

**GENERAL INFORMATION**

**CLIENT NAME:** Jack Smith  
**ADDRESS:** 1234 North Main St  
Anywhere, Oh 44444  
**HOME PHONE:** 444-444-4444  
**OFFICE PHONE:**  
**CELL PHONE:**

**INSPECTOR:** Troy Pitts  
**INSPECTION DATE:** 01/31/2013  
**START TIME:**  
**COMPLETION TIME:**  
**PARTICIPANTS:**  
**TYPE OF INSPECTION:** Standard  
**STYLE OF BUILDING:**  
Two Story  
**TYPE OF BUILDING:** Residential  
**AGE OF BUILDING:** 1900  
**SQUARE FOOTAGE:** 2654 Sq Ft  
**NO OF ROOMS:** 11  
**NO OF BATHROOMS:** 3  
**ARE UTILITIES ON?:** YES  
**WEATHER:**  
Cloudy  
16 degrees

**OWNER NAME:** JOHN DOE  
**ADDRESS:** 1234 NORTH MAIN  
ANYWHERE, OHIO 44444  
**COUNTY:** ANY

## ATTIC

We attempt to inspect any attic area that is assecceable, and that can be inspected safely and without restricted view. We look for signs of leaks, proper ventilation, improper venting of items such as clothes dryers or bathroom fans.

### ACCESS TO ATTIC

RATING: **ACCEPTABLE**

observation:

Scuttle Hole

### ELECTRICAL

RATING: **MARGINAL**

type:

COMMENTS: **Please see INSPECTION NOTE # 1**

### INSULATION

RATING: **NONE**

type:

### RAFTERS/JOISTS

RATING: **ACCEPTABLE**

type:

Stick-Built

2x6

16" on Center

Wood

### SHEATING

RATING: **MARGINAL**

type:

Solid Plank

COMMENTS: **Please see INSPECTION NOTE # 2**

### VENTILATION

RATING: **MARGINAL**

type:

COMMENTS: **Please see INSPECTION NOTE # 3**

### INSPECTION NOTES FOR ATTIC

#### NOTE # 1

OPEN JUNCTION BOX

#### NOTE # 2

MOLD NOTED

AREA IN NORTH ATTIC THAT NEEDS REPAIR---LIGHT CAN BE SEEN AND POSSIBE WATER INFILTRATION

#### NOTE # 3

NO VENTILATION NOTED

## BASEMENT

Basement and or crawlspaces are a haven for finding problems. Moisture problems are some of the more direct and should be addressed. Without moisture mold can not live, mold can produce, in some cases, health problems. Most mold can be gotten rid of by correcting the moisture problem, proper cleaning and good ventilation. If you are concerned, you may want to have a professional test the home or area for the type of mold and the cure for the problem. Other main problems are foundation related.

### CEILING

RATING: **ACCEPTABLE**

Type:

Unfinished

### ELECTRICAL

RATING: **MARGINAL**

Type:

Grounded

COMMENTS: **Please see INSPECTION NOTE # 1**

### FLOORS

RATING: **MARGINAL**

type:

Concrete

Dirt

COMMENTS: **Please see INSPECTION NOTE # 2**

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

w/ String

Wall Switch

### OBSERVATIONS

RATING: **MARGINAL**

Type:

Elevated Moisture

Inside Entrance

Outside Entrance

COMMENTS: **Please see INSPECTION NOTE # 3**

### PIERS

RATING: **ACCEPTABLE**

Type:

Block

Brick

### SUPPORT BEAMS

RATING: **ACCEPTABLE**

Type:

Wood

### VENTILATION

RATING: **MARGINAL**

Type:

Window

COMMENTS: **Please see INSPECTION NOTE # 4**

### WALLS

RATING: **MARGINAL**

Type:

Block

Brick

COMMENTS: **Please see INSPECTION NOTE # 5**

### WINDOWS

RATING: **MARGINAL**

Type:

Fixed

COMMENTS: **Please see INSPECTION NOTE # 6**

### **INSPECTION NOTES FOR BASEMENT**

**NOTE # 1**

NO COVER ON OUTLET BOX

**NOTE # 2**

DIRT IS VERY DAMP AND CONCRETE IS VERY BROKEN UP---CONSIDER MOISTURE BARRIER OF SOME SORT

**NOTE # 3**

A LOT OF MOISTURE NOTED ON THE NORTH WALL THIS WOULD BE THE AREA BETWEEN THE NORTH PORCH AND SOUTH WALL ----POSSIBLY POOR GUTTERS AND OUTSIDE DRAINAGE

**NOTE # 4**

ONE OR TO BROKEN WINDOWS

**NOTE # 5**

BRICK WALLS NEED TUCK POINTING AND SOUTH WALL IS UNLEVEL

**NOTE # 6**

COUPLE OF BROKEN

## BEDROOM 1

Bedrooms we like to look for the absence of safety related items, Smoke Detectors, the lack of egress, or apparent wire problems.

### LOCATION

RATING: **ACCEPTABLE**

Location:

Second Floor                       North

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### WINDOWS

RATING: **ACCEPTABLE**

Type:

Double Hung

### FLOORS

RATING: **MARGINAL**

Covering:

COMMENTS: **Please see INSPECTION NOTE # 1**

### ELECTRICAL

RATING: **MARGINAL**

Type:

Grounded                       Not Grounded

COMMENTS: **Please see INSPECTION NOTE # 2**

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### CLOSET

RATING: **MARGINAL**

Type:

Bi-Fold

COMMENTS:

### HEATING/AC

RATING: **MARGINAL**

Type:

Vents

COMMENTS: **Please see INSPECTION NOTE # 3**

### SMOKE/CO2 DETECTORS

RATING: **MARGINAL**

Detectors Available:

Smoke Detector

COMMENTS: **Please see INSPECTION NOTE # 4**

**CEILING FAN**

RATING: **ACCEPTABLE**

Type:

Lighted

**INSPECTION NOTES FOR BEDROOM 1**

**NOTE # 1**

UFINISHED

**NOTE # 2**

One or more receptacles are the older style and have no grounding capability, this will have no shock protection.

**NOTE # 3**

There is no return air located in this area

HEATER VENT IS IN CLOSET

ONE VENT FOR ROOM

**NOTE # 4**

The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

## BEDROOM 2

Bedrooms we like to look for the absence of safety related items, Smoke Detectors, the lack of egress, or apparent wire problems.

### LOCATION

RATING: **ACCEPTABLE**

Location:

Second Floor                       South

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### WINDOWS

RATING: **ACCEPTABLE**

Type:

Double Hung

### DOORS

RATING: **MARGINAL**

Construction/Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 1**

### FLOORS

RATING: **MARGINAL**

Covering:

COMMENTS: **Please see INSPECTION NOTE # 2**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### CLOSET

RATING: **MARGINAL**

Type:

Lighted                                       Bi-Fold

COMMENTS: **Please see INSPECTION NOTE # 3**

### HEATING/AC

RATING: **MARGINAL**

Type:

Vents

COMMENTS: **Please see INSPECTION NOTE # 4**

**SMOKE/CO2 DETECTORS**

RATING: **MARGINAL**

Detectors Available:

Smoke Detector

COMMENTS: **Please see INSPECTION NOTE # 5**

**CEILING FAN**

RATING: **ACCEPTABLE**

Type:

Lighted

**INSPECTION NOTES FOR BEDROOM 2**

**NOTE # 1**

NO LATCH

**NOTE # 2**

UNFINISHED

**NOTE # 3**

The light in the closet needs to have a globe or be change to an fluorescent light.

**NOTE # 4**

No air return in the room, this may make for a colder room in the winter months and a warmer room in the summer.

**NOTE # 5**

The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.



## BEDROOM 3

Bedrooms we like to look for the absence of safety related items, Smoke Detectors, the lack of egress, or apparent wire problems.

### LOCATION

Location:

First Floor

North

RATING: **ACCEPTABLE**

East

### WALLS

Construction:

Drywall

RATING: **ACCEPTABLE**

### CEILING

Construction:

Drywall

RATING: **ACCEPTABLE**

### WINDOWS

Type:

Double Hung

RATING: **ACCEPTABLE**

### DOORS

Construction/Type:

Wood

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 1**

### FLOORS

Covering:

COMMENTS: **Please see INSPECTION NOTE # 2**

RATING: **MARGINAL**

### ELECTRICAL

Type:

Grounded

RATING: **ACCEPTABLE**

### LIGHTING

Type:

Ceiling

RATING: **ACCEPTABLE**

### TRIM

Construction:

Wood

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 3**

### HEATING/AC

Type:

Vents

Return

RATING: **ACCEPTABLE**

### SMOKE/CO2 DETECTORS

Detectors Available:

Smoke Detector

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 4**

**CEILING FAN**

RATING: **ACCEPTABLE**

Type:

Lighted

**INSPECTION NOTES FOR BEDROOM 3**

**NOTE # 1**

NEEDS LATCH AND HANDLE

**NOTE # 2**

UNFINISHED

**NOTE # 3**

NOT COMPLETE

**NOTE # 4**

The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

## BEDROOM 4

Bedrooms we like to look for the absence of safety related items, Smoke Detectors, the lack of egress, or apparent wire problems.

### LOCATION

Location:

Second Floor

North

RATING: **ACCEPTABLE**

West

### WALLS

Construction:

Drywall

RATING: **ACCEPTABLE**

### CEILING

Construction:

Drywall

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 1**

### WINDOWS

Type:

Fixed

Casement

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 2**

### DOORS

Construction/Type:

RATING: **NONE**

### FLOORS

Covering:

Carpet

RATING: **ACCEPTABLE**

### ELECTRICAL

Type:

Grounded

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 3**

### LIGHTING

Type:

Ceiling

RATING: **ACCEPTABLE**

### TRIM

Construction:

Wood

RATING: **ACCEPTABLE**

### CLOSET

Type:

Walk-In

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 4**

### HEATING/AC

Type:

Vents

RATING: **ACCEPTABLE**

**SMOKE/CO2 DETECTORS**

RATING: **MARGINAL**

Detectors Available:

Smoke Detector

COMMENTS: **Please see INSPECTION NOTE # 5**

**CEILING FAN**

RATING: **ACCEPTABLE**

Type:

Lighted

**INSPECTION NOTES FOR BEDROOM 4**

**NOTE # 1**

CRACKED ALONG NORTH ROOF LINE

**NOTE # 2**

BROKE  
SILL NEEDS REPAIR  
WINDOW NEEDS REPLACE

**NOTE # 3**

OUTLET NEEDS INSTALLED CORRECTLY

**NOTE # 4**

NO DOOR AND FLOOR NOT FINISHED

**NOTE # 5**

The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

# BATHROOM 1

Bathrooms are areas we look for leaks, poor chalking, poor or no ventilation and the general state of repairs.

## LOCATION

Location:

Second Floor                       North

RATING: **ACCEPTABLE**

## WALLS

Construction:

Drywall

COMMENTS: **Please see INSPECTION NOTE # 1**

RATING: **MARGINAL**

## CEILING

Construction:

Drywall

RATING: **ACCEPTABLE**

## DOORS

Construction/Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 2**

RATING: **MARGINAL**

## FLOORS

Covering:

Tile

RATING: **ACCEPTABLE**

## ELECTRICAL

Type:

Grounded                       GFI

RATING: **ACCEPTABLE**

## LIGHTING

Type:

Wall                                       Ceiling

RATING: **ACCEPTABLE**

## TRIM

Construction:

Wood

RATING: **ACCEPTABLE**

## HEAT/AC

Type:

Vents

RATING: **ACCEPTABLE**

## COMMODE

Type:

Standard

RATING: **ACCEPTABLE**

## SINK

Type:

Built-In

RATING: **ACCEPTABLE**

**TUB SURROUND**

RATING: **ACCEPTABLE**

Type:

Wallboard

**TUB**

RATING: **ACCEPTABLE**

Type:

Cast Iron

**VENTILATION**

RATING: **ACCEPTABLE**

Type:

Ceiling

**INSPECTION NOTES FOR BATHROOM 1**

**NOTE # 1**

SEVERAL NAIL HEADS CAN BE SEEN THROUGH DRYWALL

**NOTE # 2**

BINDS

## BATHROOM 2

Bathrooms are areas we look for leaks, poor chalking, poor or no ventilation and the general state of repairs.

### LOCATION

Location:

Second Floor

RATING: **ACCEPTABLE**

### WALLS

Construction:

Drywall

RATING: **ACCEPTABLE**

### CEILING

Construction:

Drywall

RATING: **ACCEPTABLE**

### WINDOWS

Type:

Other\*

\*skylight

COMMENTS: **Please see INSPECTION NOTE # 1**

RATING: **MARGINAL**

### DOORS

Construction/Type:

Wood

RATING: **ACCEPTABLE**

### FLOORS

Covering:

Tile

COMMENTS: **Please see INSPECTION NOTE # 2**

RATING: **MARGINAL**

### ELECTRICAL

Type:

Grounded

No GFI

COMMENTS: **Please see INSPECTION NOTE # 3**

RATING: **MARGINAL**

### LIGHTING

Type:

Wall

Ceiling

RATING: **ACCEPTABLE**

### TRIM

Construction:

Wood

RATING: **ACCEPTABLE**

### HEAT/AC

Type:

Vents

RATING: **ACCEPTABLE**

**COMMODE**RATING: **ACCEPTABLE**

Type:

 Standard**SHOWER**RATING: **ACCEPTABLE**

Type:

 Fiberglass**SINK**RATING: **MARGINAL**

Type:

 PedestalCOMMENTS: **Please see INSPECTION NOTE # 4****TUB SURROUND**RATING: **ACCEPTABLE**

Type:

 Wallboard**VENTILATION**RATING: **ACCEPTABLE**

Type:

 Ceiling**INSPECTION NOTES FOR BATHROOM 2****NOTE # 1**

UNABLE TO OPEN POSSIBLY DO TO ICE

**NOTE # 2**

ONE BROKEN BY TOILET AND SOME GROUT NEEDED

**NOTE # 3**

All receptacles within 6 feet of sinks,tubs,showers,spa's or whirlpools must be a"GFCI" type, also any receptacle locate outside, in an unfinished basement, crawspace, garage, or a receptacle that is beening used for a whirlpool or spa, recommend a licensed electrician eveluate this further.

**NOTE # 4**

CAN NOT WORK DRAIN STOPER



## BATHROOM 3

Bathrooms are areas we look for leaks, poor chalking, poor or no ventilation and the general state of repairs.

### LOCATION

Location:

First Floor

North

RATING: **ACCEPTABLE**

### WALLS

Construction:

Drywall

Tile

RATING: **ACCEPTABLE**

### CEILING

Construction:

Drywall

RATING: **ACCEPTABLE**

### DOORS

Construction/Type:

Wood

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 1**

### FLOORS

Covering:

COMMENTS: **Please see INSPECTION NOTE # 2**

RATING: **MARGINAL**

### ELECTRICAL

Type:

Grounded

GFI

RATING: **ACCEPTABLE**

### LIGHTING

Type:

Wall

RATING: **ACCEPTABLE**

### TRIM

Construction:

Wood

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 3**

### COMMODE

Type:

Standard

RATING: **ACCEPTABLE**

### SINK

Type:

Built-In

RATING: **ACCEPTABLE**

## INSPECTION NOTES FOR BATHROOM 3

### NOTE # 1

NO PRIVACY LOCK

**NOTE # 2**

UNFINISHED

**NOTE # 3**

NOT COMPLETE

## DECK-PORCH

With decks and porches we look for structure problems. On older home it's generally has to do with the piers or support members.

### FOOTING

RATING: **MARGINAL**

Type:

Block

COMMENTS: **Please see INSPECTION NOTE # 1**

### FRAME

RATING: **MARGINAL**

Type:

Treated Decking

Untreated Decking

1x4 Decking

1x6 Decking

COMMENTS: **Please see INSPECTION NOTE # 2**

### RAILING

RATING: **MARGINAL**

Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 3**

### STAIRS

RATING: **MARGINAL**

Type:

Wood

Concrete

COMMENTS: **Please see INSPECTION NOTE # 4**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

GFI

### INSPECTION NOTES FOR DECK-PORCH

#### NOTE # 1

NOT LEVEL OR HOLDING ON SOUTH PORCH

#### NOTE # 2

FRONT AND NORTH PORCH HAS SOME WOOD THAT IS ROTTING  
SOUTH PORCH IS NOT SITTING ON SUPPORT BLOCK----IT MAY BE SUPPORTED BY SISTER CONCRETE CAP.

#### NOTE # 3

LOOSE ON DECK AND MISSING ON FRONT PORCH AND NORTH PORCH

#### NOTE # 4

MISSING HANDRAILS

### GENERAL COMMENTS FOR DECK-PORCH

SOUTH PORCH DOES NOT LOOK LEVEL WILL NEED SOME WORK---RECOMMEND TALKING TO CONTRACTOR FOR BEST REPAIR

## DINING ROOM

As with most interior rooms we are interest in the base overall structural details.

### LOCATION

RATING: **ACCEPTABLE**

Location:

First Floor

South

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### DOORS

RATING: **ACCEPTABLE**

Construction/Type:

Other\*

\*french doors

### FLOORS

RATING: **MARGINAL**

Covering:

Tile

COMMENTS: **Please see INSPECTION NOTE # 1**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### HEATING/AC

RATING: **ACCEPTABLE**

Type:

Vents

### CEILING FAN

RATING: **ACCEPTABLE**

Type:

Lighted

### INSPECTION NOTES FOR DINING ROOM

#### NOTE # 1

NEEDS GROUTED

## ELECTRICAL SERVICE

### BRANCH CIRCUITS

RATING: **ACCEPTABLE**

Type:

Cooper

Romex

### MAIN PANEL

RATING: **ACCEPTABLE**

Type:

200 Amp Service

### ELECTRICAL SERVICE

RATING: **ACCEPTABLE**

Type:

Overhead

120 VAC

### SUB PANEL A

RATING: **MARGINAL**

Type:

Breakers

100 Amp Service

COMMENTS: **Please see INSPECTION NOTE # 1**

### INSPECTION NOTES FOR ELECTRICAL SERVICE

#### NOTE # 1

ONE DOUBLE TAP

## EXTERIOR

Mother natures playground. The outside of most structure get a lot of abuse and wear. The most common problems are around the foundation, the slope of the land must fall away from the foundation or you are likely to have moisture problems inside, keep the vegetation from growing too close to the structure, make sure tree roots are away from the structure or any drainage pipes. As nice as shade is, in some cases, it can become an area of concern when it come to dampness, peeling paint, mold, moss, or rotting wood.

### COLUMNS

RATING: **MARGINAL**

Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 1**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

GFI

### ENTRY DOORS

RATING: **ACCEPTABLE**

Type:

Single

### FOUNDATION

RATING: **MARGINAL**

Type:

Brick

COMMENTS: **Please see INSPECTION NOTE # 2**

### HAND RAILS

RATING: **HAND RAIL ON DECK IS LOOSE AND NEEDS MAINTNEANCE[\*]FRONT PORCH HAS NO RAIL AND NORTH PORCH HAS NO HAND RAIL**

Type:

COMMENTS: **Please see INSPECTION NOTE # 3**

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Porch

Patio

### SIDING

RATING: **MARGINAL**

Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 4**

### SOFFIT

RATING: **MARGINAL**

Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 5**

### TRIM

RATING: **MARGINAL**

Type:

Wood

COMMENTS: **Please see INSPECTION NOTE # 6**

**WINDOWS**RATING: **ACCEPTABLE**

Type:

 Double Hung**INSPECTION NOTES FOR EXTERIOR****NOTE # 1**

NEEDS TLC---MINOR PAINTING

**NOTE # 2**

NEEDS TUCK POINTING IN NUMEROUS AREAS. FEW BICKS ARE MISSING AS WELL

**NOTE # 3**HAND RAIL ON DECK IS LOOSE AND NEEDS MAINTANCE  
FRONT PORCH HAS NO RAIL AND NORTH PORCH HAS NO HAND RAIL**NOTE # 4**PEELING PAINT IN SEVERAL AREAS-----  
SEVERAL AREAS OF ROTTING WOOD---WESTPORCH  
INCOMPLETE TRIM ON SLIDING DOOR  
AREA ABOVE PATIO DOOR HAS EXPOSED AREA LEADING BEHIND FACIA.  
COUPLE OF AREAS WHERE VISIBLE FACIA BOARDS ARE ROTTING BEHIND GUTTERS  
SEE ATTACHED PICTURESAREA OF SIDING BETWEEN NORTH PORCH AND HOME NEEDS WORK APPEARS TO HAVE WATER DAMAGE FROM  
RAIN SPLASH**NOTE # 5**

SEE COMMENTS FOR SIDING

**NOTE # 6**

SEE COMMENTS FOR SIDING

## FAMILY ROOM

General overall maintance.

### LOCATION

Location:

First Floor

South

East

RATING: **ACCEPTABLE**

### WALLS

Construction:

Drywall

RATING: **ACCEPTABLE**

### CEILING

Construction:

Drywall

RATING: **ACCEPTABLE**

### WINDOWS

Type:

Double Hung

RATING: **ACCEPTABLE**

### FLOORS

Covering:

Wood

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 1**

### ELECTRICAL

Type:

Grounded

RATING: **ACCEPTABLE**

### LIGHTING

Type:

Ceiling

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 2**

### TRIM

Construction:

Wood

RATING: **ACCEPTABLE**

### HEAT/AC

Type:

Vents

RATING: **ACCEPTABLE**

### FIREPLACE

Type:

Insert

Damper

Tile Hearth

RATING: **MARGINAL**

COMMENTS: **Please see INSPECTION NOTE # 3**

### INSPECTION NOTES FOR FAMILY ROOM



**NOTE # 1**

UNFINISHED

**NOTE # 2**

THREE WAY SWITCH IS NOT WORKING PROPERLY

**NOTE # 3**

RECOMMEND HAVING FIREPLACE AND CHIMNEY INSPECTED PRIOR TO NORMAL USE

## GROUNDS

Here we look for problems with the sidewalks, driveways and basically the area around the outside of the structure.

### CONDITIONS

RATING: **NOT VISIBLE**

Observations:

Snow

COMMENTS: **Please see INSPECTION NOTE # 1**

### DRAINAGE

RATING: **MARGINAL**

Observations:

Near Level

COMMENTS: **Please see INSPECTION NOTE # 2**

### DRIVEWAY

RATING: **MARGINAL**

Type:

Gravel

COMMENTS: **Please see INSPECTION NOTE # 3**

### STOOPS/STEPS

RATING: **MARGINAL**

Type:

Concrete

Wood

COMMENTS: **Please see INSPECTION NOTE # 4**

### TREES/BUSHES

RATING: **MARGINAL**

Observations:

Overgrown

COMMENTS: **Please see INSPECTION NOTE # 5**

### SIDEWALK

RATING: **MARGINAL**

Type:

Concrete

COMMENTS: **Please see INSPECTION NOTE # 6**

## INSPECTION NOTES FOR GROUNDS

#### NOTE # 1

NOT COMPLETELY VISIBLE DO TO SNOW COVER

#### NOTE # 2

The ground needs to be sloped away from the structure, this way the water will be diverted away.

#### NOTE # 3

WILL NEED ADDITIONAL GRAVEL IN NEAR FUTURE MAY BE COMMON DRIVE WITH NORTH NEIGHBOR-----NOT COMPLETELY VISIBLE DO TO SNOW COVER

#### NOTE # 4

Handrail should be installed on any step location, at has more than 2 steps.---FRONT STEPS AS WELL AS STEPS TO DECK

#### NOTE # 5

Trees and bushes need to be trimmed around the house to allow proper air movement.

#### NOTE # 6

CRACKED -----SEAL AND MONITOR

PRETTY GOOD LOW SPOT BY SIDEWALK GOING TO NORTH PORCH

# HALLWAY 1

Internal problems, walls, floors and ceilings.

## LOCATION

RATING: **ACCEPTABLE**

Location:

First Floor

## WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

## CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

## DOORS

RATING: **ACCEPTABLE**

Construction/Type:

Metal

## FLOORS

RATING: **MARGINAL**

Covering:

Wood

COMMENTS: **Please see INSPECTION NOTE # 1**

## LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

## TRIM

RATING: **MARGINAL**

Construction:

Wood  Vinyl

COMMENTS: **Please see INSPECTION NOTE # 2**

## HEATING/AC

RATING: **ACCEPTABLE**

Type:

Vents  Return

## SMOKE/CO2 DETECTORS

RATING: **MARGINAL**

Detectors Available:

Smoke Detector  CO2 Detector

COMMENTS: **Please see INSPECTION NOTE # 3**

### INSPECTION NOTES FOR HALLWAY 1

#### NOTE # 1

FLOOR HAS SLIGHT SAG----100 YEAR OLD HOUSE

#### NOTE # 2

NOT COMPLETE---MISSING ON WEST DOOR

#### NOTE # 3

FIRE WORKS--- CO IS NOT WORKING

## HALLWAY 2

Internal problems, walls, floors and ceilings.

### LOCATION

RATING: **ACCEPTABLE**

Location:

Second Floor

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### WINDOWS

RATING: **ACCEPTABLE**

Type:

Double Hung

### FLOORS

RATING: **MARGINAL**

Covering:

Wood

COMMENTS: **Please see INSPECTION NOTE # 1**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### HEATING/AC

RATING: **ACCEPTABLE**

Type:

Vents

### STAIRWAY

RATING: **ACCEPTABLE**

Type:

Hand Rail

Wood Tread

Spindles

Other\*

### INSPECTION NOTES FOR HALLWAY 2

#### NOTE # 1

PARTIALLY UNFINISHED

## HALLWAY 3

Internal problems, walls, floors and ceilings.

### LOCATION

RATING: **ACCEPTABLE**

Location:

Second Floor                       North

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### FLOORS

RATING: **ACCEPTABLE**

Covering:

Carpet

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### SMOKE/CO2 DETECTORS

RATING: **MARGINAL**

Detectors Available:

Smoke Detector

COMMENTS: **Please see INSPECTION NOTE # 1**

### STAIRWAY

RATING: **MARGINAL**

Type:

Hand Rail                       Wood Tread                       Covered Tread

COMMENTS: **Please see INSPECTION NOTE # 2**

## INSPECTION NOTES FOR HALLWAY 3

### NOTE # 1

The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

### NOTE # 2

HANDRAIL DOES NOT GO ALL THE WAY TO TOP OF STEPS

## HVAC SERVICE

We are looking at the overall apparent condition of your heating and air conditioning systems. The big problem here is what may be working fine today may be broken tomorrow. These systems need to be checked out thoroughly by a professional in that field each and every season prior to use.

### AIR CONDITIONER

RATING: **MARGINAL**

Type:

COMMENTS: **Please see INSPECTION NOTE # 1**

### DUCTWORK

RATING: **ACCEPTABLE**

Type:

Rigid Metal                       Plastic Flex

### FILTER

RATING: **ACCEPTABLE**

Type/Location:

Disposable

### FLUE

RATING: **ACCEPTABLE**

Type:

Rigid Metal

### FUEL/POWER

RATING: **ACCEPTABLE**

Type:

Natural Gas

### HEATING SYSTEM

RATING: **MARGINAL**

Type:

Forced Air Heat Pump

COMMENTS: **Please see INSPECTION NOTE # 2**

### THERMOSTAT

RATING: **ACCEPTABLE**

Type:

Manual

### INSPECTION NOTES FOR HVAC SERVICE

#### NOTE # 1

NOT CHECKED---TO COLD

#### NOTE # 2

RECOMMEND HAVING SYSTEM CHECKED FOR BALANCE AS WELL AS PROPER FUNCTION---COLD PARTS TO HOME

### GENERAL COMMENTS FOR HVAC SERVICE

Heating system  
 Manufacturer -----ARMSTRONG  
 Model # -----G1D93AU090D16C-A  
 Serial #-----8403B10901

Estimated Age -----2003

AC system



Manufacturer -----AC COVERED UP

Model # -----

Serial #-----

Size -----

Estimated Age -----

IT IS RECOMMENDED TO HAVE THE HVAC SYSTEM CHECKED BY A CERTIFIED HVAC TECH PRIOR TO NORMAL USE

## KITCHEN

In the kitchen area we treat it like any other room in the house, we normally do not inspect kitchen appliances because they are what we call a "Disposalable item"not general a part of the real estate.

### LOCATION

RATING: **ACCEPTABLE**

Location:

 First Floor West

### WALLS

RATING: **ACCEPTABLE**

Construction:

 Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

 Drywall

### DOORS

RATING: **ACCEPTABLE**

Construction/Type:

 Wood

### FLOORS

RATING: **ACCEPTABLE**

Covering:

 Tile

### ELECTRICAL

RATING: **MARGINAL**

Type:

 Grounded No GFICOMMENTS: **Please see INSPECTION NOTE # 1**

### LIGHTING

RATING: **ACCEPTABLE**

Type:

 Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

 Wood

### SINK

RATING: **ACCEPTABLE**

Type:

 Stainless

### COUNTERS

RATING: **ACCEPTABLE**

Construction:

 Laminated

### CABINETS

RATING: **ACCEPTABLE**

Construction:

 Wood/Veneer

**EXHAUST FAN**

RATING: **ACCEPTABLE**

Type:

Ventless

**INSPECTION NOTES FOR KITCHEN**

**NOTE # 1**

All receptacles within 6 feet of sinks,tubs,showers,spa's or whirlpools must be a"GFCI" type, also any receptacle locate outside, in an unfinished basement, crawspace, garage, or a receptacle that is beeing used for a whirlpool or spa, recommend a licensed electrician eveluate this further.

**GENERAL COMMENTS FOR KITCHEN**

Excessive water pressure can lead to leaking valves and faucets, low water pressure can become a nuisance and safety issue.

High pressure over -----80psi  
Normal pressure -----40 to 60psi  
Low pressure ----- less than 40psi

Pure pressure -----70PSI  
Additional valve turned on-----64PSI

## LIVING ROOM

General overview of the room, from ceiling to the floor, from the walls to the doors and most items in between.

### LOCATION

RATING: **ACCEPTABLE**

Location:

First Floor

North

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **MARGINAL**

Construction:

Drywall

COMMENTS: **Please see INSPECTION NOTE # 1**

### WINDOWS

RATING: **ACCEPTABLE**

Type:

Double Hung

### DOORS

RATING: **MARGINAL**

Construction/Type:

Metal

COMMENTS: **Please see INSPECTION NOTE # 2**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### CLOSET

RATING: **ACCEPTABLE**

Type:

Shelves

### HEATING/AC

RATING: **MARGINAL**

Type:

Vents

Return

COMMENTS: **Please see INSPECTION NOTE # 3**

### CEILING FAN

RATING: **ACCEPTABLE**

Type:

Lighted

## INSPECTION NOTES FOR LIVING ROOM

**NOTE # 1**

SMALL WATER STAIN BY KITCHEN ENTRANCE

**NOTE # 2**

DOOR DOES NOT SHUT ALL THE WAY---DOOR STOP INSTALLED WRONG

**NOTE # 3**

NOT GETTING MUCH HEAT----NORTH EAST RUN DISCONNECTED AND THERMOSTAT IS IN FRONT OF HOUSE---  
RECOMMEND HAVING HVAC TECH COME OUT GO OVER FURNACE AND EVALUATE THE HVAC SYSTEM

## PLUMBING SERVICE

Special attention is give to the water heater, trying to estimate the age, looking for rust or other signs of aging.

### WATER DISTRIBUTION LINES

RATING: **ACCEPTABLE**

Type:

Cooper

CPVC

### GAS LINE

RATING: **ACCEPTABLE**

Type:

Black Pipe

### WATER SUPPLY LINES

RATING: **ACCEPTABLE**

Type:

Cooper

### WATER SUPPLY

RATING: **ACCEPTABLE**

Type:

Public

### WASTE / SEWER

RATING: **MARGINAL**

Type:

Public

COMMENTS: **Please see INSPECTION NOTE # 1**

### WATER HEATER

RATING: **ACCEPTABLE**

Type:

Natural Gas

### INSPECTION NOTES FOR PLUMBING SERVICE

#### NOTE # 1

DISCHARGE LINE HAS A HOLE IN IT COVERED WITH DUCT TAP AND GORILLA TAPE

### GENERAL COMMENTS FOR PLUMBING SERVICE

Water Heater system  
 Manufacturer -----ENVIROTEMP  
 Model # -----G1F4033S3NV  
 Serial #-----0246103172  
 Size -----40

Estimated Age -----2002

## ROOF

The roof presents a couple of challenges. First do we or do we NOT go on it? If the weather is against us, if we feel it may be unsafe for us or if we feel we may damage the roof in any way we wont take the chance. When this happens we will either use a ladder or binoculars. The life of a roof is governed by several factors, type of material used, ventilation in the attic, direction it is facing and how it was installed.

### CHIMNEY

RATING: **MARGINAL**

Observations:

Rain Cap                       Spark Arrestor

COMMENTS: **Please see INSPECTION NOTE # 1**

### DMV PIPE

RATING: **ACCEPTABLE**

Type:

PVC

### FLASHING

RATING: **MARGINAL**

Type:

Chimney

COMMENTS: **Please see INSPECTION NOTE # 2**

### GUTTERS

RATING: **MARGINAL**

Type:

Aluminum

COMMENTS: **Please see INSPECTION NOTE # 3**

### ROOFING MATERIAL

RATING: **MARGINAL**

Type:

Shingles                       Other\*

\*slate

COMMENTS: **Please see INSPECTION NOTE # 4**

### STYLE

RATING: **ACCEPTABLE**

Description:

Gable

### VENTILATION

RATING: **MARGINAL**

Type:

Normal

COMMENTS: **Please see INSPECTION NOTE # 5**

### ROOF INSPECTED:

RATING: **ACCEPTABLE**

Description:

Ladder

## INSPECTION NOTES FOR ROOF

### NOTE # 1

ALL THREE CHIMNEYS NEED WORK--

MAIN HAS BRICK DETERIORATING, WEST NEEDS TUCK POINTING, AND NORTH CHIMNEY NEEDS TUCK POINTING AS

WELL HAS LARGE CRACK HALFWAY DOWN--SEE ATTACHED PICTURES

RECOMMEND HAVING CHECKED BY KNOWLEDGEABLE PERSON FOR BEST REPAIR ON ALL

**NOTE # 2**

NEEDS REPAIR BY MAIN SLATE ROOF CHIMNEY

**NOTE # 3**

ALL NEED WORK MOST ARE NOT SLOPED TO DOWN SPOUTS AND MOST DOWNSPOUTS NEED WORK AS WELL

**NOTE # 4**

NOT COMPLETELY VISIBLE DO TO SNOW COVER

AREA ON WEST SLATE ROOF HAS SLATE FALLING OUT THAT NEEDS REPAIR

**NOTE # 5**

MAIN SLATE ROOF HAS NONE VISIBLE



## ROOM 1

General overview

### LOCATION

RATING: **ACCEPTABLE**

Location:

First Floor

South

West

### WALLS

RATING: **MARGINAL**

Construction:

Drywall

COMMENTS: **Please see INSPECTION NOTE # 1**

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### FLOORS

RATING: **MARGINAL**

Covering:

Wood

COMMENTS: **Please see INSPECTION NOTE # 2**

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### HEATING/AC

RATING: **ACCEPTABLE**

Type:

Vents

Return

### INSPECTION NOTES FOR ROOM 1

#### NOTE # 1

CRACK ON WEST WALL--NORTH SIDE OF DOOR

#### NOTE # 2

UNFINISHED

### GENERAL COMMENTS FOR ROOM 1

THIS IS THE STUDY

## ROOM 2

General overview

### LOCATION

RATING: **ACCEPTABLE**

Location:

First Floor

North

### WALLS

RATING: **ACCEPTABLE**

Construction:

Drywall

### CEILING

RATING: **ACCEPTABLE**

Construction:

Drywall

### DOORS

RATING: **MARGINAL**

Construction/Type:

Metal

COMMENTS: **Please see INSPECTION NOTE # 1**

### FLOORS

RATING: **ACCEPTABLE**

Covering:

Vinyl

### ELECTRICAL

RATING: **ACCEPTABLE**

Type:

Grounded

GFI

### LIGHTING

RATING: **ACCEPTABLE**

Type:

Ceiling

### TRIM

RATING: **ACCEPTABLE**

Construction:

Wood

### HEATING/AC

RATING: **MARGINAL**

Type:

Vents

COMMENTS: **Please see INSPECTION NOTE # 2**

### SMOKE/CO2 DETECTORS

RATING: **MARGINAL**

Detectors Available:

Smoke Detector

COMMENTS: **Please see INSPECTION NOTE # 3**

## INSPECTION NOTES FOR ROOM 2

### NOTE # 1

DOOR JAM NEEDS TLC

**NOTE # 2**

THIS IS THE KITCHENETTE---RETURN AIR NOT NEEDED

**NOTE # 3**

The smoke detector does not work.

**GENERAL COMMENTS FOR ROOM 2**

THIS IS THE KITCHENETTE

## SUMMARY REPORT

The summary report is a compilation of all inspection notes included in the attached detailed inspection report. This summary report **SHOULD NOT** be considered a substitute for the attached full inspection report.

### ATTIC

- ELECTRICAL** - OPEN JUNCTION BOX
- SHEATING** - MOLD NOTED

AREA IN NORTH ATTIC THAT NEEDS REPAIR---LIGHT CAN BE SEEN AND POSSIBLE WATER INFILTRATION

- VENTILATION** - NO VENTILATION NOTED

### BASEMENT

- ELECTRICAL** - NO COVER ON OUTLET BOX
- FLOORS** - DIRT IS VERY DAMP AND CONCRETE IS VERY BROKEN UP---CONSIDER MOISTURE BARRIER OF SOME SORT
- OBSERVATIONS** - A LOT OF MOISTURE NOTED ON THE NORTH WALL THIS WOULD BE THE AREA BETWEEN THE NORTH PORCH AND SOUTH WALL ----POSSIBLY POOR GUTTERS AND OUTSIDE DRAINAGE
- VENTILATION** - ONE OR TO BROKEN WINDOWS
- WALLS** - BRICK WALLS NEED TUCK POINTING AND SOUTH WALL IS UNLEVEL
- WINDOWS** - COUPLE OF BROKEN

### BEDROOM 1

- FLOORS** - UFINISHED
- ELECTRICAL** - One or more receptacles are the older style and have no grounding capability, this will have no shock protection.
- HEATING/AC** - Their is no return air located in this area

HEATER VENT IS IN CLOSET  
ONE VENT FOR ROOM

- SMOKE/CO2 DETECTORS** - The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

### BEDROOM 2

- DOORS** - NO LATCH
- FLOORS** - UNFINISHED
- CLOSET** - The light in the closet needs to have a globe or be change to an fluorescent light.

- HEATING/AC** - No air return in the room, this may make for a colder room in the winter months and a warmer room in the summer.

- SMOKE/CO2 DETECTORS** - The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

### BEDROOM 3

- DOORS** - NEEDS LATCH AND HANDLE
- FLOORS** - UNFINISHED
- TRIM** - NOT COMPLETE
- SMOKE/CO2 DETECTORS** - The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

**BEDROOM 4**

- CEILING** - CRACKED ALONG NORTH ROOF LINE
- WINDOWS** - BROKE  
SILL NEEDS REPAIR  
WINDOW NEEDS REPLACE
- ELECTRICAL** - OUTLET NEEDS INSTALLED CORRECTLY
- CLOSET** - NO DOOR AND FLOOR NOT FINISHED
- SMOKE/CO2 DETECTORS** - The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

**BATHROOM 1**

- WALLS** - SEVERAL NAIL HEADS CAN BE SEEN THROUGH DRYWALL
- DOORS** - BINDS

**BATHROOM 2**

- WINDOWS** - UNABLE TO OPEN POSSIBLY DO TO ICE
- FLOORS** - ONE BROKEN BY TOILET AND SOME GROUT NEEDED
- ELECTRIC** - All receptacles within 6 feet of sinks,tubs,showers,spa's or whirlpools must be a"GFCI" type, also any receptacle locate outside, in an unfinished basement, crawspace, garage, or a receptacle that is beening used for a whirlpool or spa, recommend a licensed electrician eveluate this further.

- SINK** - CAN NOT WORK DRAIN STOPER

**BATHROOM 3**

- DOORS** - NO PRIVACY LOCK
- FLOORS** - UNFINISHED
- TRIM** - NOT COMPLETE

**DECK-PORCH**

- FOOTING** - NOT LEVEL OR HOLDING ON SOUTH PORCH
- FRAME** - FRONT AND NORTH PORCH HAS SOME WOOD THAT IS ROTTING  
SOUTH PORCH IS NOT SITTING ON SUPPORT BLOCK----IT MAY BE SUPPORTED BY SISTERN CONCRETE CAP.
- RAILING** - LOOSE ON DECK AND MISSING ON FRONT PORCH AND NORTH PORCH
- STAIRS** - MISSING HANDRAILS
- GENERAL COMMENTS** - SOUTH PORCH DOES NOT LOOK LEVEL WILL NEED SOME WORK---RECOMMEND TALKING TO CONTRACTOR FOR BEST REPAIR

**DINING ROOM**

- FLOORS** - NEEDS GROUTED

**ELECTRICAL SERVICE**

- SUB PANEL A** - ONE DOUBLE TAP

**EXTERIOR**

- COLUMNS** - NEEDS TLC---MINOR PAINTING
- FOUNDATION** - NEEDS TUCK POINTING IN NUMEROUS AREAS. FEW BICKS ARE MISSING AS WELL

**HAND RAILS** - HAND RAIL ON DECK IS LOOSE AND NEEDS MAINTENANCE  
FRONT PORCH HAS NO RAIL AND NORTH PORCH HAS NO HAND RAIL

**SIDING** - PEELING PAINT IN SEVERAL AREAS-----  
SEVERAL AREAS OF ROTTING WOOD---WESTPORCH  
INCOMPLETE TRIM ON SLIDING DOOR  
AREA ABOVE PATIO DOOR HAS EXPOSED AREA LEADING BEHIND FACIA.  
COUPLE OF AREAS WHERE VISIBLE FACIA BOARDS ARE ROTTING BEHIND GUTTERS  
SEE ATTACHED PICTURES

AREA OF SIDING BETWEEN NORTH PORCH AND HOME NEEDS WORK APPEARS TO HAVE WATER DAMAGE FROM RAIN SPLASH

**SOFFIT** - SEE COMMENTS FOR SIDING

**TRIM** - SEE COMMENTS FOR SIDING

## **FAMILY ROOM**

**FLOORS** - UNFINISHED

**LIGHTING** - THREE WAY SWITCH IS NOT WORKING PROPERLY

**FIREPLACE** - RECOMMEND HAVING FIREPLACE AND CHIMNEY INSPECTED PRIOR TO NORMAL USE

## **GROUNDS**

**CONDITIONS** - NOT COMPLETELY VISIBLE DO TO SNOW COVER

**DRAINAGE** - The ground needs to be sloped away from the structure, this way the water will be diverted away.

**DRIVEWAY** - WILL NEED ADDITIONAL GRAVEL IN NEAR FUTURE MAY BE COMMON DRIVE WITH NORTH NEIGHBOR--  
---NOT COMPLETELY VISIBLE DO TO SNOW COVER

**STOOPS/STEPS** - Handrail should be installed on any step location, at has more than 2 steps.---FRONT STEPS AS WELL AS STEPS TO DECK

**TREES/BUSHES** - Trees and bushes need to be trimmed around the house to allow proper air movement.

**SIDEWALK** - CRACKED -----SEAL AND MONITOR

PRETTY GOOD LOW SPOT BY SIDEWALK GOING TO NORTH PORCH

## **HALLWAY 1**

**FLOORS** - FLOOR HAS SLIGHT SAG----100 YEAR OLD HOUSE

**TRIM** - NOT COMPLETE---MISSING ON WEST DOOR

**SMOKE/CO2 DETECTORS** - FIRE WORKS--- CO IS NOT WORKING

## **HALLWAY 2**

**FLOORS** - PARTIALLY UNFINISHED

## **HALLWAY 3**

**SMOKE/CO2 DETECTORS** - The area does not have a smoke detector, it is now suggested to have a smoke detector on each level of the home, also one in each bedroom.

**STAIRWAY** - HANDRAIL DOES NOT GO ALL THE WAY TO TOP OF STEPS

## **HVAC SERVICE**

**AIR CONDITIONER** - NOT CHECKED---TO COLD

**HEATING SYSTEM** - RECOMMEND HAVING SYSTEM CHECKED FOR BALANCE AS WELL AS PROPER FUNCTION---  
COLD PARTS TO HOME

**GENERAL COMMENTS** - Heating system  
Manufacturer -----ARMSTRONG

Model # -----G1D93AU090D16C-A  
 Serial #-----8403B10901

Estimated Age -----2003

AC system  
 Manufacturer -----AC COVERED UP  
 Model # -----  
 Serial #-----  
 Size -----

Estimated Age -----

IT IS RECOMMENDED TO HAVE THE HVAC SYSTEM CHECKED BY A CERTIFIED HVAC TECH PRIOR TO NORMAL USE

## KITCHEN

**ELECTRIC** - All receptacles within 6 feet of sinks,tubs,showers,spa's or whirlpools must be a"GFCI" type, also any receptacle locate outside, in an unfinished basement, crawspace, garage, or a receptacle that is beening used for a whirlpool or spa, recommend a licensed electrician eveluate this further.

**GENERAL COMMENTS** - Excessive water pressure can lead to leaking valves and faucets, low water pressure can become a nuisance and safety issue.

High pressure over -----80psi  
 Normal pressure -----40 to 60psi  
 Low pressure ----- less than 40psi

Pure pressure -----70PSI  
 Additional valve turned on-----64PSI

## LIVING ROOM

**CEILING** - SMALL WATER STAIN BY KITCHEN ENTRANCE

**DOORS** - DOOR DOES NOT SHUT ALL THE WAY---DOOR STOP INSTALLED WRONG

**HEATING/AC** - NOT GETTING MUCH HEAT----NORTH EAST RUN DISCONNECTED AND THERMOSTAT IS IN FRONT OF HOUSE---RECOMMEND HAVING HVAC TECH COME OUT GO OVER FURNACE AND EVALUATE THE HVAC SYSTEM

## PLUMBING SERVICE

**WASTE / SEWER** - DISCHARGE LINE HAS A HOLE IN IT COVERED WITH DUCT TAP AND GORILLA TAPE

**GENERAL COMMENTS** - Water Heater system  
 Manufacturer -----ENVIROTEMP  
 Model # -----G1F4033S3NV  
 Serial #-----0246103172  
 Size -----40

Estimated Age -----2002

## ROOF

**CHIMNEY** - ALL THREE CHIMNEYS NEED WORK--

MAIN HAS BRICK DETERIORATING, WEST NEEDS TUCK POINTING, AND NORTH CHIMNEY NEEDS TUCK POINTING AS WELL HAS LARGE CRACK HALFWAY DOWN--SEE ATTACHED PICTURES

RECOMMEND HAVING CHECKED BY KNOWLEDGEABLE PERSON FOR BEST REPAIR ON ALL

**FLASHING** - NEEDS REPAIR BY MAIN SLATE ROOF CHIMNEY

**GUTTERS** - ALL NEED WORK MOST ARE NOT SLOPED TO DOWN SPOUTS AND MOST DOWNSPOUTS NEED WORK AS WELL

**ROOFING MATERIAL** - NOT COMPLETELY VISIBLE DO TO SNOW COVER

AREA ON WEST SLATE ROOF HAS SLATE FALLING OUT THAT NEEDS REPAIR

**VENTILATION** - MAIN SLATE ROOF HAS NONE VISIBLE

### **ROOM 1**

**WALLS** - CRACK ON WEST WALL--NORTH SIDE OF DOOR

**FLOORS** - UNFINISHED

**GENERAL COMMENTS** - THIS IS THE STUDY

### **ROOM 2**

**DOORS** - DOOR JAM NEEDS TLC

**HEATING/AC** - THIS IS THE KITCHENETTE---RETURN AIR NOT NEEDED

**SMOKE/CO2 DETECTORS** - The smoke detector does not work.

**GENERAL COMMENTS** - THIS IS THE KITCHENETTE



## TABLE of CONTENTS

<u>AREA</u>	<u>SECTION</u>
GENERAL INFORMATION	1
ATTIC	2
BASEMENT	3
BEDROOM 1	4
BEDROOM 2	5
BEDROOM 3	6
BEDROOM 4	7
BATHROOM 1	8
BATHROOM 2	9
BATHROOM 3	10
DECK-PORCH	11
DINING ROOM	12
ELECTRICAL SERVICE	13
EXTERIOR	14
FAMILY ROOM	15
GROUNDS	16
HALLWAY 1	17
HALLWAY 2	18
HALLWAY 3	19
HVAC SERVICE	20
KITCHEN	21
LIVING ROOM	22
PLUMBING SERVICE	23
ROOF	24
ROOM 1	25
ROOM 2	26
SUMMARY	27



