked by a HVAC contractor
 Suggest cleaning/servicing Fan keeps cycling
 Makes noise Older unit, may have limited life
 Signs of leakage: Basement-condensation line No pan installed below furnace unit
 Water standing in overflow pan Outside temperature too high to check heat

Notes:

*Inspector does not light pilots and inspection is limited. Systems need to be activated and fully inspected before purchase.
*During summer months the inspector cannot check furnace unit for operation if outside temperature is above 60 degrees.

BURNER:

Inspected Repair Investigate Not Inspected Not Applicable
 Closed system cannot inspect Pilot not lit/no power
 Flame color not normal Rust flakes noted
 Fluctuation of flame noted Soot noted

Notes:

*In most cases the inspector is unable to detect cracks or holes in heat exchangers; this can only be accomplished by dismantling unit.

VENTING:

Inspected Repair Investigate Not Inspected Not Applicable
 Apparent back draft Pilot not lit/no power
 Flue to close to combustibles Rust/soot noted

Notes:

COLD AIR RETURN:

Inspected Repair Investigate Not Inspected Not Applicable
 Returns to close to each other Brackets broken/damaged on return at:
 Grills damaged Other

Notes:

DISTRIBUTION:

TYPE: Duct work Pipes Radiators Baseboard Ceiling (wires) Unit
 Inspected Repair Investigate Not Inspected Not Applicable
 No heat/air source at: _____ Duct work damaged/loose/has holes at: _____
 Low/No air volume noted at: _____ Vent register not correct size at: _____
 Vent register Missing/Damaged/Loose from ceiling/wall at: _____ Control knobs missing: _____
 Leak in pipes at: _____ Controls not operating at: _____

Notes:

*The inspector cannot view the interior of heat ducts, scope is limited. For a more thorough inspection of the heat system or its components contact a licensed HVAC contractor in addition to the home inspection.

FILTERS:

Located at: #1 Furnace #2 Furnace #3 _____ #4 _____
 Inspected Repair Investigate Not Inspected Not Applicable
 Needs changed at: _____ Missing at: _____ Wrong size installed

Notes:

*Filters need to be changed monthly or as instructed by the manufacturer.

AIR CONDITIONING/PLUMBING:

AIR CONDITIONER:

LOCATION: #1 Exterior #2 Exterior #3 _____

TYPE: XX Part of Heat Pump ___ Window (Not Inspected) ___ Electric/Split

Inspected X Repair ___ Investigate ___ Not Inspected ___ Not Applicable

___ Recommend to have serviced ___ Makes noise ___ Exterior unit not level ___ Not operating X Leak noted at: Basement-furnace

___ Cover damaged ___ Short cycling ___ Air flow at outside unit obstructed ___ Freon lines not insulated

___ Ice on lines X Recommend to have checked by a HVAC contractor ___ Exposed wires ___ No pad installed below unit

___ Outside temperature too low to check ___ Older unit, may have limited life ___ Exterior unit is not operating

Notes: Refer to furnace-page above. 2) 2007 year heat pump units on exterior.

***During winter months the inspector cannot check air conditioner unit for operation if outside temperature is below 60 degrees.**

PLUMBING:

WATER HEATER:

LOCATED AT: Basement **Size gallons:** 80 ___ Enclosed could not determine ___ Gas X Electric

X Inspected ___ Repair ___ Investigate ___ Not Inspected ___ Not Applicable

___ Leak noted at: _____ ___ Rust noted at: _____

___ No relief valve ___ Relief valve not piped to floor ___ May have limited life ___ Vent flue damaged at: _____

___ Electrical cover panel missing ___ No expansion tank installed ___ Excessive corrosion at: _____

___ Improper/Exposed/Spliced wiring: _____ ___ Not operating ___ Pilot not lit

Notes:

WATER LINES: Pipe composition: X Copper ___ CPVC ___ Galvanized ___ Polybutylene ___ Quest ___ Pex

MAIN WATER CUT-OFF LOCATED AT: Basement at bottom of stairway ___ Unknown

MAIN WATER SUPPLY: Public ___ Unknown

X Inspected ___ Repair ___ Investigate ___ Not Inspected ___ Not Applicable

___ Pressure not adequate ___ Leak(s) at: _____ ___ Corroded cut off valve

___ Untested valve ___ Pipes need insulation ___ Corrosion noted at: _____ ___ Pipes nearing/At end of life expectancy

___ Water hammer noted (needs water hammer arrester) ___ Pipes need more support ___ Discoloration noted in water throughout

___ Pressure too high/low ___ Volume restriction noted at: _____ ___ Some pipes have been replaced

___ Hose bib faucet leaks at top cap/in wall while operating/drips continually/is not operating at: _____

Notes:

***On most houses all exterior hose bib faucets leak at handles when checked. Inspector does not check hose bibs that are connected to garden hoses during winter months to prevent pipes from bursting.**

DRAIN LINES: Pipe composition: X PVC ___ ABS ___ Galvanized ___ Cast iron

Inspected X Repair ___ Investigate ___ Not Inspected ___ Not Applicable

X Leak noted at: Basement, Crawlspace ___ Pipes nearing/At end of life expectancy ___ Pipes not repaired properly at:

___ No slant on pipes at: _____ ___ Need more support at: _____ ___ Could not determine where pipes drain to

___ Corrosion noted ___ Some pipes have been replaced ___ Improper slant on pipes ___ Vent pipe does not penetrate above roof level

Notes:

LAUNDRY ROOM/EXTERIOR VENT HOODS:

X Inspected ___ Repair ___ Investigate ___ Not Inspected ___ Not Applicable

___ Leak/Drip noted at: _____ ___ Limited room at plumbing ___ Recommend having a pan installed under washer

___ Corrosion noted at: _____ ___ Electrical outlet not tested ___ Outlet missing at: _____

___ Dryer not vented to exterior ___ Vent hose apart/missing at: _____ ___ Dryer vent needs cleaned on exterior

___ Vent hood damaged/missing on exterior

Notes:

***Washers, dryers and their drain lines are not tested.**

KITCHEN/APPLIANCES/PLUMBING:

DISHWASHER:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Not operating Door damaged Damaged inside Door gasket damaged No water/power Missing hardware
 Spray arm broken Leak noted Needs to be secured to counter Water won't drain Rust Older unit

Notes:

GARBAGE DISPOSAL:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Not operating Makes noise Corrosion Older unit, may have limited life Wiring exposed/spliced Jammed

Notes:

KITCHEN SINK:

**View restricted due to storage*

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Sink chipped /damaged Spray head leaks Leak below sink Corrosion noted Low volume hot /cold
 Leaks at handle/spout Missing handle P- trap not plumbed properly Pipes not repaired properly
 Spray head not operating Water hammer noted Drips/Runs continually/sporadically Drains slowly

Notes:

KITCHEN COUNTER/CABINETS:

TYPE: **Formica** **Tile** **Corian** **Granite** **Concrete** **Stone** **Wood** **Other**

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Chipped/cracked Damaged Cracked tiles Moderate/heavy wear Damaged/Missing doors/drawers
 Missing handles/knobs Scratches noted Moisture stains Damaged frames Loose **Off track**
 Counter top not secured to cabinet/cabinet not secured to wall/loose Burn marks on counter top Missing

Notes: Refer to summary pages.

RANGE/OVEN:

TYPE: **Electric** **Gas** **Electric oven/ gas stove (dual fuel)**

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Element(s) not operating Door broken Knobs missing Drip pans missing Door won't close properly
 Not plugged in; not checked during inspection Not operating Pilot won't light Missing oven rack(s)
 No anti-tipping device installed on range Fan not operating Light not operating

Notes:

MICROWAVE/HOOD FAN/DOWNDRAFT:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Not operating Damaged Missing filters Light(s) not operating Not vented properly **Makes noise**
 Exhaust fan noisy Not enough clearance at range and microwave (should be at least 15 inches)

Notes: Refer to summary pages.

TRASH COMPACTOR:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Not operating **Damaged** **Operates, no trash to compact**

Notes: Refer to summary pages.

UTILITY SINKS/WET BAR SINKS:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
 Sink faucet leaks at: _____ Leak below sink at: _____ Limited room at plumbing

Notes:

BATHROOMS/PLUMBING/VENTILATION:

LOCATIONS: #1 Hall (half)-1st floor #2 Master #3 Hall (full)-1st floor #4 2nd floor Shared

TOILETS:

Inspected Repair Investigate Not Inspected Not Applicable

- | | | |
|---|---|--|
| <input type="checkbox"/> Loose at floor: | <input type="checkbox"/> Needs wax seal: | <input type="checkbox"/> Ball cock in tank needs adjusted: |
| <input type="checkbox"/> Moisture at toilet: | <input type="checkbox"/> Does not flush properly: | <input type="checkbox"/> Flush handle broken: |
| <input checked="" type="checkbox"/> Runs continually: <u>Full</u> | <input type="checkbox"/> Cracked/Broken: | <input type="checkbox"/> Leaks: |

Notes: Refer to summary pages.

SINKS:

View restricted due to storage

Inspected Repair Investigate Not Inspected Not Applicable

- | | | |
|--|---|---|
| <input type="checkbox"/> Corrosion under sink: | <input type="checkbox"/> Leak at faucet handle: | <input type="checkbox"/> Leak below sink: |
| <input type="checkbox"/> Cracks noted: | <input type="checkbox"/> Handle broken: | <input type="checkbox"/> Drains slowly: |
| <input type="checkbox"/> Runs/Drips continually: | <input type="checkbox"/> Corrosion noted: | <input type="checkbox"/> Drain stopper missing: |
| <input type="checkbox"/> Missing: | <input type="checkbox"/> Low/No volume: | <input type="checkbox"/> Improper P-trap: |

Notes:

TUBS:

Inspected Repair Investigate Not Inspected Not Applicable

- | | | |
|--|---|---|
| <input type="checkbox"/> Damaged: | <input type="checkbox"/> Chips/Holes noted: | <input type="checkbox"/> Jetted tub is not operating: |
| <input type="checkbox"/> Leak at faucet handle: | <input type="checkbox"/> Leak noted: | <input type="checkbox"/> Jetted tub jet(s) not operating: |
| <input type="checkbox"/> Handle broken: | <input type="checkbox"/> Drains slowly: | <input type="checkbox"/> Shower diverter does not divert water: |
| <input type="checkbox"/> Corrosion noted: | <input type="checkbox"/> Drain stopper missing: | <input type="checkbox"/> Leaks at shower diverter: |
| <input type="checkbox"/> Drips/runs continually: | <input type="checkbox"/> Drain stopper not operating: | <input type="checkbox"/> Low/No volume: |

Notes:

SHOWERS:

Inspected Repair Investigate Not Inspected Not Applicable

- | | | |
|---|---|---|
| <input type="checkbox"/> Leak at faucet handle: | <input type="checkbox"/> Cracked / chipped: | <input type="checkbox"/> Grout missing between tiles: |
| <input type="checkbox"/> Handle broken: | <input type="checkbox"/> Does not produce water: | <input type="checkbox"/> Doors damaged: |
| <input type="checkbox"/> Corrosion noted: | <input type="checkbox"/> Drains slowly: | |
| <input type="checkbox"/> Leaks at bottom of surround: | <input type="checkbox"/> Shower head and faucet operate simultaneously: | |

Notes:

BATHROOM/FLOORING/WALLS/CABINETS:

Inspected Repair Investigate Not Inspected Not Applicable

- | | | |
|--|---|--|
| <input type="checkbox"/> Cracks noted: | <input type="checkbox"/> Cabinet not secured to wall: | <input type="checkbox"/> Cabinet door damaged: |
| <input type="checkbox"/> Weak sub-floor/rot: | <input type="checkbox"/> Water present: | <input type="checkbox"/> Cabinet drawer off track: |
| <input type="checkbox"/> Stains on floor: | <input type="checkbox"/> Other: | <input type="checkbox"/> Counter top not secured to cabinet: |

Notes:

VENTILATION:

Inspected Repair Investigate Not Inspected Not Applicable

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Exhaust fan not operating: | <input type="checkbox"/> Noisy: | <input type="checkbox"/> Exhaust fan light is not operating: | |
| <input type="checkbox"/> Loose from ceiling: | <input type="checkbox"/> Heat fan not operating: | <input type="checkbox"/> Missing: | <input type="checkbox"/> Cover damaged: |

Notes:

INTERIOR/DOORS/WALLS/CEILINGS/FLOORING/STAIRWAYS:

INTERIOR DOORS:

Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
___ Rubs/sticks at jambs at: _____ ___ Won't close/open at: _____
___ Won't latch at: _____ ___ Holes noted in door(s) at: _____
___ Needs adjustment at: _____ ___ Drags on carpet/floor at: _____
___ Damaged at: _____ ___ Door knob not operating at: _____
___ Off track at: _____ ___ Door knob receiver sticks at: _____
___ Missing hardware/door at: _____

Notes:

INTERIOR WALLS:

TYPE: **Drywall** **Plaster** **Wallpaper** **Paneling** **Wood** **Fabric** **Columns** **Other**
 Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
___ Cracks noted at: Some-throughout ___ Fungus noted at: _____
___ Moisture stains at: _____ ___ Holes noted at: _____
___ Missing/Damaged/Loose at: _____ ___ Evidence of patching at: _____

Notes:

* **Some interior walls could not be accessed due to storage.**

INTERIOR CEILINGS:

TYPE: **Drywall** **Plaster** **Drywall spray** **Wood** **Tiles/Celotex** **Other-Paneling**
 Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
___ Moisture stains at: Half bath ___ Dry **Wet** **Unable to determine**
___ Cracks noted at: _____ ___ Fungus noted at: _____
___ Holes noted at: _____ ___ **Sagging noted at: Den, 2nd floor hallway**
___ Damaged/Loose at: _____

Notes: Refer to summary pages.

INTERIOR FLOORING:

TYPE: **Carpet** **Wood** **Sheet goods/vinyl** **Tile** **Wood laminate** **Parquet** **Brick** **Other**
 Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
___ Carpet needs stretching at: _____ ___ Damaged/Missing at: _____
___ Wood floor damaged at: _____ ___ **Uneven floor at: Some-throughout**
___ Damaged at: _____ ___ Weak floor at: _____
___ Cracked/broken/loose tile at: _____ ___ Squeaks/Pops noted at: _____

Notes:

* **Some interior floors could not be accessed due to storage.**

INTERIOR STAIRS:

TYPE: **Carpet** **Wood** **Carpet and wood** **Other**
 Inspected **Repair** **Investigate** **Not Inspected** **Not Applicable**
___ Handrail too low/high at: _____ ___ Handrail/Guardrail missing/loose at: _____
___ Low overhead clearance (no standard) at: _____ ___ Opening too small at: _____
___ Wood/carpet damaged/loose at: _____ ___ Rise/run not to standards at: _____
___ Squeaks noted at: _____ ___ Nails popped at: _____

Notes:

WINDOWS/EXTERIOR DOORS/COMMENTS:

WINDOWS:

MATERIALS: Wood Metal Vinyl Wood interior-metal/vinyl exterior

TYPE: Double hung Sliding Casement Fixed Single hung Jealousy Roll out

Inspected Repair Investigate Not Inspected Not Applicable

Broken/cracked/missing glass at: _____ Dual pane seal broken (fogged) at: _____
 Won't open/close/lock at: Some-throughout Window non-operational at: _____
 Locks missing/broken at: _____ Cranks/Handles missing/broken/stripped at: _____
 Sash/Balancer cords missing/broken at: _____ Window sash is off of balancer at: _____
 Glazing damaged at: _____ Sills damaged at: Some-perimeter
 Screens missing at: _____ Fungus noted on interior of windows
 Moisture/Insect damage at: Center stiles-perimeter-some Balancers weak (due to age)
 Brick molding damaged at: _____ Tilt brackets broken at: _____
 Window sash damaged at: Some-perimeter Window needs a window well installed at: _____

Notes: Refer to summary pages.

*The presence or absence of storm windows was not checked during inspection.

EXTERIOR DOORS:

TYPE: Wood/glass Metal/glass Glass sliding Panel Fiberglass

Inspected Repair Investigate Not Inspected Not Applicable

Threshold damaged/loose at: _____ Brick molding damaged at: Basement
 Won't latch/close/open/lock at: _____ Moisture damage at: _____
 Lock not operating/broken/missing hardware at: _____ Jambs damaged at: Basement
 Weather stripping damaged/missing at: _____ Center stile moisture damaged at: _____
 Glass pane broken/damaged/fogged at: Most glass sliding doors Can see light to exterior around door at: _____
 Rubs at jambs at: _____ Difficult to operate at: Den

Notes: Refer to summary pages.

*Sprinkler systems not included in inspection.

*Obscured areas on exterior as far as roof systems, shingles and grade during fall/winter months.

Interior Systems not included during inspection:

Intercom Systems

Security Systems

Elevators

Dumbwaiters

Sauna/Steam rooms

Detached Sheds/Buildings

Miscellaneous Notes:

Comments: