



Home Inspection Report



Condo Sample Report , New York, NY 10001

Inspection Date:

Saturday August 28, 2021

Prepared For:

Sample Report

Prepared By:

Clear Sight Inspections LLC
1324 Forest Ave Unit 460
Staten Island, NY 10302
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Report Number:

123456

Inspector:

Wei Jiang Huang

License/Certification #:

NY--16000102503

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Dry

Report Summary

Items Not Operating

- Inoperable light switches in the upper level bedroom area.
- Inoperable receptacle in the upper level bedroom area.

Major Concerns

None apparent

Potential Safety Hazards

- Recommend installing GFCI receptacles in the kitchen area, potential safety hazard.
- Evidence of reverse polarity receptacle found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of inoperable receptacle found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of inoperable light switches found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of multiple damaged and missing window stays found throughout the unit, recommend licensed professional to evaluate and repair. Potential safety hazard.
- Evidence of loose railing found on the upper level stairs, potential safety hazard. Recommend securing railing.

Improvement Items

- Recommend additional caulking around windows in all rooms.
- Evidence of multiple settlement cracks found on the upper level bedroom ceiling and walls, recommend licensed professional to evaluate and repair.
- Evidence of loose and damaged flooring found in the upper level bedroom area, recommend licensed professional to evaluate and repair.
- Evidence of multiple settlement cracks found on the lower level ceiling and walls, recommend licensed professional to evaluate and repair.
- Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.
- Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.

Note

- Due to no access to the roof and utility room, roof condition and mechanical all related items were not evaluated at the time of inspection.
- There were no signs of visible wood destroying insect infestation found at the time of inspection.

Grounds

Service Walks

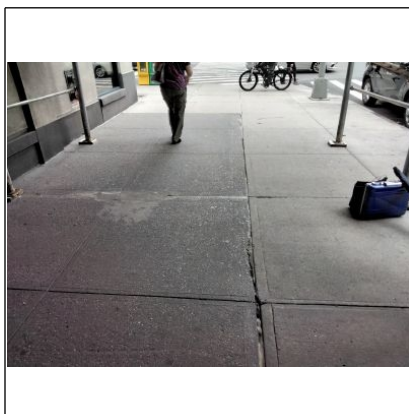
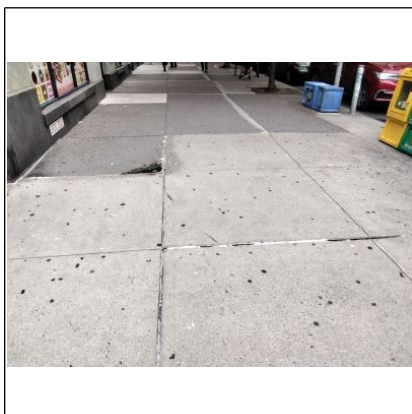
☐ None ☐ Not Visible

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

Stoops/Steps

☒ None

Material ☐ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

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

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

Grounds

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

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 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

Roof

General

Visibility ☒ None ☐ All ☐ Partial Limited By: .

Inspected From ☐ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Due to no access to the roof, roof condition was not evaluated at the time of inspection.

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

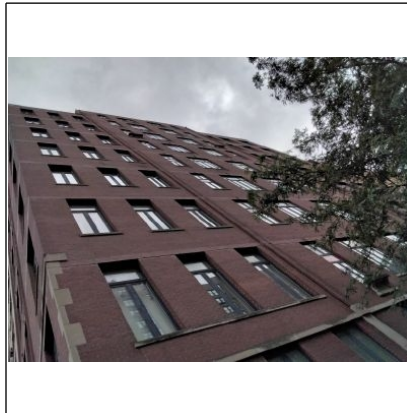
Siding

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting

Comments

Photos



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 Please see detailed comments rooms sections.

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

Exterior

Service Entry

Location ☒ Underground ☐ Overhead

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Unknown ☐ 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

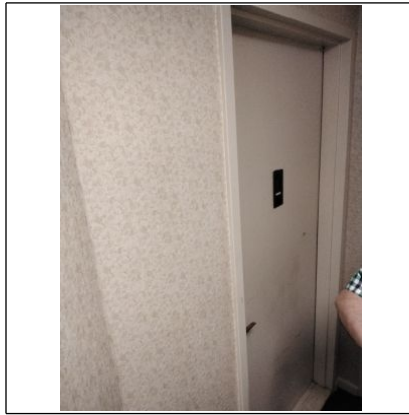
Exterior Doors

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

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

Comments

Photos



Exterior A/C - Heat pump #1

Unit #1 ☒ N/A

Location:

Brand:

Model #:

Serial #:

Approximate Age:

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

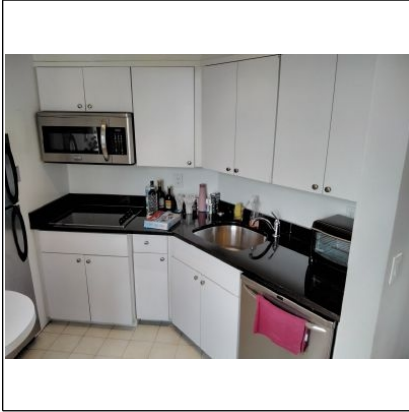
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

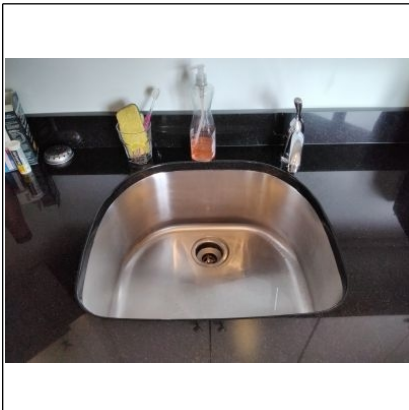
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Walls & Ceiling

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

Comments

Heating/Cooling Source

☐ Yes ☒ No

Comments

Kitchen

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

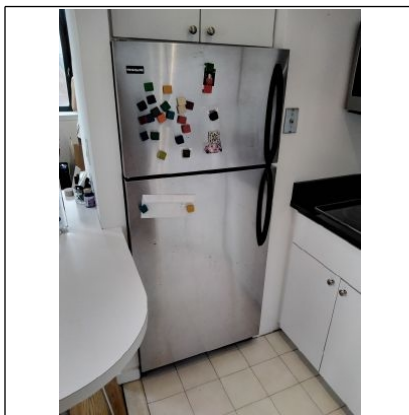
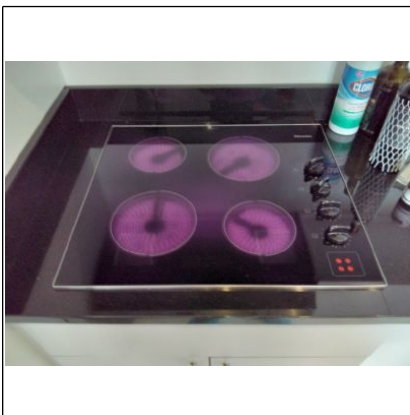
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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 -Recommend installing GFCI receptacles in the kitchen area, potential safety hazard.

Photos



-Recommend installing GFCI receptacles in the kitchen area, potential safety hazard.



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Bathroom

Bath

Location Lower level bath

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: Shower and tub area
☐ 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

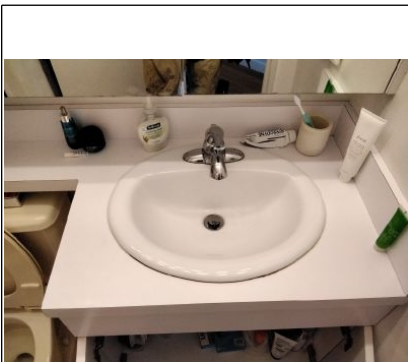
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

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

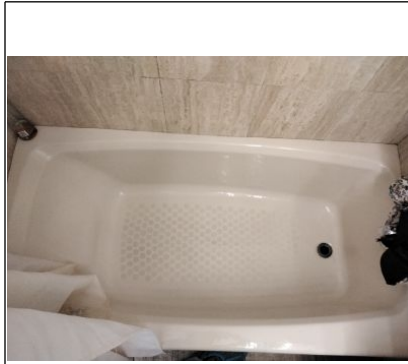
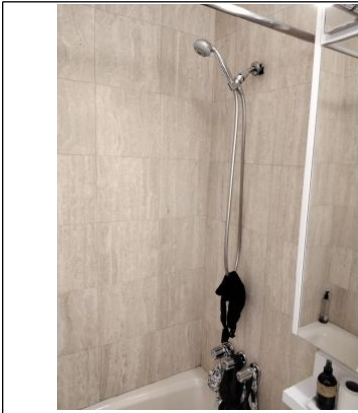
Comments -Evidence of loose toilet bowl found in the lower level bathroom, recommend licensed professional to evaluate and repair.

Photos



-Evidence of loose toilet bowl found in the lower level bathroom, recommend licensed professional to evaluate and repair.

Bathroom



Room

Room

Location Upper level

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

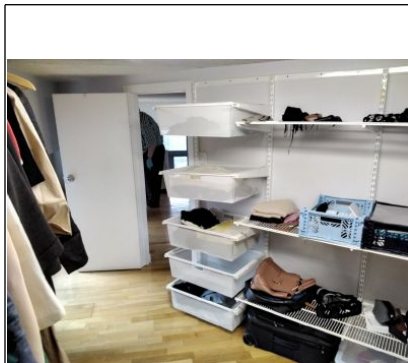
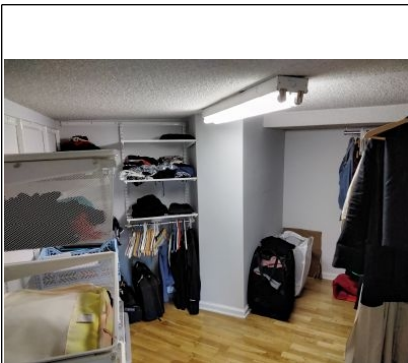
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

Comments

- Evidence of multiple settlement cracks found on the upper level bedroom ceiling and walls, recommend licensed professional to evaluate and repair.
- Evidence of loose and damaged flooring found in the upper level bedroom area, recommend licensed professional to evaluate and repair.
- Evidence of reverse polarity receptacle found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of inoperable receptacle found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of inoperable light switches found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.
- Evidence of multiple damaged and missing window stays found throughout the unit, recommend licensed professional to evaluate and repair. Potential safety hazard.

Photos



-Evidence of multiple damaged and missing window stays found throughout the unit, recommend licensed professional to evaluate and repair. Potential safety hazard.

Room



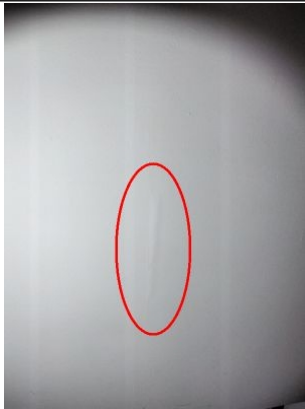
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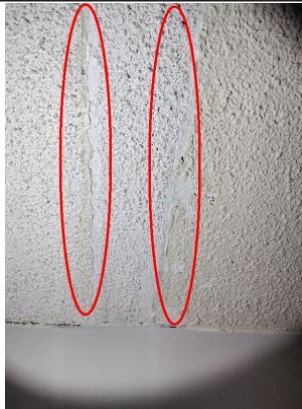
-Evidence of multiple damaged and missing window stays found throughout the unit, recommend licensed professional to evaluate and repair. Potential safety hazard.



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-Evidence of multiple settlement cracks found on the upper level bedroom ceiling and walls, recommend licensed professional to evaluate and repair.



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Room



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Room



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-Evidence of inoperable light switches found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.

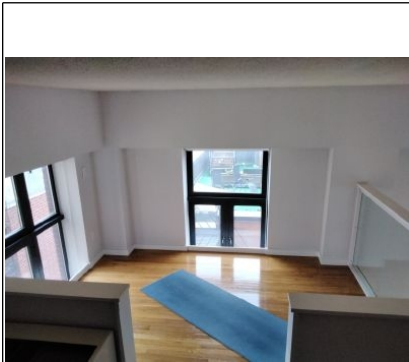
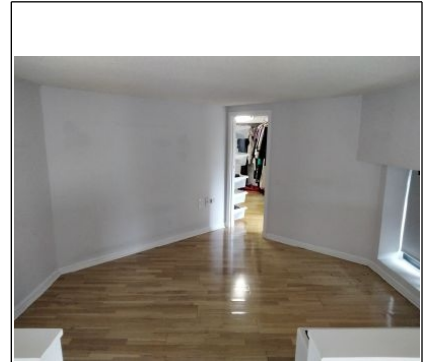
Room



-Evidence of inoperable light switches found in the upper level bedroom area, recommend licensed electrician to evaluate and repair. Potential safety hazard.



-Evidence of loose and damaged flooring found in the upper level bedroom area, recommend licensed professional to evaluate and repair.



Hallway

Room

Location

Lower level

Type

HALLWAY

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 -Evidence of multiple settlement cracks found on the lower level ceiling and walls, recommend licensed professional to evaluate and repair.

Photos

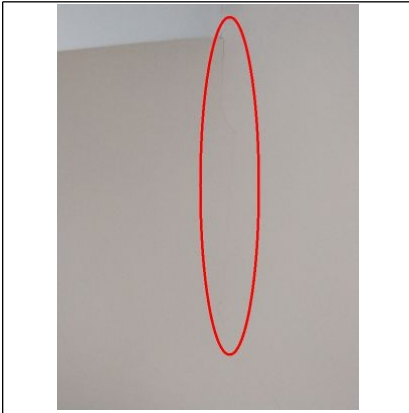


-Evidence of multiple settlement cracks found on the lower level ceiling and walls, recommend licensed professional to evaluate and repair.

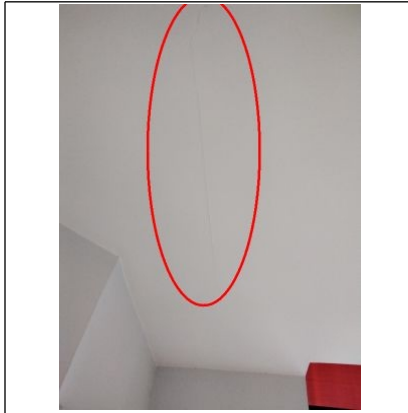


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Hallway



-Evidence of multiple settlement cracks found on the lower level ceiling and walls, recommend licensed professional to evaluate and repair.



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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

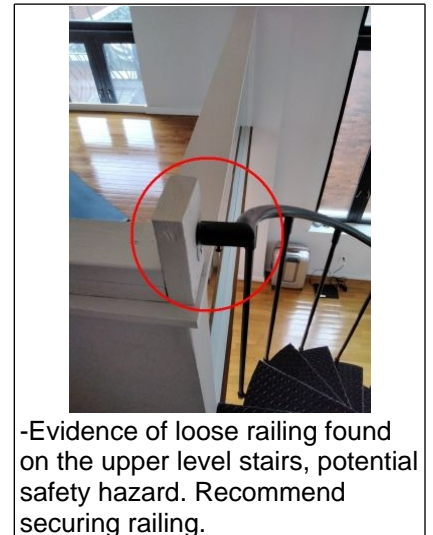
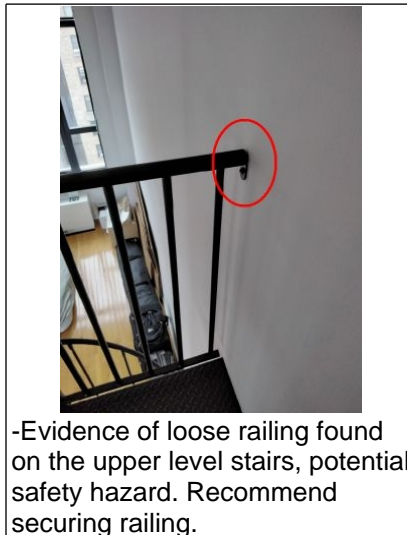
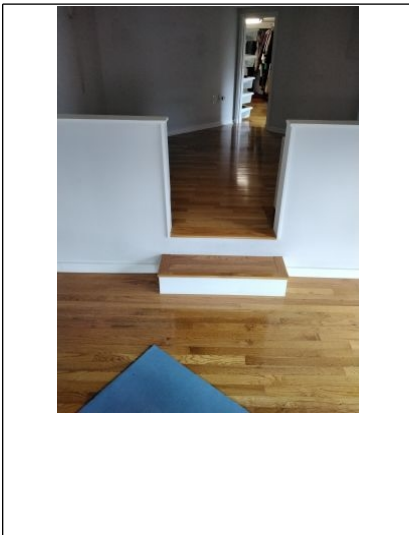
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

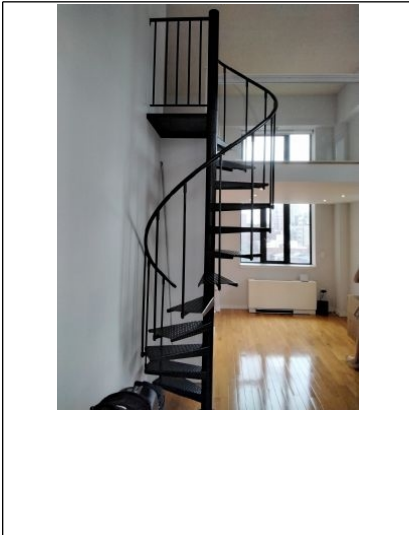
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments -Evidence of loose railing found on the upper level stairs, potential safety hazard. Recommend securing railing.

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

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: ☐ 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

Interior

Attic/Structure/Framing/Insulation cont.

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

Plumbing

Water service

Main shut-off location In the utility room

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 ☒ Unknown

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Unknown

Support/Insulation ☒ N/A
 Type:

Traps proper P-Type ☐ Yes ☐ No ☒ Unknown ☐ 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 In the utility room

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

Heating System

Other systems

☐ N/A

Type ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove
☒ Wall Units

Proper operation ☐ Yes ☐ No ☒ Not Tested

System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Unknown ☐ Recommend HVAC Technician Examine

Comments -Due to exterior temperature, heating system was not evaluated at the time of inspection.

Electric/Cooling System

Main panel

Location In the utility room
Condition ☐ Satisfactory ☐ Poor ☒ Unknown
Adequate Clearance to Panel ☐ Yes ☐ No ☒ Unknown
Amperage/Voltage ☒ Unknown ☐ 60a ☐ 100a ☐ 150a ☐ 200a ☐ 400a ☐ 120v/240v
Breakers/Fuses ☐ Breakers ☐ Fuses ☒ Unknown
Appears grounded ☐ Yes ☐ No ☒ Unknown ☐ Not Visible
GFCI breaker ☐ Yes ☐ No ☒ Unknown Operable: ☐ Yes ☐ No
AFCI breaker ☐ Yes ☐ No ☒ Unknown 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: No access to the panel

Comments

Sub panel(s)

☐ None apparent
Location(s) Location 1: Hallway
Evaluation ☒ Panel not accessible ☒ Not evaluated
Reason: Could not remove panel cover.
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box
Branch wire ☐ Copper ☐ Aluminum ☒ Not Visible ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No
Neutral isolated: ☐ Yes ☐ No
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Unknown

Comments

Photos



Evaporator Coil Section Unit #1

☐ N/A
General ☐ Central system ☒ Wall unit
Location: Upper level bedroom

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

General cont.

Living room
Dining room
Hallway
Age:Unknown

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: 20°+ Fahrenheit

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments

Photos



Living Room

Living Room

Location Lower level

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

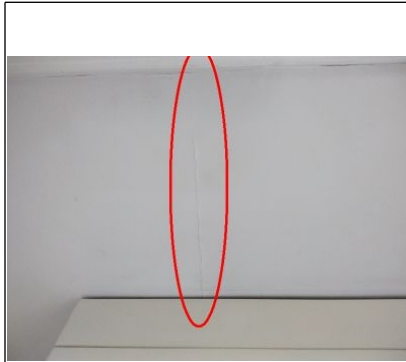
Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☒ Broken/Missing hardware

Comments -Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.

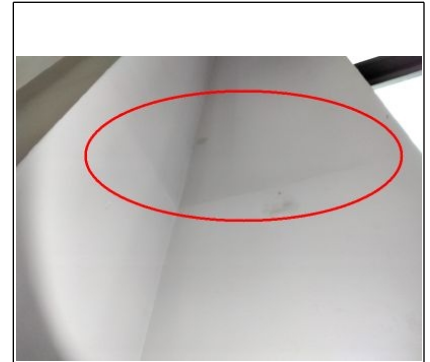
Photos



-Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.



-Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.

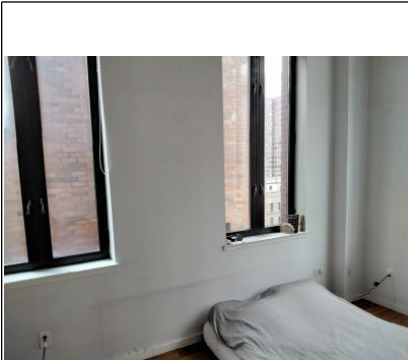
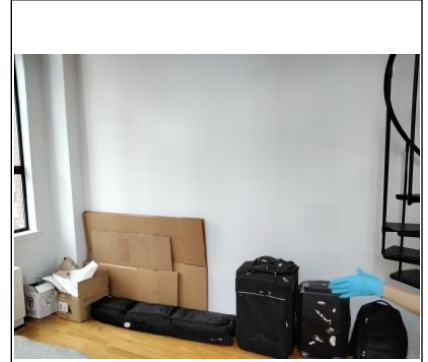


-Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.

Living Room



-Evidence of multiple settlement cracks and peeling paint found on the lower level living room walls, recommend licensed professional to evaluate and repair.



Dining Room

Dining Room

Location Lower level

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

Moisture stains ☒ Yes ☐ No

Where: Wall

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 -Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.

Photos



-Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.



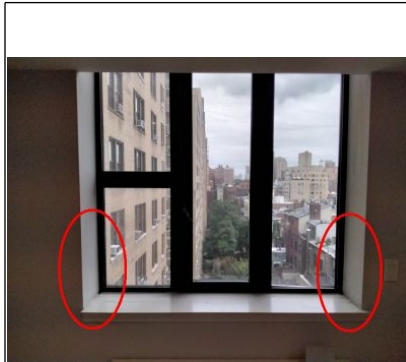
-Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.



-Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.



-Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.



-Evidence of excessive moisture found on the dining room walls, recommend licensed professional to evaluate and repair.

