



Home Inspection Report



123 Sample Street, Sampleville, New York 10709

Inspection Date:

Monday, March 11, 2019

Prepared For:

Sample Sample

Prepared By:

Right Call Inspections, LLC.

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Report Number:

MC031119-01

Inspector:

Mike Colby

License/Certification #:

123456789

Inspector Signature:

Mike Colby

Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

Deferred Cost Items

Improvement Items

Items To Monitor

Items Not Inspected

SAMPLE

Report Overview

Scope of Inspection

Main Entrance Faces

State of Occupancy

Weather Conditions

Recent Rain

Ground Cover

Approximate Age

SAMPLE

Exterior

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 Likely Contains Asbestos

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:

Condition Satisfactory Marginal Poor

Comments

Soffit

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:

Condition Satisfactory Marginal Poor

Comments

Fascia

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:

Condition Satisfactory Marginal Poor

Comments

Flashing

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:

Condition Satisfactory Marginal Poor

Comments

Caulking

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 replace damaged screens Failed/fogged insulated glass

Material Wood Metal Vinyl/Vinyl Clad/Aluminum

Screens Torn Broken Not installed Satisfactory

Comments

Storms Windows

Condition None Not installed Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Slab on grade Brick
 Not visible Other:

Exterior

Foundation cont.

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated (not visible)
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
Comments

Service Entry & Exterior Receptacles

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
 Insufficient/missing drip loop
Exterior receptacles (outlets) Yes No Operable: Yes No Proper Wiring: Yes No
 Open Ground Other Wiring Issue - see notes
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground
 Recommend GFCI Receptacles
Comments

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: _____
Condition Not Visible Satisfactory Marginal Poor
Comments

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor Door closes & latches: Yes No Lock(s) Function: Yes
 No
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Rear door N/A Weatherstripping - Copy: Satisfactory Marginal Poor Missing Replace
 Door condition - Copy: Satisfactory Marginal Poor Door closes & latches - Copy: Yes No
 Lock(s) function - Copy: Yes No
Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Comments

Exterior A/C (Condenser) Heat pump

Condenser Unit N/A
 Location: _____
 Brand: _____
 Model #: _____
 Serial #: _____
 Approx. Age: _____
Energy source Electric Gas Other: _____
Unit type Air source 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 No Replace N/A
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Improper Clearance (air flow) Yes No
Comments

Roof, Gutters & Chimney

General

Visibility Of Roof None All Partial Limited By: _____
Roof Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Gable with dormer A-Frame Shed Flat Mansard Gambrel Butterfly
 Hip Gazebo
Pitch Low Medium Steep Flat
Roof #1 Type: _____
 Layers: _____
 Approximate Age: _____
 Location: _____
Roof #2 None
 Type: _____
 Layers: _____
 Approximate Age: _____
 Location: _____

Comments

Ventilation System

Present Yes No
Type Soffit Ridge Gable Roof Machine Powered Other: _____

Comments

Gutters

Material Aluminum Vinyl/Plastic Copper Other: _____
Condition Satisfactory Marginal Poor Rusted Missing Downspouts needed
 Need to be cleaned Recommend repair/replacement
Leaking Corners Joints Leaks in main run No apparent leaks
Attachment Satisfactory Loose Missing spike Improperly sloped
Extension Needed North South East West N/A
Comments Recommend cleaning gutters annually or as needed

Chimney Flashing

Material Not Visible Galvalum Asphalt Copper Foam Rubber Lead Tar Other: _____
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: _____

Comments

Valleys

Present Yes No
Material Not Visible Galvalum Alum Asphalt Lead Copper Other: _____
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing 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
Comments Roof coverings should be visually checked in the spring & fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should

Roof, Gutters & Chimney

Condition of Roof Coverings cont.

Comments cont. be inspected to determine that the room structure can support the additional weight of the new shingles.

Skylights

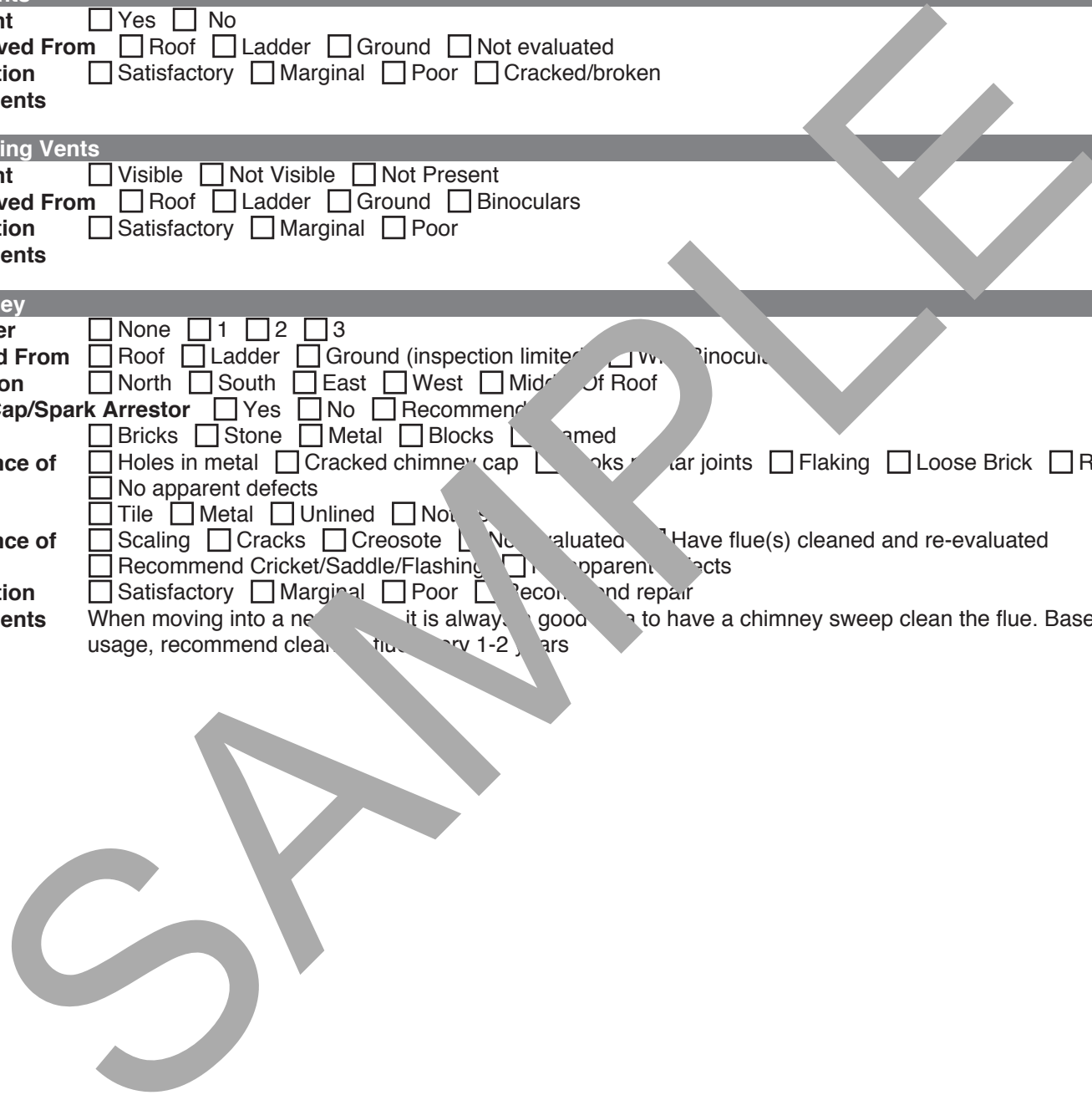
Present Yes No
Observed From Roof Ladder Ground Not evaluated
Condition Satisfactory Marginal Poor Cracked/broken
Comments

Plumbing Vents

Present Visible Not Visible Not Present
Observed From Roof Ladder Ground Binoculars
Condition Satisfactory Marginal Poor
Comments

Chimney

Number None 1 2 3
Viewed From Roof Ladder Ground (inspection limited) With Binoculars
Location North South East West Middle of Roof
Rain Cap/Spark Arrestor Yes No Recommend
Chase Bricks Stone Metal Blocks Other
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 When moving into a new home it is always a good idea to have a chimney sweep clean the flue. Based on usage, recommend cleaning flue every 1-2 years



Grounds

Walkways

Visible Not Visible None
Material Concrete Flagstone Gravel Brick Slate Asphalt Other: _____
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair
Comments

Driveway/Parking

Visible Not Visible None
Material Concrete Asphalt Gravel Brick Pavers Dirt Other: _____
Condition Satisfactory Marginal Poor Settling cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal
Comments

Porch

Present Yes No
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Steel Not Visible Other: _____
Floor Satisfactory Marginal Poor Safety Hazard
Comments

Stoops/Steps

Material Concrete Wood Brick Pavers Other - Concrete Railing/Balusters recommended
 Recommend handrail on steps
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments

Patio

Material Concrete Flagstone Pavers Brick Asphalt Other: _____
Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks
Comments

Deck/Balcony

Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Paint Stained Other: _____ Safety Hazard Improper attachment to house
 Spacing loose Not Applicable
Support Posts Wood Steel Concrete Other: _____
Comments

Deck/Patio Porch Covers

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Water damage
Recommend Metal Spacing/Bolts/Nails/Flashing Improper attachment to house
Comments

Fence/Wall

Evaluated Not Evaluated
Type 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

Grounds

Landscaping affecting foundation

Yes No

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments

Retaining wall

Evaluated Not Evaluated

Material Brick Concrete Concrete block Railroad ties Timbers Other: _____

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracks allowed

Drainage holes recommended

Comments

Hose bibs

Present Yes None

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On Water Pressure (if tested) Test location _____

Comments Public water systems usually deliver water to homes at a pressure between 40 and 80 psi.



Garage/Carport

Type

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

Automatic Opener

Yes No
Operation Operable Inoperable Not tested
Comments

Safety Reverse & Photo Eyes

Operation Photo eyes tested: Yes No None Present Operable Not Operable Needs Adjustment
 Safety Hazard Pressure reverse tested: Yes No None Operable Not Operable
 Needs Adjustment Safety Hazard
Comments

Roofing

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

Gutters/Eavestrough

Satisfactory Marginal Poor Same as house
Condition
Comments

Siding

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

Trim

Same as house Wood Aluminum Vinyl
Material
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Condition
Comments

Floor

Concrete Gravel Asphalt Dirt Other: _____
Material
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Condition Source of ignition within 18" of the floor Yes No Safety Hazard
Comments

Sill Plates

None Not Visible
Type Floor level Elevated
 Damaged Recommend repair
Condition
Comments

Overhead Door(s)

Number Of Overhead Doors 0 1 2 3 4
Material Wood/Masonite Fiberglass Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged
Recommend Priming/Painting Inside & Edges Yes No
Comments

Garage/Carport

Exterior Service Door

Exterior Door Present Yes None
Condition Satisfactory Marginal Poor Damaged/Rusted
Comments

Interior Door

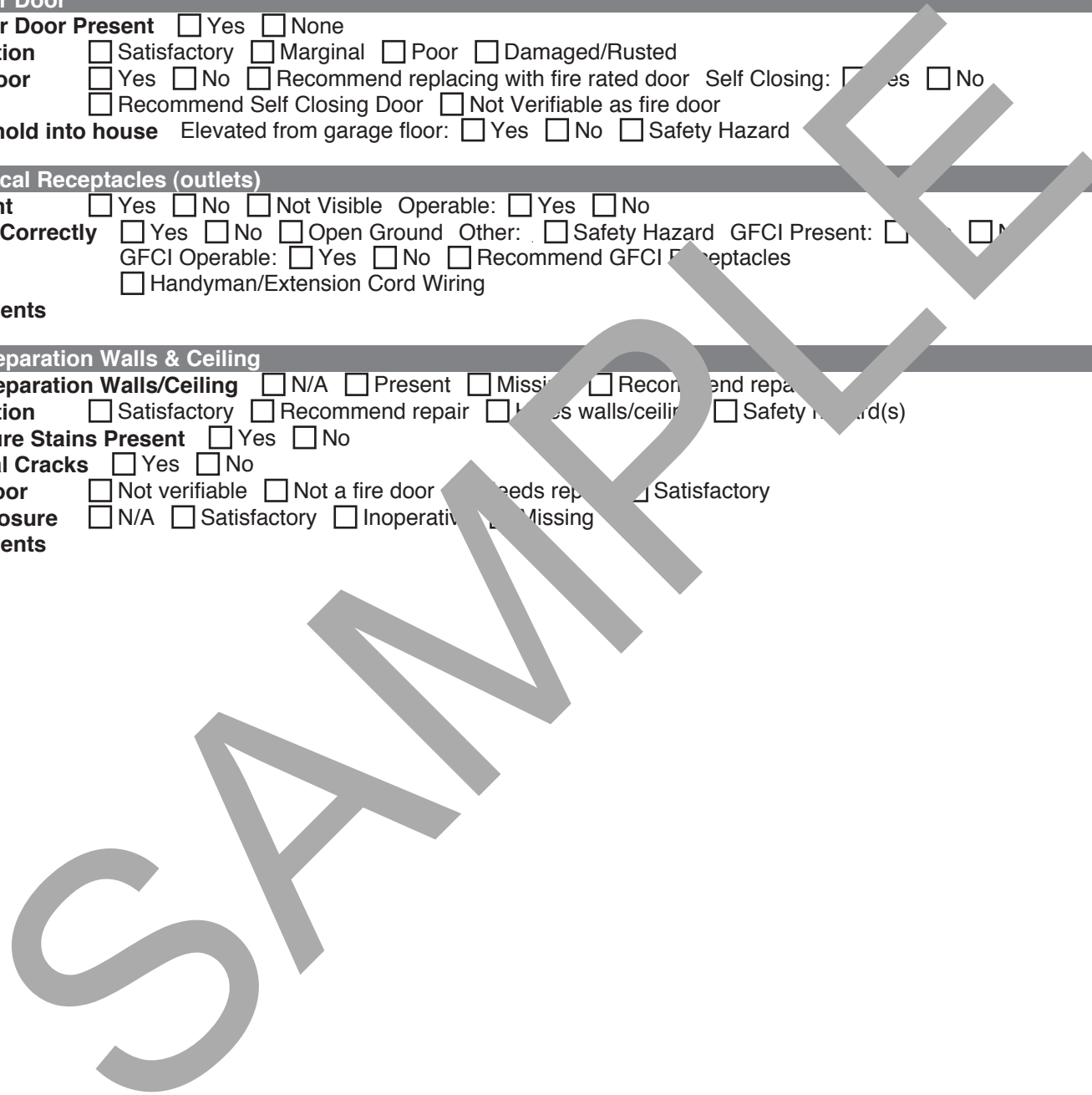
Interior Door Present Yes None
Condition Satisfactory Marginal Poor Damaged/Rusted
Fire Door Yes No Recommend replacing with fire rated door Self Closing: Yes No
 Recommend Self Closing Door Not Verifiable as fire door
Threshold into house Elevated from garage floor: Yes No Safety Hazard

Electrical Receptacles (outlets)

Present Yes No Not Visible Operable: Yes No
Wired Correctly Yes No Open Ground Other: Safety Hazard GFCI Present: Yes No
 GFCI Operable: Yes No Recommend GFCI Receptacles
 Handyman/Extension Cord Wiring
Comments

Fire Separation Walls & Ceiling

Fire Separation Walls/Ceiling N/A Present Missing Recommend repair
Condition Satisfactory Recommend repair Missing 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



Electric

Main panel

Location

Condition Satisfactory Poor

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

Breaker Size For Central AC:

Adequate Clearance to Panel Yes No

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFBI breaker Yes No Operable: Yes No Not Tested

Main Service Wire Copper Aluminum Not Visible Double tapping of the main wire Condition:
 Satisfactory Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Flex X cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized Breaker/fuse
 Panel not accessible Not evaluated
Reason:

Comments

Sub panel(s)

Yes None apparent

Location(s)

Location 1:

Location 2:

Evaluation

Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutral grounds Recommend electrician repair/evaluate box

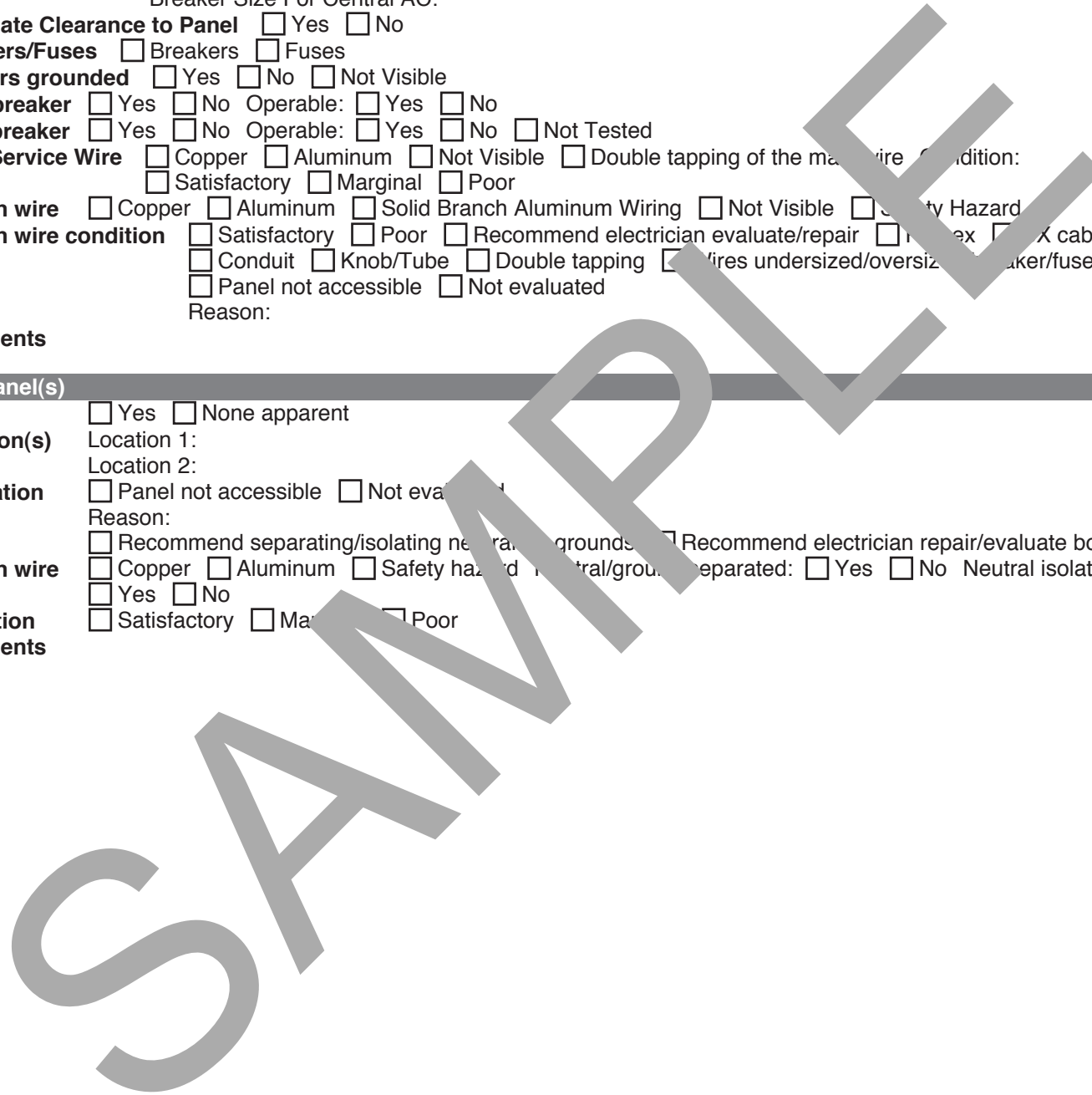
Branch wire

Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:
 Yes No

Condition

Satisfactory Marginal Poor

Comments



Heating System

Heating system

General Brand name: _____
 Approx. age: _____ Model #: _____ Serial #: _____ Satisfactory Marginal Poor
 Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Central system Floor/wall furnace

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

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shutoff valve: Yes
 No N/A

Distribution Metal duct Insulated flex duct Cold air returns Duct board 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 When and Observed: Yes No

System not operated due to N/A Exterior temperature _____

Comments _____

Water Heater

General Brand name: _____
 Serial #: _____ Capacity (gallons): _____ App. age: _____

Type Gas LP Oil Electric Other _____

Combustion air venting present Yes No N/A

Relief valve Yes No Extension Proper: Yes No Missing Recommend Repair
 Improper Material

Vent Pipe N/A Satisfactory Improper Pitch Improper Pitch Rusted Recommend Repair

Water Heater Condition Satisfactory Marginal Poor

Comments _____

Boiler system

General Brand name: _____
 Approx. age: _____ Model #: _____ Serial #: _____

Energy source Gas LP Oil 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

Operation When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

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

Comments _____

Other systems

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

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments _____

Air Conditioning

AC Air Handler - Evaporator Coil Section (interior)

General Type: Central System Mini-split Wall Unit - Not Evaluated

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged N/A

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory N/A

Condensate line/drain Present: Yes No Needed: Yes No To exterior To pump Floor drain

Other:

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

Recommend technician evaluate

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clarify service

Not operated due to exterior temperature

Comments

SAMPLE

Plumbing

Water service

Main shut-off location

Water entry piping Not Visible Copper/Galv. PVC/CPVC/Polybutylene Plastic PEX Plastic Lead

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

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar material Cross connection: Yes
 No Safety Hazard Recommend repair Recommend electric upgrade 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 Steel Galvanized CSST Not visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber to inspect

Comments

Main fuel shut-off location

Location

Comments

Well pump

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes Well pressure Not visible

Comments

Sanitary/Grinder pump

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 softener

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing Yes No

Comments

Laundry Room

Laundry

Laundry sink Yes No Functional Flow: Yes No Functional Drainage: Yes No

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 Wired Correctly: Yes No Open Ground Other: Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacle

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 Recommend cleaning dryer vent when you move in and on regular basis thereafter

SAMPLE

Attic

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: _____
Access limited by: _____

Inspected from Access panel In the attic Other _____

Location Hallway Bedroom Closet Garage Other _____

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: _____

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/replace

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

Comments

Master Bedroom

Master Bedroom

Location

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
 Typical picture hanger holes in walls

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 (outlets): Yes No Operable Inoperable
 Wired Properly: Yes No Open ground Other - see comment below Safety hazard
 Cover plates missing

Heating source present Yes No

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leak Insulated glass
 Broken/Missing hardware

Comments

Bedroom 2

Bedroom 2

Location

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
 Typical picture hanger holes in walls

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 (outlets): Yes No Operable Inoperable
 Wired Properly: Yes No Open ground Other - see comment below Safety hazard
 Cover plates missing

Heating source present Yes No

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of lead Insulated glass

Broken/Missing hardware

Comments

Bedroom 3

Bedroom 3

Location

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
 Typical picture hanger holes in walls

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 (outlets): Yes No Operable Inoperable
 Wired Properly: Yes No Open ground Other - see comment below Safety hazard
 Cover plates missing

Heating source present Yes No

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of lead Insulated glass
 Broken/Missing hardware

Comments

Bedroom 4

Bedroom 4

Location

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
 Typical picture hanger holes in walls

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 (outlets): Yes No Operable Inoperable
 Wired Properly: Yes No Open ground Other - see comment below Safety hazard
 Cover plates missing

Heating source present Yes No

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of lead Insulated glass
 Broken/Missing hardware

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Countertop Outlets Present: Yes No GFCI: Yes No Recommend Tested: Yes No
 Wired Properly: Yes No Open Ground Other: .

Wall Outlets

Wall Outlets Present: Yes No GFCI: Yes No Recommend Tested: Yes No Wired Properly:
 Yes No Open Ground Other: .

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 Flow Satisfactory Marginal Poor

Functional Drainage Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical Moisture stains

Comments

Heating/Cooling Source

Present Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Missing Squeaks

Comments

Appliances

Disposal Yes No Operable: Yes No Not Tested

Oven Yes No Operable: Yes No Not Tested

Range Yes No Operable: Yes No Not Tested

Dishwasher Yes No Operable: Yes No Not Tested

Trash Compactor Yes No Operable: Yes No Not Tested

Exhaust Fan Yes No Operable: Yes No Not Tested

Refrigerator Yes No Operable: Yes No Refrigerator Temperature: Freezer Temperature:

Microwave Yes No Operable: Yes No Not Tested

Other Operable: Yes No

Dishwasher drain line loop Yes No

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection. Dishwashers are tested to see if the motor is operable and water sprays properly. Stoves are tested to see that the burners are working and the oven/broiler get hot. Timer and controls are not tested. No representation is made as to continued life expectancy of any appliance.

Living Room

Living Room

Location

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 Inoperable Receptacles (outlets): Yes No Operable

Wired Properly: Yes No Open Ground Other: 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 Evident Missing insulating glass

Broken/Missing hardware

Comments

SAMPLE

Dining Room

Living Room

Location

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 Inoperable Receptacles (outlets): Yes No Operable

Wired Properly: Yes No Open Ground Other: 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 insulation Broken/missing hardware

Comments

SAMPLE

Bathroom

Bathroom

Location

Sink(s)

Faucet leaks: Yes No Pipes leak: Yes No Functional water flow: Satisfactory
 Marginal Poor Functional drainage: Satisfactory Marginal Poor

Tub

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal

Shower

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal Shower Pan: N/A
 Tested Not tested No leaks Leaks Recommend repair

Toilet

Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leak

Whirlpool

Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended Functional water flow: Satisfactory Marginal Functional drainage:
 Satisfactory Marginal

Shower/Tub area

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

Moisture stains present

Yes No Walls Ceilings Dry

Doors

Satisfactory Marginal Poor

Window

None Satisfactory Marginal Poor

Receptacles (outlets) present

Yes No Tested: Yes No Wired Correctly Open Ground
 Other Wiring Issue - see comments below

GFCI

Yes No Operable: Yes No Recommended GFCI

Heat source present

Yes No

Exhaust fan

Yes No Operable: Yes No Noisy

Comments

SAMPLE

Bathroom 2

Bathroom 2

Location

Sink(s)

Faucet leaks: Yes No Pipes leak: Yes No Functional water flow: Satisfactory
 Marginal Poor Functional drainage: Satisfactory Marginal Poor

Tub

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal

Shower

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal Shower Pan: N/A
 Tested Not tested No leaks Leaks Recommend repair

Toilet

Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leak

Whirlpool

Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended Functional water flow: Satisfactory Marginal Functional drainage:
 Satisfactory Marginal

Shower/Tub area

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

Moisture stains present

Yes No Walls Ceilings Dry

Doors

Satisfactory Marginal Poor

Window

None Satisfactory Marginal Poor

Receptacles (outlets) present

Yes No Tested: Yes No Wired Correct Open Ground
 Other Wiring Issue - see comments below

GFCI

Yes No Operable: Yes No Recommended GFCI

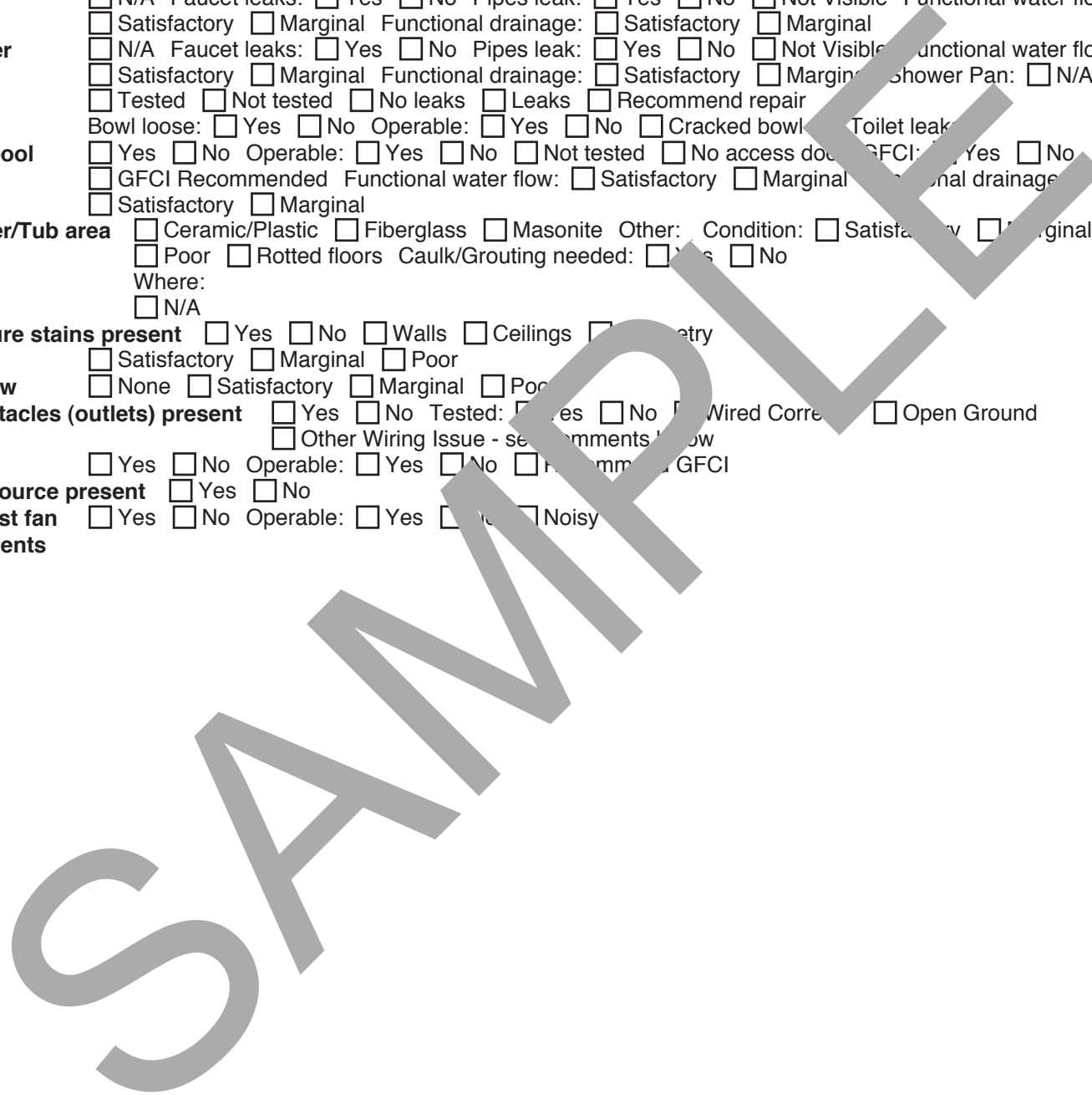
Heat source present

Yes No

Exhaust fan

Yes No Operable: Yes No Noisy

Comments



Bathroom 3

Bathroom 3

Location

Sink(s)

Faucet leaks: Yes No Pipes leak: Yes No Functional water flow: Satisfactory
 Marginal Poor Functional drainage: Satisfactory Marginal Poor

Tub

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal

Shower

N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Functional water flow:
 Satisfactory Marginal Functional drainage: Satisfactory Marginal Shower Pan: N/A
 Tested Not tested No leaks Leaks Recommend repair

Toilet

Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leak

Whirlpool

Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended Functional water flow: Satisfactory Marginal Functional drainage:
 Satisfactory Marginal

Shower/Tub area

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

Moisture stains present

Yes No Walls Ceilings Dry

Doors

Satisfactory Marginal Poor

Window

None Satisfactory Marginal Poor

Receptacles (outlets) present

Yes No Tested: Yes No Wired Correctly Open Ground
 Other Wiring Issue - see comments below

GFCI

Yes No Operable: Yes No Recommended GFCI

Heat source present

Yes No

Exhaust fan

Yes No Operable: Yes No Noisy

Comments

SAMPLE

Fireplace

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: N/A Yes No Operable: Yes No 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 It is recommended that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire

SAMPLE

Interior Stairs/Steps

Interior Stairs/Steps

- 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**

SAMPLE

Balcony

Balcony

Condition Satisfactory Marginal Poor Loose/Missing

Railing Satisfactory Marginal Poor Safety hazard Railing/Balusters recommended

Comments

SAMPLE

Smoke & CO Detectors

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 Inspector unaware if detectors are linked to a central monitoring station. As such, to avoid triggering a false alarm, smoke detectors not tested at time of inspection.

Standard maintenance: Recommend changing smoke/Co detectors batteries every 6 months

Smoke/Co detectors are a "wear" item with a life expectancy of approximately 10 years. Recommend checking manufacture date of all detectors and replace as needed when you move in.

SAMPLE

Playroom/Rec Room/Finished Basement

Playroom/Rec Room/Finished Basement

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
 Typical picture hanger holes in walls

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 (outlets): Yes No Wired Properly: Yes
 No Open Ground Other Wiring Issue - see comments below Recommend repair
 Cover plates missing Safety hazard

Heating source present Yes No

Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware Holes

Windows None Satisfactory Marginal Poor Cracked glass Evidence of missing insulated glass
 Broken/Missing hardware

Comments



Unfinished Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Evaluated/not visible

Material ICF Brick Concrete block Stone Masonry Poured concrete

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments

Floor

Material Concrete Dirt/Gravel Not Visible Other

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested

Floor drains Yes Not Visible Drains not tested

Comments

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Columns

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete Block Not Visible

Comments

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible Engineered I-Type Sagging/altered joists

Comments

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments