



Home Inspection Report



1542 Your Street, Your Town, MD 21701

Inspection Date:

Monday November 4, 2019

Prepared For:

Any Buyer

Prepared By:

ALL YOURS HOME INSPECTION LLC
494 Windemere Dr.
Aberdeen, MD 21001
443-601-9715
ALLYOURSINSPECTIONS@GMAIL.com

Report Number:

2019-21

Inspector:

Robert Baxendell

License/Certification #:

MD--33603

Inspector Signature:



Report Overview

Scope of Inspection

Townhouse. Three finished levels, with a detached garage located in common HOA area.

Main Entrance Faces

Assumed North

State of Occupancy

Occupied

Weather Conditions

Cloudy, 60 degrees.

Recent Rain

No.

Ground Cover

Grass / concrete /pavers / coinage with mulch at front

Approximate Age

36 years

Report Summary

Items Not Operating

One front hose bib not functioning. May have been turned off, but could not locate shut off.

Major Concerns

Roof: Shows evidence of leakage on Southwest side. This carries through to Underlayment sheathing visible in attic and interior ceiling visible in MASTER bedroom. Recommend further review by a qualified contractor.

Potential Safety Hazards

Missing GFCI circuitry in kitchen and other water areas. Missing flashing / sealing of ledger board on deck. This could result in long term water penetration.

Deferred Cost Items

Water heater , 10 years old and well into its life expectancy. Showing rust at bottom of tank. Appliances are dated and may need replacement within near future.

Improvement Items

Items To Monitor

Heat pump, though it's manufacturing date is 2015, was not performing well at the time of the inspection with a differential of less than 10 degrees. However; this may have been affected by the ambient temperature. Recommend monitoring its performance and consider evaluation by a qualified professional upon seasonal start up.

Receipt/Invoice

ALL YOURS HOME INSPECTION LLC
494 Windemere Dr.
Aberdeen, MD 21001
443-601-9715

Date: Nov 4, 2019

Inspected By: Robert Baxendell

Property Address
1542 Your Street
Your Town, MD 21701

Inspection Number: 2019-21

Payment Method: Credit Card

Client: Any Buyer

Inspection	Fee
Home Inspection	\$0.00

Total	\$0.00
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Grounds

Service Walks

☐ None ☐ Not Visible

Material

☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Photos



Driveway/Parking

☐ None ☐ Not Visible

Material

☐ Concrete ☒ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

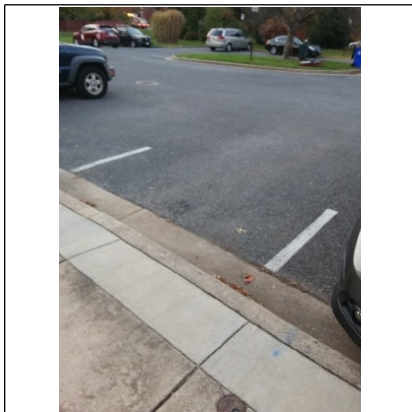
Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments

Common area with 2 assigned spots.

Photos



Porch

☐ None ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier

☒ Concrete ☐ Wood Other: .

Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Photos

Grounds



Stoops/Steps

☐ None

Material

☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Photos



Patio

☐ None

Material

☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: Pavers

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Rear lower patio consists of pavers and blocks. Normal settling has occurred. The area is complicated by a failing down spout and a negative grade from common area at the back of the property. Suggest review with HOA on this matter. See photo.

Photos

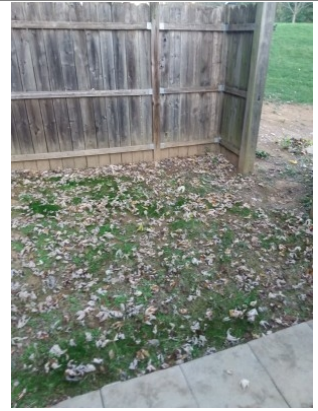
Grounds



Patio seems settled due to water runoff from down spout in top right of photo. The extension on this down spout needs reattached.



Evidence of pooling which is backing into property.



Deck/Balcony

☐ None ☐ Not Visible

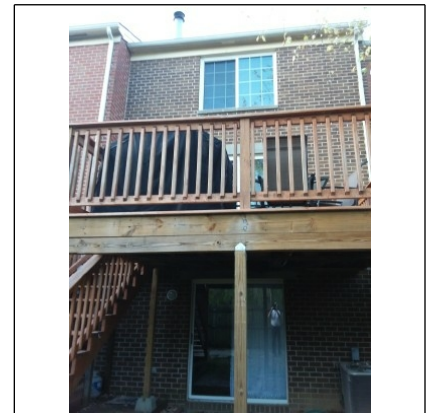
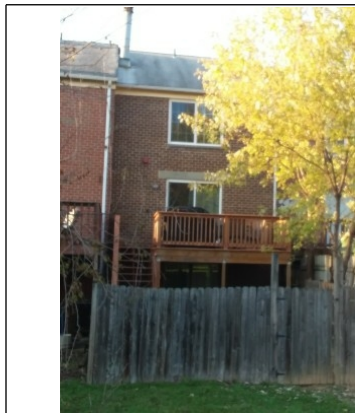
Material ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

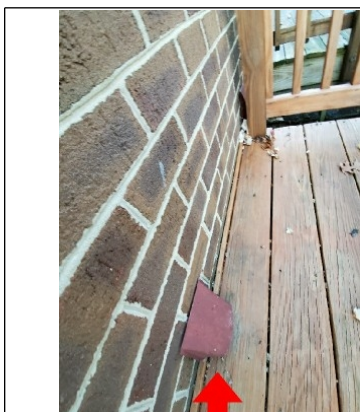
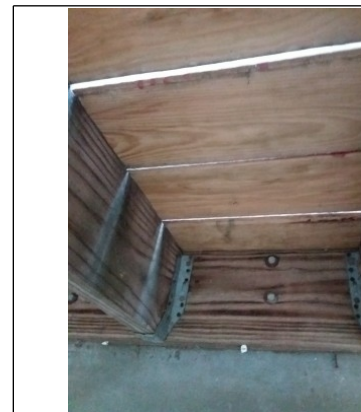
Finish ☒ Treated ☒ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Comments While deck is in otherwise good condition, it was noted that the ledger board is not properly flashed and/or sealed to prevent moisture penetration. Additionally, it was noted that vents from the ground floor are discharging immediately on to the decking. See photos.

Photos



Grounds



Vents discharging approx 2" from deck surface



Ledger board not sealed / caulked / flashed to prevent moisture penetration.

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

Fencing was in need of maintenance repairs. Gate is functional but needs repairs.

Photos

Grounds



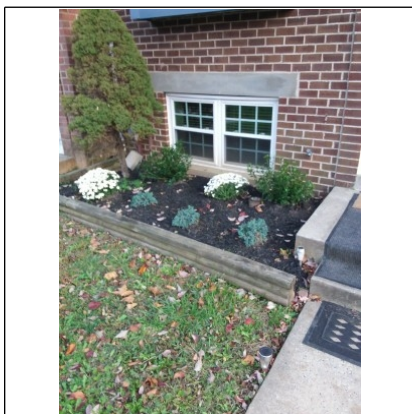
Landscaping affecting foundation

☐ 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

Photos



Retaining wall

☒ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

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

Photos

Grounds



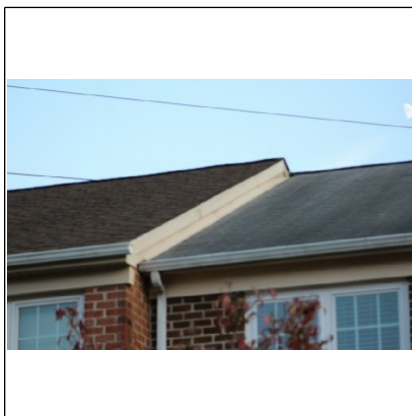
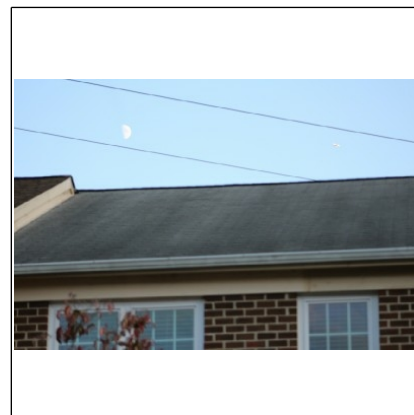
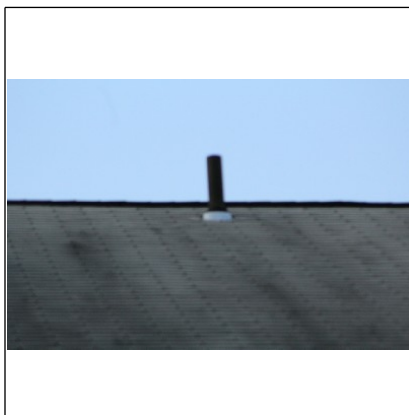
Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

Inspected From ☒ Roof ☒ Ladder at eaves ☒ Ground ☐ With Binoculars
Some photos with telephoto lense also.

Photos



Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat

Roof #1 Type:Asphalt
Layers:1+ Layers
Age:Estimated 20 + years
Location:All

Comments

Ventilation System

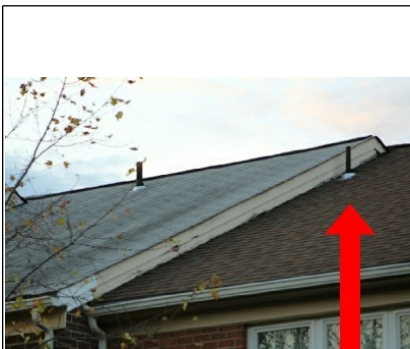
☐ None ☐ N/A

Type ☐ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments Town house, ridge and soffit vents only

Photos

Roof



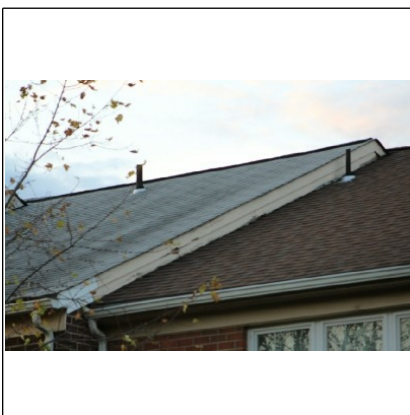
Central plumbing vent with multiple branches later found inside attic.

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

Photos



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

Comments Roof has several areas where wear, age, and damage are visible. Most notably, the rear East side at the meeting of the neighboring unit. There's a distinct line of curling shingles beginning at the fireplace flue and extending to the edge of the roof. There is evidence of moisture penetration at this point in the attic, and below that point in the ceiling of the master bedroom. See photos.

Photos

Roof



Evidence of prior leak and repair.



Inside damage noted from prior leak



Area below curling shingles in attic



Following the leak, areas below moisture penetration in attic



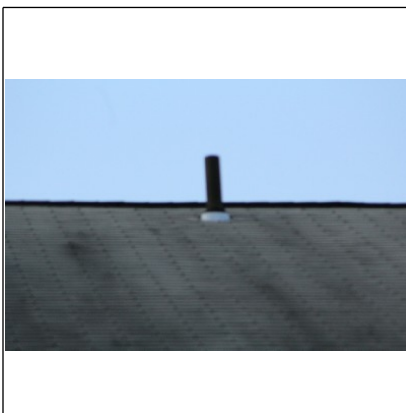
Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments One main vent with multiple branches in the attic

Photos



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: .

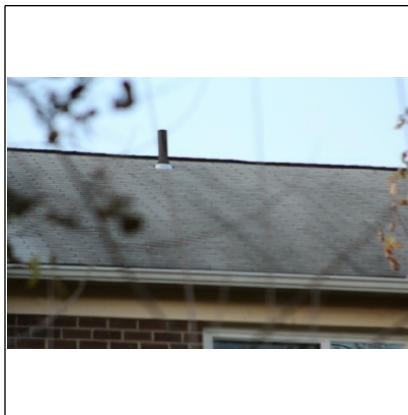
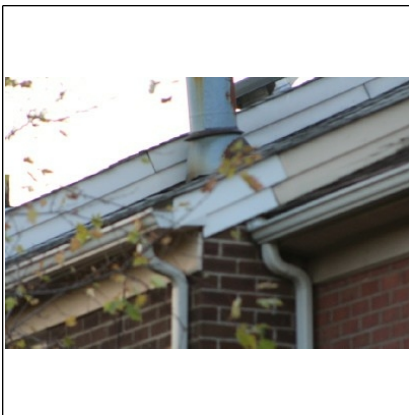
Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed ☐ North ☒ South ☐ East ☐ West ☐ N/A

Comments Gutters appear fully functional with no evidence of failures. Downspout extensions at rear of house need reattached. There is evidence of water accumulation at the rear if the house from downspouts. The gutter joint at The southeast corner of the house shows evidence of a prior repair.

Photos



Exterior



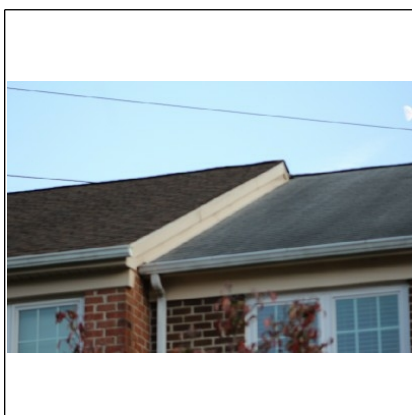
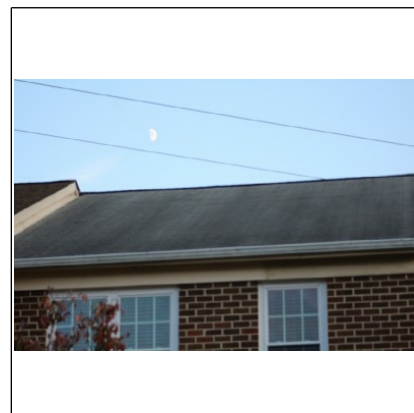
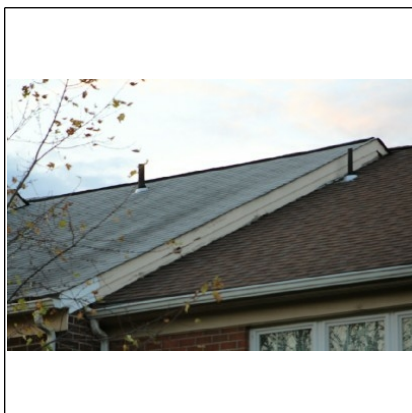
Trim

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Soffit

☐ None

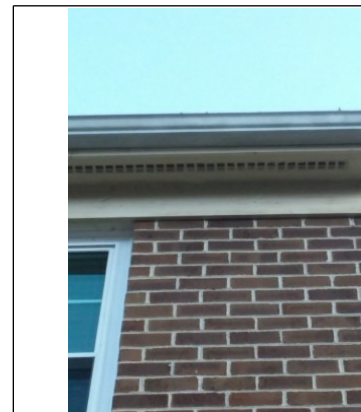
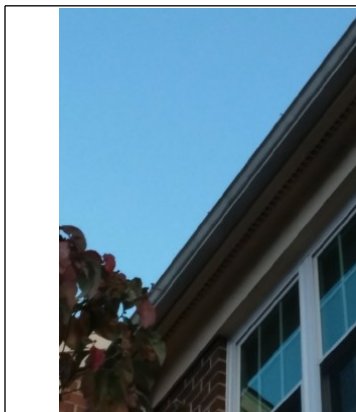
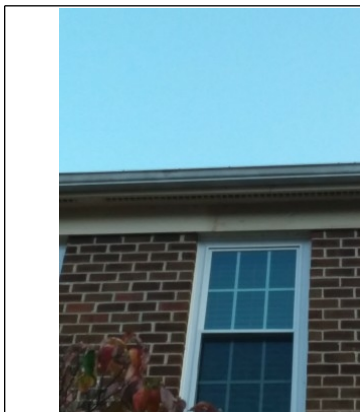
Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Fascia

☐ None

Material

☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

☐ Damaged wood Other: .

Condition

☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos



Flashing

☐ None

Material

☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

☐ Damaged wood Other: .

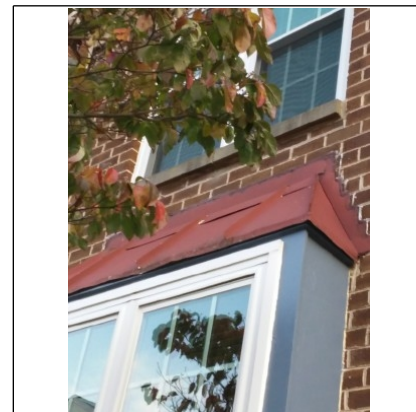
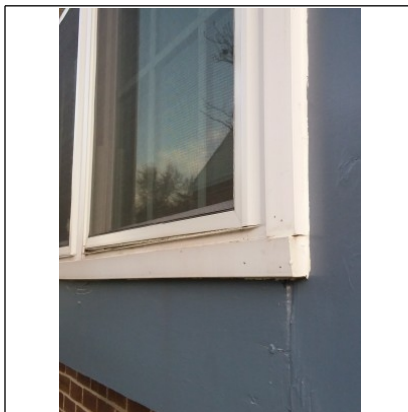
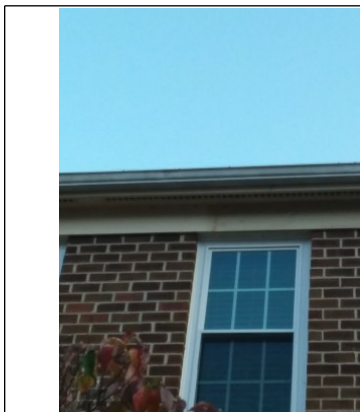
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

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

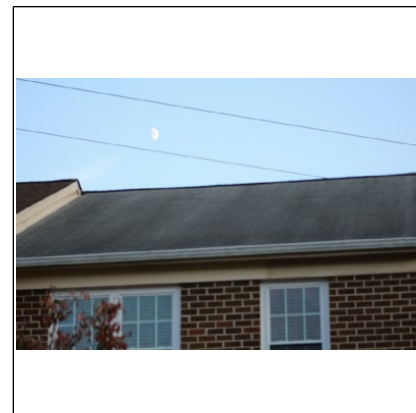
☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad

Screens

☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Photos



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

Service Entry

Location

☒ Underground ☐ Overhead

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior

Service Entry cont.

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

Photos



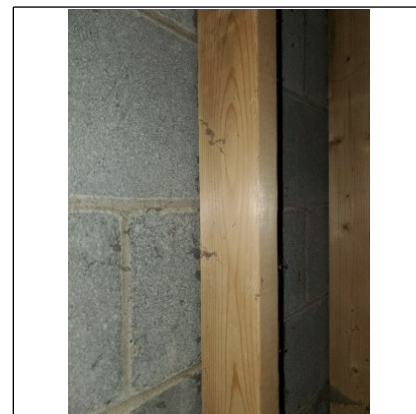
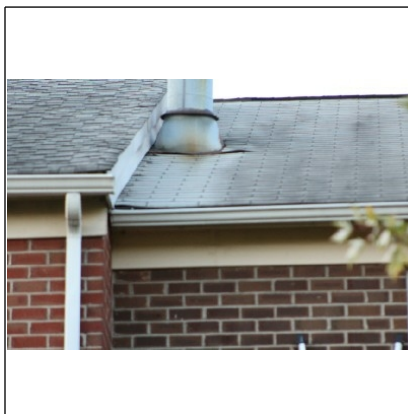
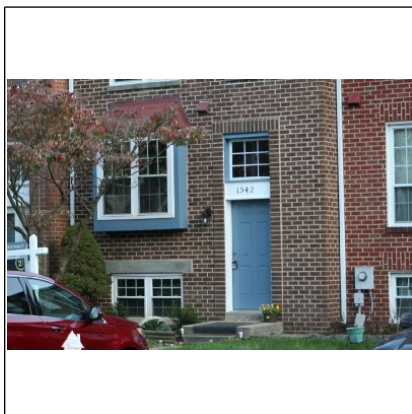
Building(s) Exterior Wall Construction

Type ☐ Not Visible ☐ Framed ☒ Masonry Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Patio ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Rear door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

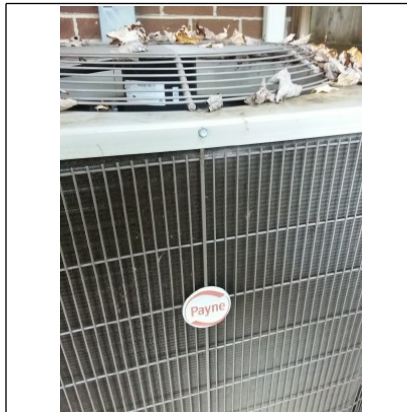
Exterior



Exterior A/C - Heat pump #1

- Unit #1** ☐ N/A
 Location: Rear adjacent to deck supports
 Brand: Payne
 Model #: PH14NB030-A
 Serial #: 2216X91679
 Approximate Age: 3 years
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Cabinet/housing rusted
- Energy source** ☒ Electric ☐ Gas Other: .
- Unit type** ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump
- Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
☐ 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** Unit appears in rough shape for its apparent age. Cabinet is dented, suggesting purchase of a used or damaged piece given its age. Suspect water hitting it from roof / downspout. Unit is not level due to erosion from downspout.

Photos



Exterior



Dent as described.

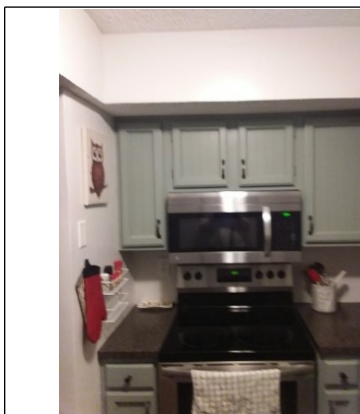
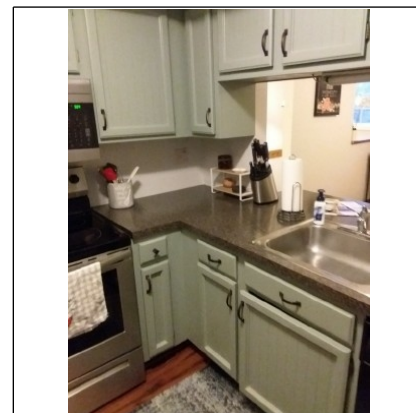
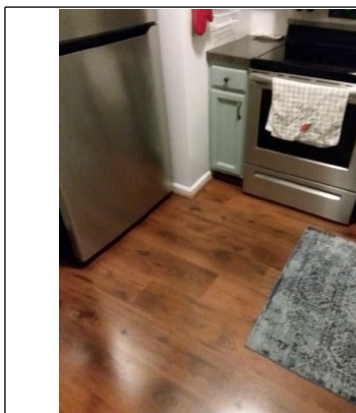
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos

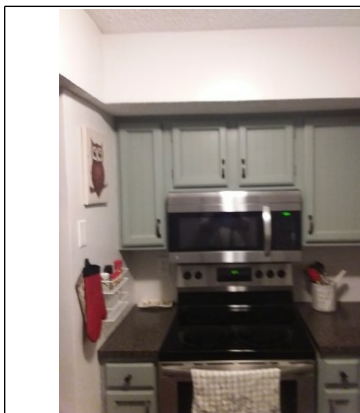


Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Kitchen

Plumbing cont.

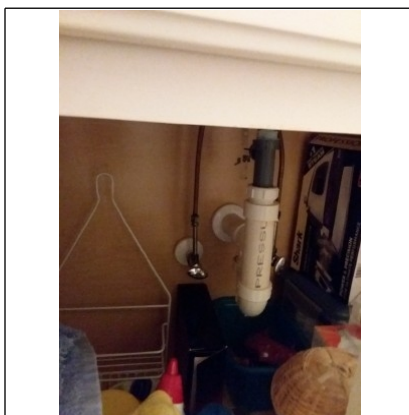
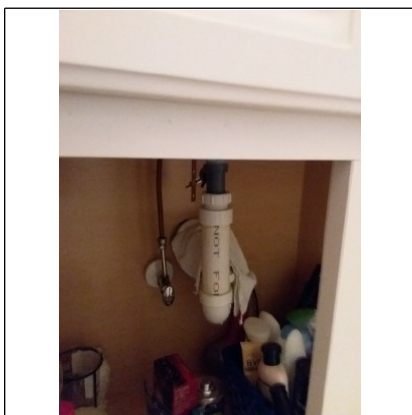
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

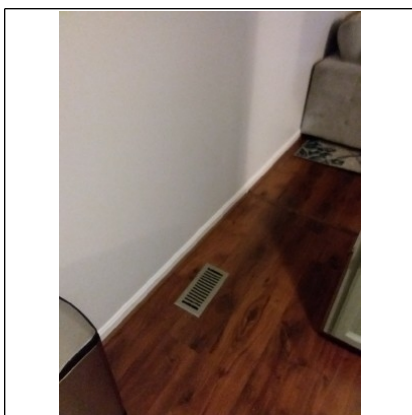
Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Photos



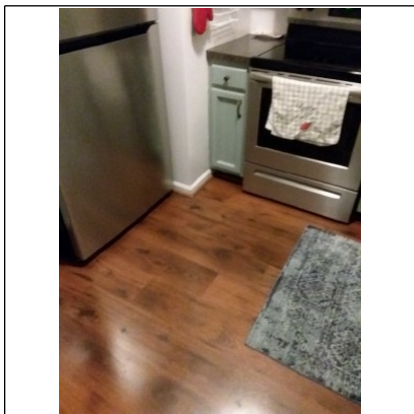
Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos

Kitchen



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

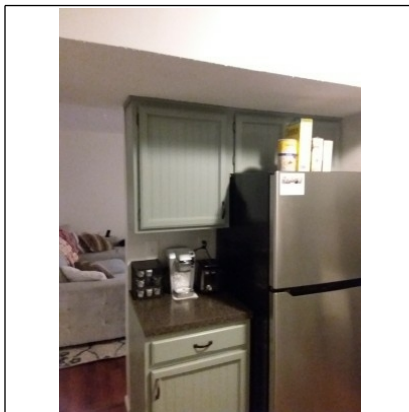
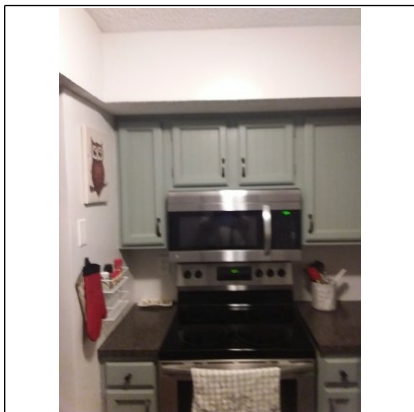
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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 Appliances tested for functionality only, not performance.

Photos



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

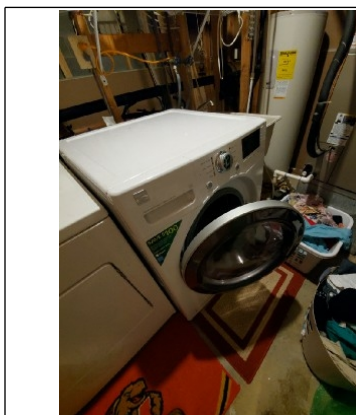
Appliances ☒ Washer ☒ Dryer ☒ Water heater ☒ Furnace/Boiler

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

Photos



Bathroom (1)

Bath

Location 1st floor

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI

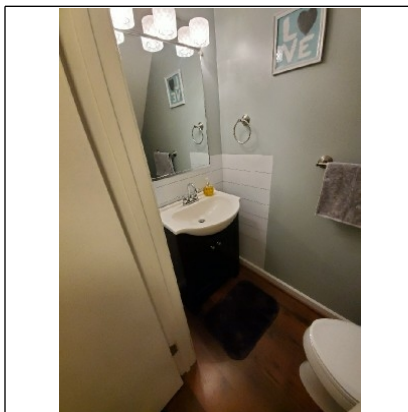
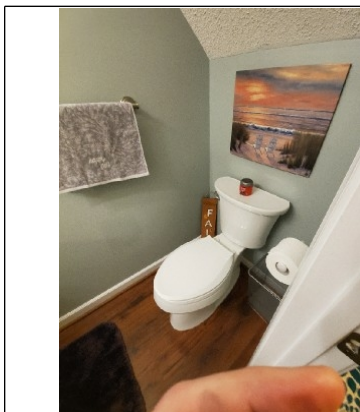
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments

Photos



Bathroom (2)

Bath

Location 2nd floor front

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

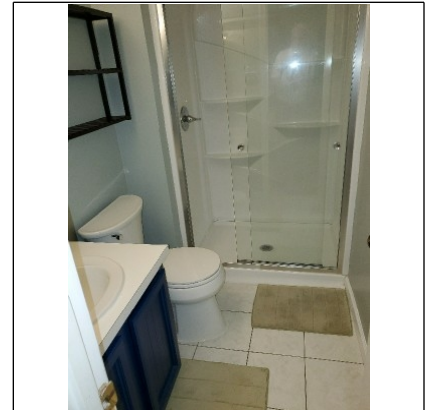
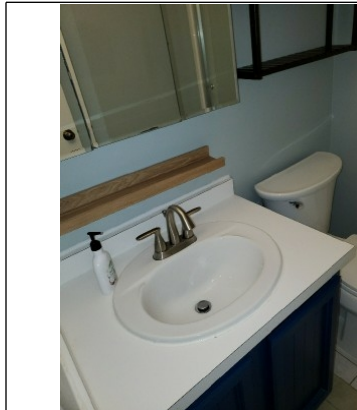
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments

Photos



Bathroom (3)

Bath

Location 2nd floor rear

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

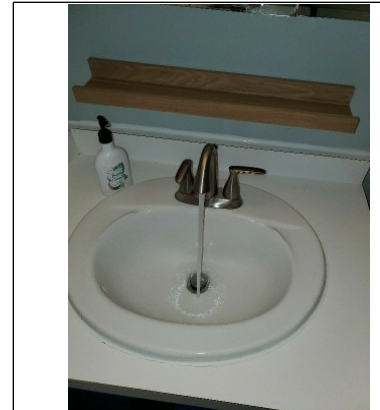
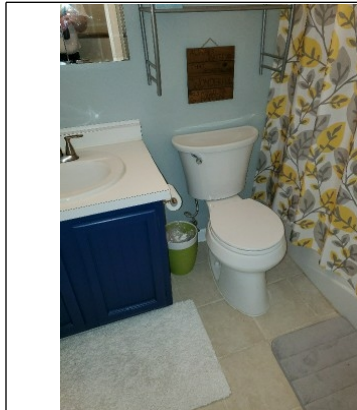
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments

Photos



Bedroom 1 2nd Floor

Room

Location 2nd floor front

Type Bedroom

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

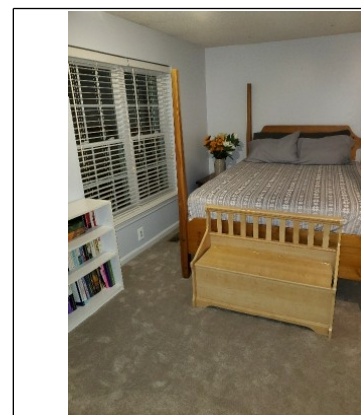
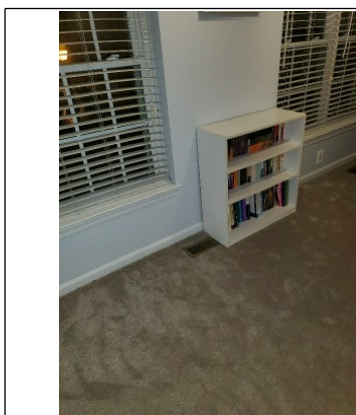
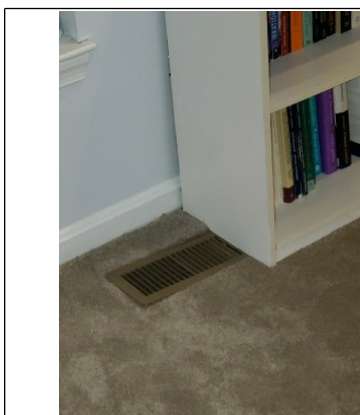
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Bedroom 2 2nd Floor

Room

Location 2nd floor

Type Bedroom

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☒ Yes ☐ No

Where: Closet ceiling - right

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

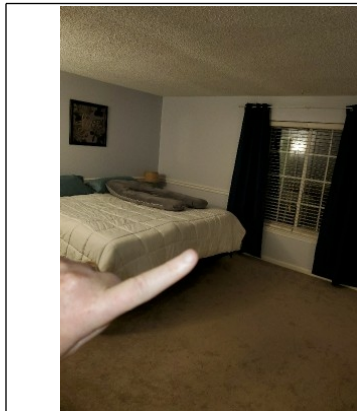
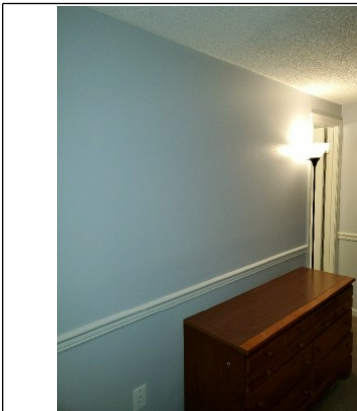
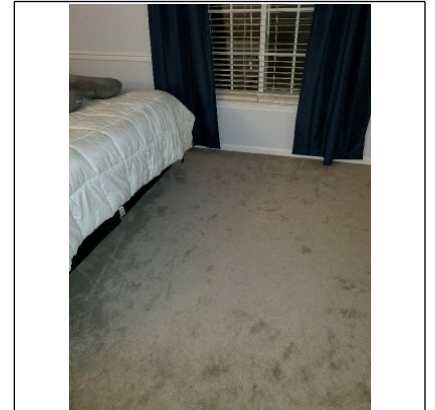
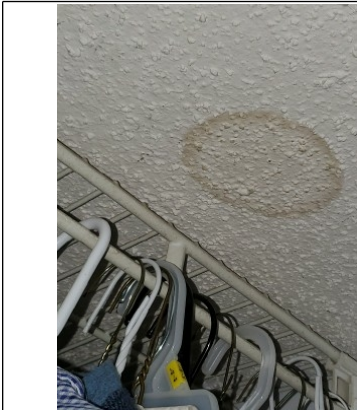
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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 Moisture stains in right hand closet ceiling as described in other section.

Photos



Bedroom 3 / Rec Room GROUND FLOOR

Room

Location Ground floor

Type Bedroom / Rec room

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Interior

Fireplace

☒ None

Location(s)

Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

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

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

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

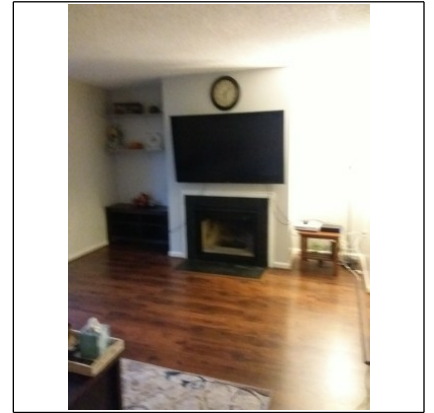
Hearth extension adequate ☒ Yes ☐ No

Mantel ☒ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace

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

Comments Fireplace notvoperated in many years.

Photos



Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

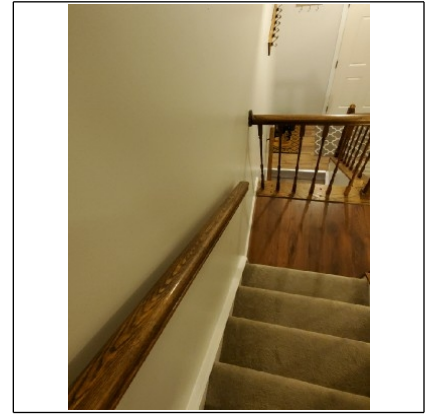
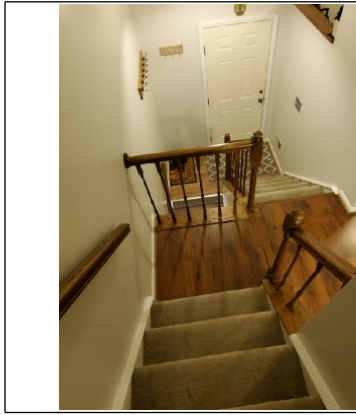
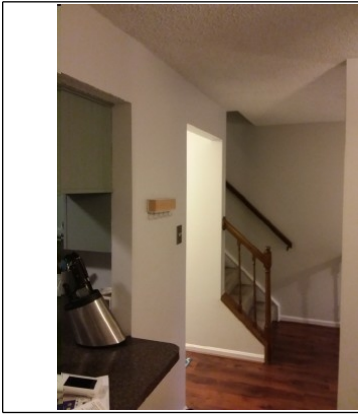
Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

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

Comments

Photos

Interior



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 Recommend replacement with ten year alarms on each floor.

Photos



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: 3 inches ☐ Damaged ☐ Displaced ☐ Missing ☒ Compressed
☒ Recommend additional insulation

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

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

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

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

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

Interior

Attic/Structure/Framing/Insulation cont.

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

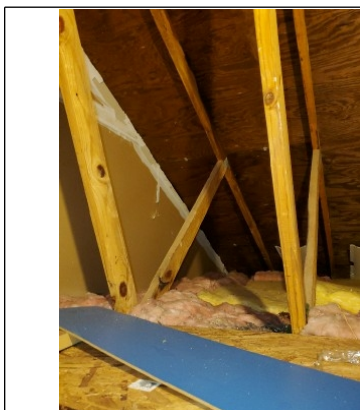
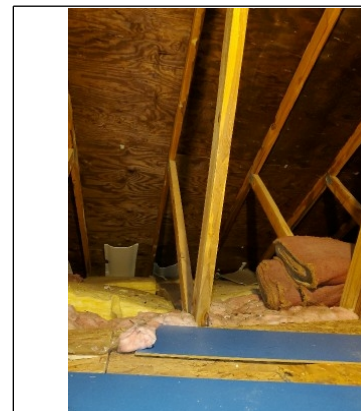
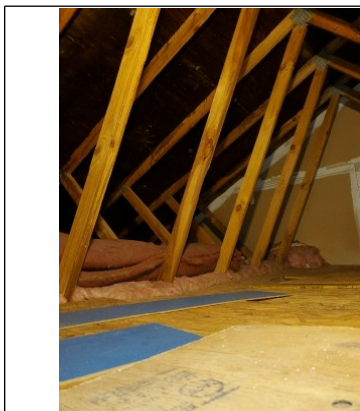
Evidence of leaking ☒ Yes ☐ No

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

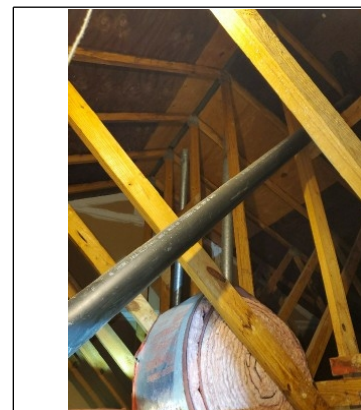
Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments Further attic photos in reference to leaks are in roof section. Roof sheathing shows multiple areas of prior repairs. Noted foaming applied around fireplace flew.

Photos



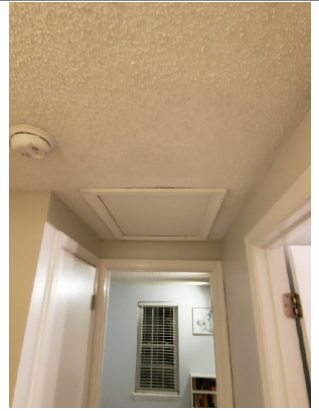
Evidence of prior roof repair



Interior



Handyman foam application
around fireplace flue



Plumbing

Water service

Main shut-off location Interior wall in laundry area.

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

Photos



Water heater #1

☐ N/A

General

Brand Name: GE
 Serial #: HE 0509B10658
 Capacity: 50 gallons
 Approx. age: 12 years (mfg 5/09)

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☐ Yes ☐ No ☒ N/A

Plumbing

Water heater #1 cont.

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

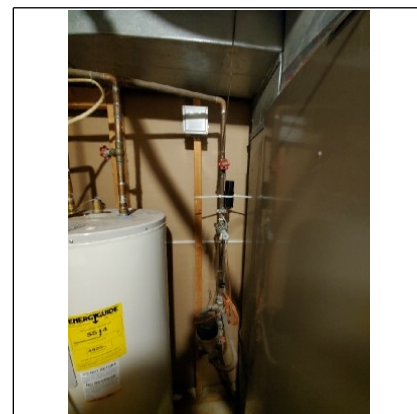
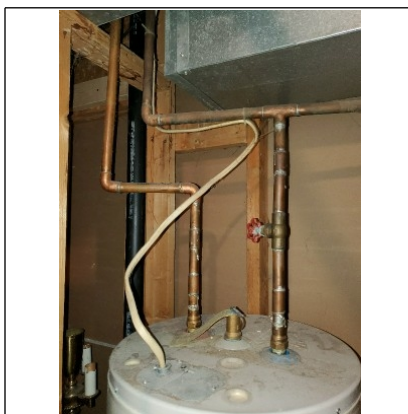
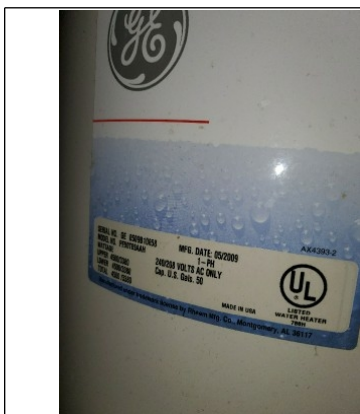
Relief valve ☒ Yes ☐ No Extension proper: ☐ Yes ☐ No ☒ Missing ☐ Recommend repair
☐ Improper material

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water heater missing: pan installation, expansion tank, and pressure relief line directed to drainage source. Hot water tested throughout house at approx 97°. Unit is operating effectively.

Photos



Heating System

Heating system

Unit #1 Brand name: Payne
 Approx. age: 4 years
☐ Unknown Model #: PF4MN8031 4915A83313: 4915A83313 ☒ 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

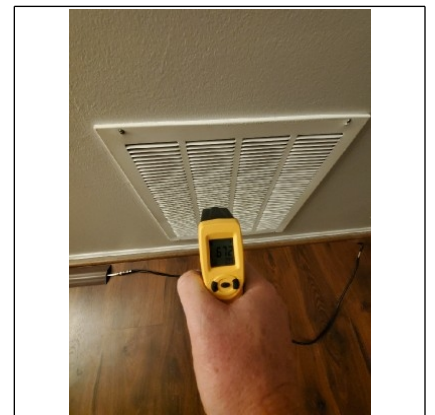
Heat pump ☐ N/A ☒ Supplemental electric ☐ Supplemental gas

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

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

Comments Heating system tested with acceptable differential of 15 degrees. Cooling system tested with slightly less differential, possibly due to ambient temperature below 65 degrees.

Photos



Electric/Cooling System

Main panel

Location Front room, ground floor

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

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

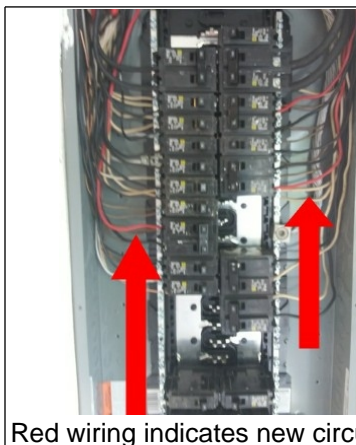
Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

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: Evidence of breakers and additional circuits added to panel since installation.

Comments

Photos



Red wiring indicates new circuits.

Living Room

Living Room

Location 1st floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

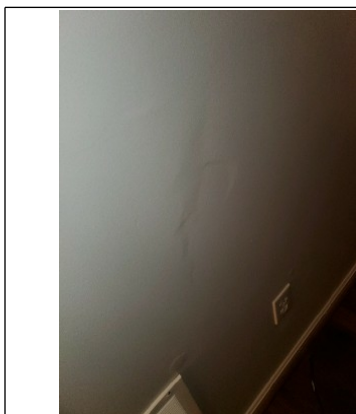
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Various irregularities in drywall throughout.

Photos



Dining Room

Dining Room

Location 1st floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos

