



HOME INSPECTION REPORT

123 Fake Street, Anytown, IL 12345

Inspection Date:

Tuesday, January 3, 2017

Prepared For:

John Q

Prepared By:

Quintessential Home Inspections, LLC

15665 Sunset Ridge Dr.

Orland Park, IL 60462

(708) 653-7756

Quinspections85@gmail.com

Report Number:

Sample

Inspector:

Daniel Quinn

License/Certification #:

450.011383

Inspector Signature:



Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

Deferred Cost Items

Improvement Items

Items To Monitor

Report Overview

Scope of Inspection

Main Entrance Faces

State of Occupancy

Weather Conditions

Recent Rain

Ground Cover

Approximate Age

Receipt/Invoice

Quintessential Home Inspections, LLC
15665 Sunset Ridge Dr.
Orland Park, IL 60462
(708) 653-7756

Date: Tue. Jan. 3, 2017 7:30

Inspected By: Daniel Quinn

Property Address
123 Fake Street
Anytown, IL 12345

Inspection Number: Sample

Payment Method:

Client: John Q

Inspection

Fee

Total

\$0.00

Grounds

Service Walks

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

Driveway/Parking

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

Porch

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

Stoops/Steps

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

Patio

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

Deck/Balcony

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

Deck/Patio/Porch Covers

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None
Comments

Fence/Wall

- Not evaluated None
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

 N/A

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

 None

Material Brick Concrete Concrete block Railroad ties Timbers Other: .

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed

 Drainage holes recommended

Comments

Hose bibs

 N/A

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

Operable Yes No Not Tested Not On

Comments

Roof

General

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

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .
Pitch Low Medium Steep Flat
Roof #1 Type:
 Layers:
 Age:
 Location:
Roof #2 None
 Type:
 Layers:
 Age:
 Location:
Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .
Comments

Flashing

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

Valleys

N/A
Material Not Visible Galv/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
Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Comments

Roof

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor
Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor
Comments

Exterior

Chimney(s)

 None

Location(s)

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

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated

Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments

Gutters/Scuppers/Eavestrough

 None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: . Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

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

Condition Satisfactory Marginal Poor

Comments

Soffit

 None

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

Condition Satisfactory Marginal Poor

Comments

Fascia

 None

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

Condition Satisfactory Marginal Poor

Comments

Flashing

 None

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

Condition Satisfactory Marginal Poor

Comments

Exterior

Caulking

- None
- Condition** Satisfactory Marginal Poor
- Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments**

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
- Material** Wood Metal Vinyl Aluminum/Vinyl clad
- Screens** Torn Bent Not installed Satisfactory
- Comments**

Storms Windows

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

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

- Type** Not Visible Framed Masonry Other: .
- Condition** Not Visible Satisfactory Marginal Poor
- Comments**

Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Patio** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Comments**

Exterior A/C - Heat pump #1

- Unit #1** N/A
- Location:
- Brand:
- Model #:
- Serial #:
- Approximate Age:

Exterior

Exterior A/C - Heat pump #1 cont.

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

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

Level Yes No Recommend re-level unit

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

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Exterior A/C - Heat pump #2

Unit #2 N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

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

Level Yes No Recommend re-level unit

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

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

Comments

Garage/Carport

Type

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

Automatic Opener

None N/A
Operation Operable Inoperable
Comments

Safety Reverse

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

Roofing

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

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house
Comments

Siding

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

Trim

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

Floor

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

Sill Plates

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

Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Garage/Carport

Overhead Door(s) cont.

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

Condition None
 Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No
Reverse polarity Yes No
Open ground Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

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

Comments

Interior

Fireplace

 None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

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

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

 Not evaluated

Comments

Stairs/Steps/Balconies

 None

Condition Satisfactory Marginal Poor Loose/Missing

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

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

Comments

Smoke/Carbon Monoxide detectors

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

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

Comments

Attic/Structure/Framing/Insulation

 N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: .

Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

 Depth: Damaged Displaced Missing Compressed Recommend additional insulation

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

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

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

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

Electrical No apparent defects Open junction box(es) Handyman wiring

 Knob and tube covered with insulation Safety Hazard

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Dining Room

Dining 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 Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

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 Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Laundry Room

Laundry

- Laundry sink** N/A
Faucet leaks Yes No
Pipes leak Yes No Not Visible
Cross connections Yes No Potential Safety Hazard
Heat source present Yes No
Room vented Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes No Safety hazard
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
Comments

Bathroom

Bath

Location

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Room

Room

Location

Type

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Basement

Stairs

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

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments

Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommend evaluation

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 2x8 2x10 2x12 Engineered I-Type

Sagging/altered joists

Comments

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Crawl Space

Crawl space

 N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Vapor barrier present

Comments

Seismic bolts

 N/A None visible

Condition Appear satisfactory Recommened evaluation

Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Ventilation

 N/A

Location Wall vents Power vents None apparent

Condition Additional ventilation recommended Evidence of moisture damage

Comments

Girders/Beams/Columns

Material Steel Wood Masonry

Condition Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Joists

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type

 Sagging/Altered joists

Condition Satisfactory Marginal Poor

Comments

Subfloor

 Not Visible

Condition Indication of moisture stains/rotting

Comments

Insulation

 None

Crawl Space

Insulation cont.

Type Fiberglass Cellulose Rockwool Foam Not Visible

Location Walls Between floor joists Other: .

Comments

Vapor barrier

Present Yes No Not Visible Improperly installed

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal Poor

Comments

Plumbing

Water service

Main shut-off location

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

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
 Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

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

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

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General

Brand Name:

Serial #:

Capacity:

Approx. age:

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

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

Condition Satisfactory Marginal Poor

Comments

Plumbing

Water heater #2

N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

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

Condition Satisfactory Marginal Poor

Comments

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name:
Approx. age:
 Unknown Model #: Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
Brand name:
Approx. age:
 Unknown
Model #:
Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

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

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

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

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

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

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

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

System not operated due to N/A Exterior temperature Other: .

Comments

Boiler system

N/A

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

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

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

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

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

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

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

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location

Condition Satisfactory Poor

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

Adequate Clearance to Panel Yes No

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

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

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable

Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse

Panel not accessible Not evaluated

Reason:

Comments

Sub panel(s)

None apparent

Location(s)

Location 1:

Location 2:

Location 3:

Evaluation Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No

Neutral isolated: Yes No

Condition Satisfactory Marginal Poor

Comments

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

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

Operation Differential:

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

Not operated due to exterior temperature

Comments

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Recommend/Replace damaged/missing insulation

Condensate line/drain To exterior To pump Floor drain Other: .

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

Electric/Cooling System

Evaporator Coil Section Unit #2 cont.

Secondary condensate line/drain cont. Recommend technician evaluate

Operation Differential:

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

Not operated due to exterior temperature

Comments