

# Eagle Home Inspections

“Honest & Professional Inspections at Affordable Pricing”



## Report Especially Prepared For:

Your Name Here  
Main Street America  
Your Town, NJ

## Inspected By:

Eagle Home Inspections  
176 Pelletown Road  
Lafayette, NJ 07848  
Phone: (973) 875-0100  
eaglehomeinspections@embarqmail.com  
<http://www.best-inspection-best-price.com>

Date of Inspection: 11/22/2014

# Property Analysis Report

Eagle Home Inspections  
176 Pelletown Road, Lafayette, NJ 07848

Date / Time: 11/22/2014 2:30pm Weather Conditions: Sunny 50, 30's overnight ° Fahrenheit

## Property:

- |   |   |
|---|---|
| <input type="checkbox"/> Occupied   | <input checked="" type="checkbox"/> Vacant                          |
| <input type="checkbox"/> Partly Occupied                                  | <input type="checkbox"/> All utilities Off                          |
| <input type="checkbox"/> Power Off  | <input type="checkbox"/> Water Off                                  |
| <input type="checkbox"/> Heat Off   | <input type="checkbox"/> New Construction                           |
| <input type="checkbox"/> Gas Turned off to Home                           | <input type="checkbox"/> Plumber Working on Water during inspection |
| <input type="checkbox"/> Partial power available due to Electrical Damage |   |

## Present at inspection:

- |                                 |   |   |   |
|---------------------------------|---|---|---|
| <input type="checkbox"/> Owner  | <input checked="" type="checkbox"/> Buyer's Agent | <input checked="" type="checkbox"/> Buyer | <input type="checkbox"/> Seller's Agent |
| <input type="checkbox"/> Tenant | <input type="checkbox"/> Builder's Representative |   |   |

## Property Type:

- Residential
- Commercial
- Apartment Building
- Two Family
- Condo/Hotel Building
- Bed & Breakfast Property

## Property Style:

- |  |   |
|--|---|
| <input type="checkbox"/> One Story           | <input checked="" type="checkbox"/> Two Story             |
| <input type="checkbox"/> Three Story         | <input type="checkbox"/> One Level Unit                   |
| <input checked="" type="checkbox"/> Colonial | <input type="checkbox"/> Raised Ranch                     |
| <input type="checkbox"/> Ranch               | <input type="checkbox"/> Bi-Level                         |
| <input type="checkbox"/> Cape Cod            | <input type="checkbox"/> Split Foyer / Level              |
| <input type="checkbox"/> Contemporary        | <input type="checkbox"/> Lake Style Home                  |
| <input type="checkbox"/> Duplex / Multiplex  | <input type="checkbox"/> Townhouse                        |
| <input type="checkbox"/> Condominium         | <input type="checkbox"/> Multi-Level Condo/Hotel Building |
| <input type="checkbox"/> Modular             | <input type="checkbox"/> Mobile Home                      |
| <input type="checkbox"/> Log Home            | <input type="checkbox"/> Historic                         |
| <input type="checkbox"/> Two Family          | <input type="checkbox"/> Modern Unique Shape              |
| <input type="checkbox"/> Bank Building       |   |

## SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

Report Section	Remark
Basement / Crawlspace	The basement has evidence of dampness, water stains and signs of possible water seepage/entry. Recommend: Qualified Remodeling Contractor Repair/Correct as needed. (See Figure #1) (See Figure #2) (See Figure #3)
Basement / Crawlspace	The sump pump is piped outside too high from grade. Signs of erosion noted on ground. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #4)
Basement / Crawlspace	The block foundation wall in the crawlspace, which appears to hold back the garage floor, is comprised of loose blocks without mortar. Signs of dirt movement noted. Recommend: Qualified Mason Contractor Evaluate/Repair/Correct. (See Figure #5) (See Figure #6)
Grounds	Low areas noted on exterior near foundation should slope away for proper drainage. Gutters terminate too close to the home. Recommend: Repair as Needed. (See Figure #7) (See Figure #8)
Deck / Porch / Patio	The rear wood deck rails are loose. Recommend: Repair.
Electrical	Most of the kitchen GFI outlets are mis-wired and not working properly. Reversed polarity outlets found in master bedroom and "open grounded" outlets found in several rooms. Live wires noted at missing fixtures. Wire nut connections and loose wires in attic. Recommend: Qualified Electrical Contractor Evaluate Entire system/Repair/Replace/Correct. (See Figure #9) (See Figure #10)
Plumbing	Active water leak noted at water meter fitting. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #11) (See Figure #12)
Plumbing	Water leak evidence noted in basement from bathroom piping above. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct. (See Figure #13) (See Figure #14) (See Figure #15)
Heating	Should obtain a service contract on heating system for your protection. Unit is due for service. Recommend: Qualified Heating Contractor Provide/Service/Repair/Correct.

Cooling	Not able to run & test A/C system due to cold temperature limitations. Unit should not be operated if outside temperature has been under 60 degrees during the past 24 hours or damage to the compressor could occur. Recommend: Qualified Cooling Contractor Test when possible/Correct if Needed.
Master Bathroom	Window in master bathroom at jet tub does not appear to be a "tempered" glass type. Recommend: Qualified Remodelling Contractor Evaluate/Repair if Needed.
Master Bathroom	The master bathroom shower is missing it's surround. Not able to fully test water flow and hot water due to lack of containment of water. Recommend: Qualified Remodeling Contractor Complete/Repair/Test/Correct. (See Figure #16)
Hall Bathroom	No access panels noted for either jet tubs to work on units if needed. Loose hall bathroom tub/shower mixer and spout in wall. The tub spout drips when off. Recommend: Qualified Plumbing Contractor Repair.
Kitchen / Appliances	No shut off valve noted for dryer. The gas line in basement at rear wall is loose and needs to be secured. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #17)
Kitchen / Appliances	No kitchen cabinets or counter-tops. Temporary sink and loose stove only. Damaged flooring noted. Kitchen is being remodeled. Recommend: Checking with township to verify that permits and inspections are in order.
Interior / Finished Areas	The master bedroom does not have a closet. Both smaller bedrooms are missing closet doors. Recommend: Repair.
Interior / Finished Areas	Loose and improper railing noted at beginning of main staircase. Need complete railing installed on main staircase. Should install proper baluster system on basement staircase. Recommend: Repair for safety.
Interior / Finished Areas	Water stains were noted in the master bedroom at front ceiling, under the upstairs hall skylight, in hall closet on main level, and under the master bathroom skylight. Ceiling cracks noted in the dining room under the master bathroom. Recommend: Qualified Remodeling Contractor Evaluate/Repair/Correct.
Interior / Finished Areas	The rear bedroom ceiling fan needs attention. The ceiling box in the attic appears improper type for fan application. Screws appear to be drywall screws. Recommend: Qualified Remodeling Contractor Evaluate/Repair/Replace/Correct. (See Figure #18)
Exterior	The brick chimney has areas of cracks and damaged mortar. Daylight noted in attic with bat evidence at chimney. Recommend: Qualified Mason Contractor Repair/Correct & Qualified Pest Control Contractor Treat/Remove as Needed. (See Figure #19) (See Figure #20) (See Figure #21)
Attic	Insulation is minimal. Recommend: Installing more when possible to increase energy efficiency of home.
Attic	Attic needs more ventilation. Recommend Installing Ridge vent & open soffit air flow. Recommend: Qualified Remodeling Contractor Install as Needed
Energy / Safety	Carpenter bee and wood pecker damaged wood trim noted on exterior right side of home. Recommend: Repair as Needed. (See Figure #22)

Figure Number 1



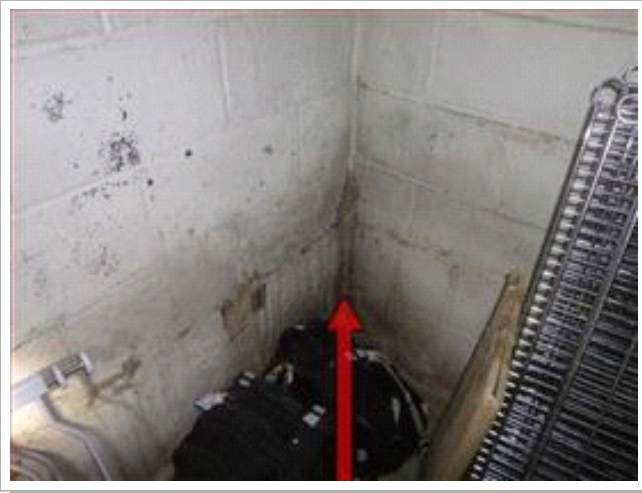
The basement has evidence of dampness, water stains and signs of possible water seepage/entry. Recommend: Qualified Remodeling Contractor Repair/Correct as needed.

Figure Number 2



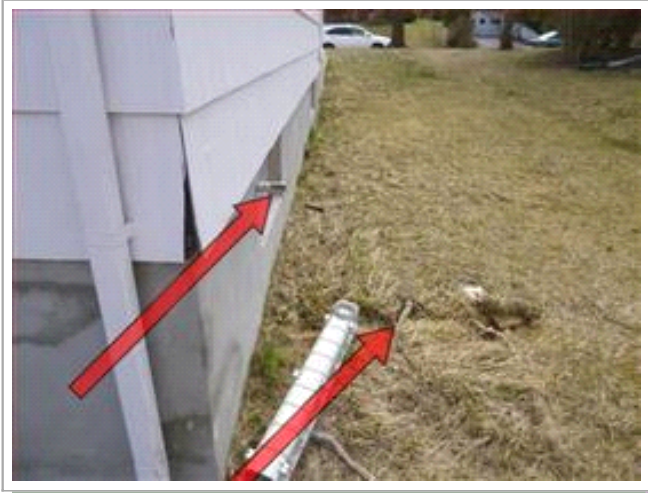
The basement has evidence of dampness, water stains and signs of possible water seepage/entry. Recommend: Qualified Remodeling Contractor Repair/Correct as needed.

Figure Number 3



The basement has evidence of dampness, water stains and signs of possible water seepage/entry. Recommend: Qualified Remodeling Contractor Repair/Correct as needed.

Figure Number 4



The sump pump is piped outside too high from grade. Signs of erosion noted on ground. Recommend: Qualified Plumbing Contractor Repair/Correct.

Figure Number 5



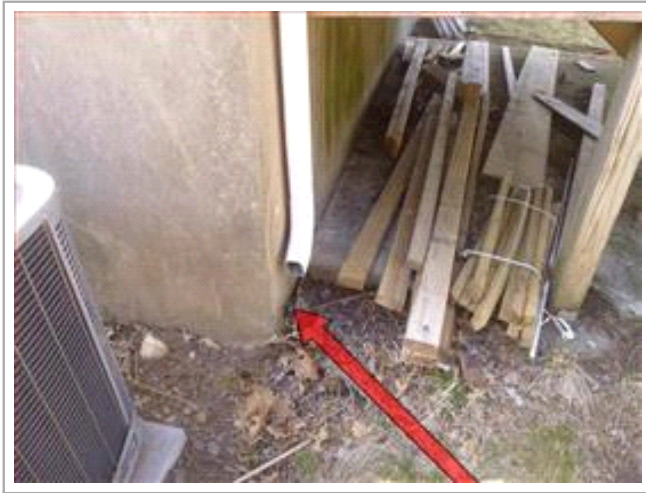
The block foundation wall in the crawlspace, which appears to hold back the garage floor, is comprised of loose blocks without mortar. Signs of dirt movement noted. Recommend: Qualified Mason Contractor Evaluate/Repair/Correct.

Figure Number 6



The block foundation wall in the crawlspace, which appears to hold back the garage floor, is comprised of loose blocks without mortar. Signs of dirt movement noted. Recommend: Qualified Mason Contractor Evaluate/Repair/Correct.

Figure Number 7



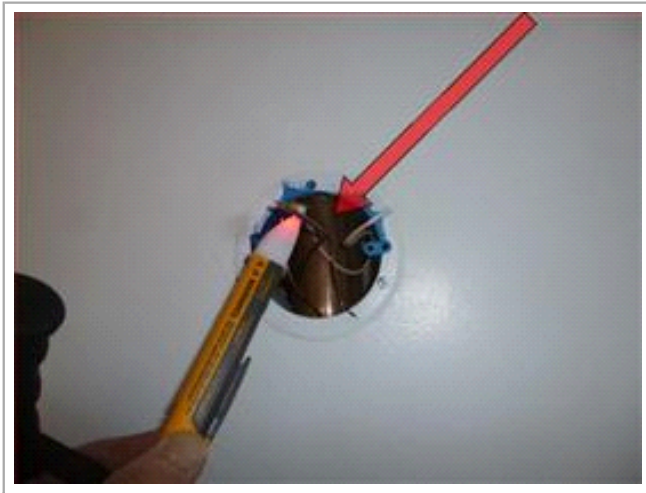
Low areas noted on exterior near foundation should slope away for proper drainage. Gutters terminate too close to the home. Recommend: Repair as Needed.

Figure Number 8



Low areas noted on exterior near foundation should slope away for proper drainage. Gutters terminate too close to the home. Recommend: Repair as Needed.

Figure Number 9



Most of the kitchen GFI outlets are mis-wired and not working properly. Reversed polarity outlets found in master bedroom and "open grounded" outlets found in several rooms. Live wires noted at missing fixtures. Wire nut connections and loose wires in attic. Recommend: Qualified Electrical Contractor Evaluate Entire system/Repair/Replace/Correct.

Figure Number 10



Most of the kitchen GFI outlets are mis-wired and not working properly. Reversed polarity outlets found in master bedroom and "open grounded" outlets found in several rooms. Live wires noted at missing fixtures. Wire nut connections and loose wires in attic. Recommend: Qualified Electrical Contractor Evaluate Entire system/Repair/Replace/Correct.

Figure Number 11



Active water leak noted at water meter fitting. Recommend: Qualified Plumbing Contractor Repair/Correct.

Figure Number 12



Active water leak noted at water meter fitting. Recommend: Qualified Plumbing Contractor Repair/Correct.

Figure Number 13



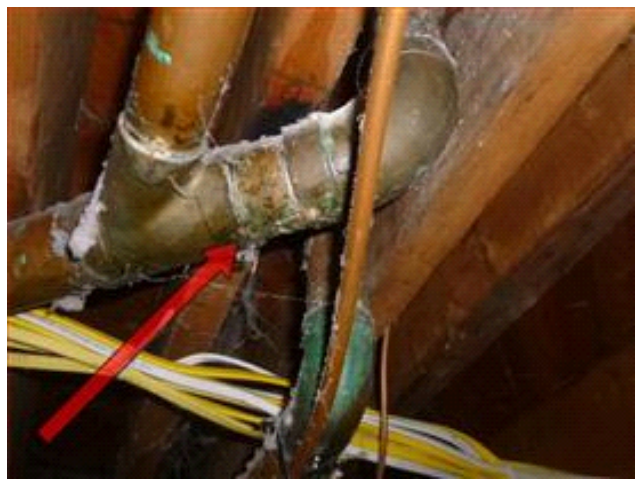
Water leak evidence noted in basement from bathroom piping above. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct.

Figure Number 14



Water leak evidence noted in basement from bathroom piping above. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct.

Figure Number 15



Water leak evidence noted in basement from bathroom piping above. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct.

Figure Number 16



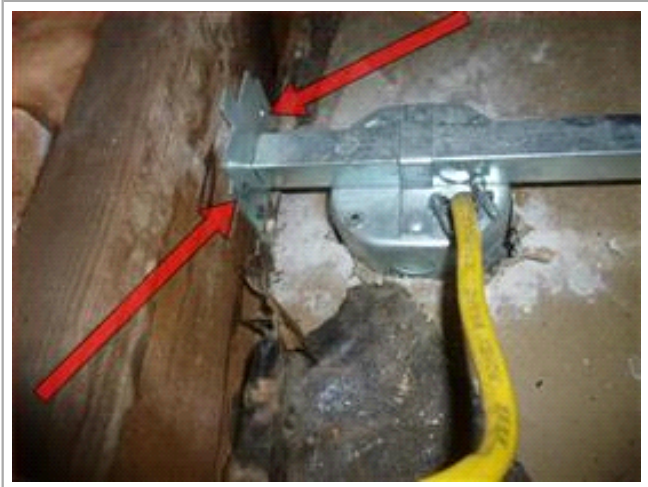
The master bathroom shower is missing it's surround. Not able to fully test water flow and hot water due to lack of containment of water. Recommend: Qualified Remodeling Contractor Complete/Repair/Test/Correct.

Figure Number 17



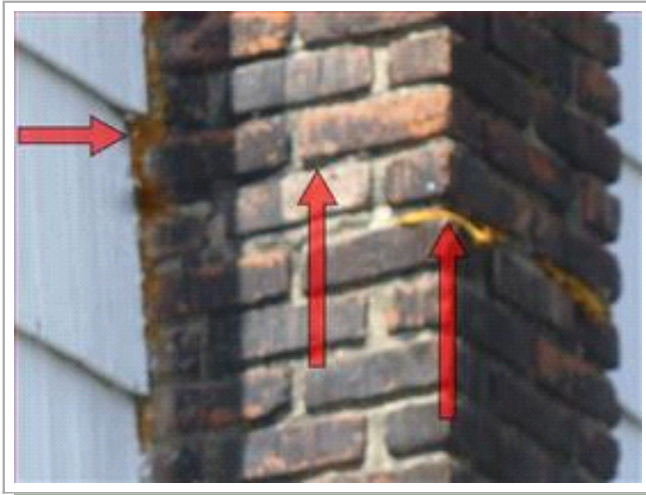
No shut off valve noted for dryer. The gas line in basement at rear wall is loose and needs to be secured. Recommend: Qualified Plumbing Contractor Repair/Correct.

Figure Number 18



The rear bedroom ceiling fan needs attention. The ceiling box in the attic appears improper type for fan application. Screws appear to be drywall screws. Recommend: Qualified Remodeling Contractor Evaluate/Repair/Replace/Correct.

Figure Number 19



The brick chimney has areas of cracks and damaged mortar. Daylight noted in attic with bat evidence at chimney. Recommend: Qualified Mason Contractor Repair/Correct & Qualified Pest Control Contractor Treat/Remove as Needed.

Figure Number 20



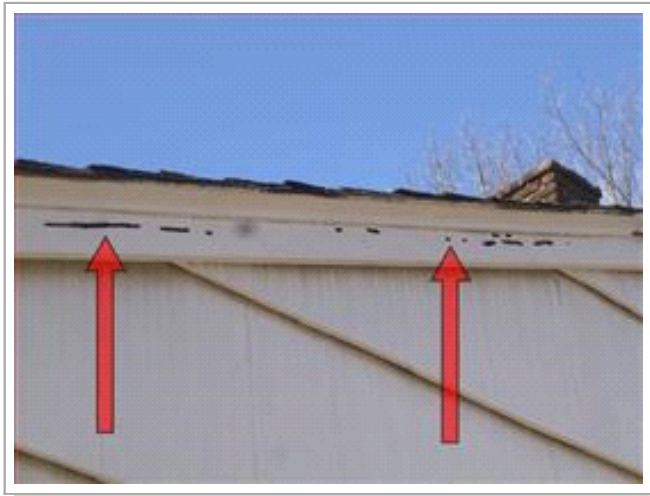
The brick chimney has areas of cracks and damaged mortar. Daylight noted in attic with bat evidence at chimney. Recommend: Qualified Mason Contractor Repair/Correct & Qualified Pest Control Contractor Treat/Remove as Needed.

Figure Number 21



The brick chimney has areas of cracks and damaged mortar. Daylight noted in attic with bat evidence at chimney. Recommend: Qualified Mason Contractor Repair/Correct & Qualified Pest Control Contractor Treat/Remove as Needed.

Figure Number 22



Carpenter bee and wood pecker damaged wood trim noted on exterior right side of home. Recommend: Repair as Needed.



## Foundation / Structure

Foundation	<input checked="" type="checkbox"/> Block <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Superior Wall System <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Cracks Observed at Foundation <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended
Foundation Wall Lines - Exterior	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs / Evaluation Recommended <input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Major Structural Defects <input type="checkbox"/> Vegetation Cover <input checked="" type="checkbox"/> Recent patching <input type="checkbox"/> Differential Movement <input type="checkbox"/> Horizontal Cracks <input checked="" type="checkbox"/> Vertical Cracks <input type="checkbox"/> Step Cracks
Foundation Wall Lines - Interior	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs / Evaluation Recommended <input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Major Structural Defects <input checked="" type="checkbox"/> Excessive Storage Limited Inspection <input type="checkbox"/> Not visible due to wall covering <input type="checkbox"/> Step Cracks <input type="checkbox"/> Differential Movement <input type="checkbox"/> Horizontal Cracks <input checked="" type="checkbox"/> Vertical Cracks
Main support system	<input checked="" type="checkbox"/> Wood Girder <input type="checkbox"/> Metal girder <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Major Structural Defects <input type="checkbox"/> Not visible
Floor system	<input checked="" type="checkbox"/> Wood joists <input type="checkbox"/> Truss joists <input type="checkbox"/> Silent floor system <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Not visible
Structure	<input checked="" type="checkbox"/> Stick built home <input type="checkbox"/> Balloon Framing <input type="checkbox"/> Masonry <input type="checkbox"/> Modular <input type="checkbox"/> Other <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Not Visible <input type="checkbox"/> Repairs / Evaluation Recommended
Support columns	<input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input checked="" type="checkbox"/> 4" solid lolly <input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Hollow Metal Type <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs / Evaluation Recommended
Remarks	n/a

## Basement / Crawlspace

Basement	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> Mold/mildew <input checked="" type="checkbox"/> Signs of flooding <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input type="checkbox"/> Finished Walls and Ceilings Limited Inspection <input checked="" type="checkbox"/> Limited visibility due to extensive basement storage <input checked="" type="checkbox"/> Water Stains/Seepage/Efflorescence
Floor	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Gravel <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Cracks noted in floor. <input checked="" type="checkbox"/> Excessive storage limited inspection <input type="checkbox"/> N/A
Floor Drain	<input type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Cover missing
Sump Pump	<input type="checkbox"/> None Observed <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repair Recommended <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Repairs needed
Crawl Space	<input type="checkbox"/> Wood to earth contact    How Observed: Physically Entered Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input checked="" type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> Vapor Barrier Noted <input checked="" type="checkbox"/> Insulation Noted <input checked="" type="checkbox"/> Repair Needed <input type="checkbox"/> N/A <input type="checkbox"/> Vapor Barrier Missing <input checked="" type="checkbox"/> Insulation facing wrong way
Remarks	<ul style="list-style-type: none"> <li>I The basement has evidence of dampness, water stains and signs of possible water seepage/entry. Recommend: Qualified Remodeling Contractor Repair/Correct as needed. (See Figure #1) (See Figure #2) (See Figure #3)</li> <li>I The sump pump is piped outside too high from grade. Signs of erosion noted on ground. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #4)</li> <li>I The block foundation wall in the crawlspace, which appears to hold back the garage floor, is comprised of loose blocks without mortar. Signs of dirt movement noted. Recommend: Qualified Mason Contractor Evaluate/Repair/Correct. (See Figure #5) (See Figure #6)</li> <li>I See Summary Remarks</li> </ul>

## Grounds

Grading	<input type="checkbox"/> General Grading <input checked="" type="checkbox"/> Negative Slope <input type="checkbox"/> Grade in Contact with Siding <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed <input type="checkbox"/> Level Lot
Sidewalk and Walkway	<input checked="" type="checkbox"/> Crushed stone <input type="checkbox"/> Brick <input type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Large Cracks <input type="checkbox"/> Deteriorated
Driveway	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Large Cracks <input type="checkbox"/> Deteriorated
Window Wells	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Water Damaged <input type="checkbox"/> Wood
Retaining Wall	<input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input type="checkbox"/> Mortared Joints <input type="checkbox"/> Dry <input type="checkbox"/> Weep Holes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Deteriorated
Trees and Shrubs	<input checked="" type="checkbox"/> Monitor tree limbs/vines near roof edge to extend roof life <input type="checkbox"/> Satisfactory <input type="checkbox"/> Vegetation too close to exterior surface <input type="checkbox"/> N/A <input type="checkbox"/> Trees Overhang House <input type="checkbox"/> Pruning Needed
Surface Water Control	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Upgrade Recommended
Fencing	<input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>I Low areas noted on exterior near foundation should slope away for proper drainage. Gutters terminate too close to the home. Recommend: Repair as Needed. (See Figure #7) (See Figure #8)</li> <li>I See Summary Remarks</li> </ul>

## Deck / Porch / Patio

Deck	Floor: <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Repairs Needed
Balcony	Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Repairs Needed
Piers / Support	Wood <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Not Visible <input type="checkbox"/> N/A
Decking	Materials: Wood <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> N/A
Railing / Handrail	Materials: Wood <input checked="" type="checkbox"/> Loose rails noted <input checked="" type="checkbox"/> Repairs Recommended <input type="checkbox"/> N/A
Steps	Materials: Wood <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Need baluster added on inside <input type="checkbox"/> N/A
Front Entry Porch	Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone Cracks noted <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed
Additional Entry Porch (s)	Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> None
Patio	Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> None
Pool	<input type="checkbox"/> Cracks noted in concrete <input type="checkbox"/> Above ground <input type="checkbox"/> In ground <input checked="" type="checkbox"/> Not part of a home inspection <input type="checkbox"/> Recommend a pool/spa company evaluate/test <input checked="" type="checkbox"/> N/A
Remarks	<ul style="list-style-type: none"> <li>  The rear wood deck rails are loose. Recommend: Repair.</li> <li>  See Summary Remarks</li> </ul>

# Electrical

Service Entrance Cable Amps 120-240	Capacity: 200 amps      120-240 Volts <input checked="" type="checkbox"/> Satisfactory Service Line Entrance: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground Conductor Material: <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Not Visible <input type="checkbox"/> Repairs Needed Service Lines: Satisfactory
Main Panel Box	<input checked="" type="checkbox"/> Grounded <input type="checkbox"/> No Ground noted <input type="checkbox"/> Satisfactory <input type="checkbox"/> Undersized wires attached to a breaker <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers Location: Interior Garage Wall <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Not able to remove cover- storage blocked <input type="checkbox"/> Multiple wires attached to a single breaker
Sub-Panel	<input type="checkbox"/> Grounded <input type="checkbox"/> Not Visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breakers Location: <input checked="" type="checkbox"/> None Noted
Circuit and Conductors	Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> BX <input checked="" type="checkbox"/> Romex <input type="checkbox"/> Knob & Tube wiring GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom(s) <input type="checkbox"/> Basement <input type="checkbox"/> N/A Arc: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Breaker does not trip when tested <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Random Testing <input checked="" type="checkbox"/> Reverse Polarity <input checked="" type="checkbox"/> Open Ground <input type="checkbox"/> Dead outlets <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Dangerous conditions with live wires exposed <input checked="" type="checkbox"/> Loose Outlets <input checked="" type="checkbox"/> Safety covers missing <input type="checkbox"/> Older 2-Slot, Ungrounded Outlets
Remarks	<ul style="list-style-type: none"> <li>I Most of the kitchen GFI outlets are mis-wired and not working properly. Reversed polarity outlets found in master bedroom and "open grounded" outlets found in several rooms. Live wires noted at missing fixtures. Wire nut connections and loose wires in attic. Recommend: Qualified Electrical Contractor Evaluate Entire system/Repair/Replace/Correct. (See Figure #9) (See Figure #10)</li> <li>I Insulation in the attic should not touch any light fixtures including all recessed fixtures. Recommend: Qualified Electrical Contractor Evaluate/Repair/Correct as Needed.</li> <li>I See Summary Remarks</li> </ul>

# Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Water meter in basement                   Main shut off valve Noted <input checked="" type="checkbox"/> Repairs Needed
Entrance Pipe	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> PVC <input type="checkbox"/> Lead <input type="checkbox"/> Unknown material <input type="checkbox"/> Repairs Needed
Venting	<input checked="" type="checkbox"/> Noted on Exterior <input checked="" type="checkbox"/> Noted in attic <input type="checkbox"/> Not visible <input type="checkbox"/> Interior Venting Noted <input type="checkbox"/> Repairs Needed
Waste Ejector	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Ran water into ejector/heard pump working <input type="checkbox"/> Not visible <input type="checkbox"/> Repairs Needed
Water Functional Flow Test	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested/water off <input checked="" type="checkbox"/> Minimal decrease in flow noted <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Moderate Decrease In Flow Noted <input type="checkbox"/> Excessive Decrease Noted In Flow
Distribution Lines	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Corrosion <input type="checkbox"/> Plastic <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Tested at bathroom with multiple faucets running and toilet flushed <input type="checkbox"/> Tested at Exterior <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Leaks <input type="checkbox"/> None Observed Hosebibs: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not Operating <input type="checkbox"/> Not Tested <input checked="" type="checkbox"/> Repairs Needed
Drain/Waste Piping	<input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Lead <input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> Slow Drain <input checked="" type="checkbox"/> Leaks <input checked="" type="checkbox"/> Dry Leak Stains Waste Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Septic System <input checked="" type="checkbox"/> Repair Needed
Water Heater #1	Capacity: 50 gallon <input checked="" type="checkbox"/> Satisfactory MFD: Kenmore <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Relief Valve <input checked="" type="checkbox"/> Extension                   Age of unit <input type="checkbox"/> Repairs Needed Newer <input checked="" type="checkbox"/> Hot water tested at bathroom sink for 20 minutes. Hot water heater output after 20 minute testing. Hot
Remarks	<ul style="list-style-type: none"> <li>I Active water leak noted at water meter fitting. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #11) (See Figure #12)</li> <li>I Water leak evidence noted in basement from bathroom piping above. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct. (See Figure #13) (See Figure #14) (See Figure #15)</li> <li>I See Summary Remarks</li> </ul>

## Heating

Heating System - Unit 1	Heat Type: Gas Furnace <input checked="" type="checkbox"/> Unit is due for service <input checked="" type="checkbox"/> No visible cracks or discoloration noted on exterior of unit <input checked="" type="checkbox"/> Should obtain a service contract on heating system for your protection	Age: Newer <input type="checkbox"/> Repairs Needed Brand No name found
Fuel Supply	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural gas	
Fuel Storage Tank	<input type="checkbox"/> Above Ground <input type="checkbox"/> In-Ground <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> Should scan property for under-ground storage tanks	
Heat Exchanger	<input checked="" type="checkbox"/> Partially Observed <input type="checkbox"/> Not Visible; Enclosed Combustion <input checked="" type="checkbox"/> Heat Exchanger Should be Evaluated by Heating Contractor for Crack <input checked="" type="checkbox"/> Recommend Repair	
Flue Piping	<input checked="" type="checkbox"/> Noted <input type="checkbox"/> Does not pitch upward toward chimney <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Flue connection needs re-patching	
Distribution	<input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Radiator   Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Repairs Needed   Heat/cooling missing in: <input type="checkbox"/> Baseboards	
Air Filter	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Dirty <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Clean <input type="checkbox"/> Repairs Needed	
Oil filter	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Noted at heating unit <input type="checkbox"/> Noted on oil line <input type="checkbox"/> Missing	
Emergency cut-off switch for heating system	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Noted at heating unit only <input type="checkbox"/> Noted at top of basement stairs <input type="checkbox"/> Missing	
Humidifier	Brand no name noted <input checked="" type="checkbox"/> Appears probably in working order <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Heating contractor should test/repair if needed	
Remarks	<ul style="list-style-type: none"> <li>I Should obtain a service contract on heating system for your protection. Unit is due for service. Recommend: Qualified Heating Contractor Provide/Service/Repair/Correct.</li> <li>I Should install emergency cut-off switch at top of basement stairs for heating system. Recommend: Qualified Electrical Contract Install as Needed.</li> <li>I See Summary Remarks</li> </ul>	

## Cooling

Cooling System	<input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heatpump <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not tested due to cold temperature limitations	
Cooling System - Unit 1	Age: Midlife <input type="checkbox"/> N/A <input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed	
Cooling System - Unit 2	Age: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed	
Temperature Change	Temperature drops: <input checked="" type="checkbox"/> N/A	
Remarks	<ul style="list-style-type: none"> <li>I Not able to run &amp; test A/C system due to cold temperature limitations. Unit should not be operated if outside temperature has been under 60 degrees during the past 24 hours or damage to the compressor could occur. Recommend: Qualified Cooling Contractor Test when possible/Correct if Needed.</li> <li>I See Summary Remarks</li> </ul>	

## Master Bathroom

Toilet(s)	<input checked="" type="checkbox"/> Functional <input type="checkbox"/> Loose on floor <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Running Toilet <input checked="" type="checkbox"/> Satisfactory
Sink #1	Type: Pedestal <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Sink #2	Type: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> N/A
Tub	Type: Jet Tub <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Tested, ran ok
Shower	Type: Shower Stall <input checked="" type="checkbox"/> No surround, not able to run hot water <input checked="" type="checkbox"/> Repairs Recommended
Floor Material	Type: Tile <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Cracked grout <input checked="" type="checkbox"/> Repairs Recommended
Caulking at fixtures	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Loose <input type="checkbox"/> Mildewed <input type="checkbox"/> Missing <input checked="" type="checkbox"/> Repairs Recommended
Ventilation	<input checked="" type="checkbox"/> Window (s) <input type="checkbox"/> Fan to exterior <input type="checkbox"/> Fan to attic only <input type="checkbox"/> None <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Fan to unknown
Remarks	<ul style="list-style-type: none"> <li>I Window in master bathroom at jet tub does not appear to be a "tempered" glass type. Recommend: Qualified Remodelling Contractor Evaluate/Repair if Needed.</li> <li>I The master bathroom shower is missing it's surround. Not able to fully test water flow and hot water due to lack of containment of water. Recommend: Qualified Remodeling Contractor Complete/Repair/Test/Correct. (See Figure #16)</li> <li>I See Summary Remarks</li> </ul>

## Powder Room

Toilet(s)	<input checked="" type="checkbox"/> Functional <input type="checkbox"/> Loose on floor <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Running Toilet <input checked="" type="checkbox"/> Satisfactory
Sink(s)	Type: Wall Mount <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Tub / Shower	Type: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> N/A
Floor Material	Type: Tile <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Loose grout <input checked="" type="checkbox"/> Repairs Recommended
Caulking at fixtures	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Loose <input type="checkbox"/> Mildewed <input type="checkbox"/> Missing <input type="checkbox"/> Repairs Recommended
Ventilation	<input checked="" type="checkbox"/> Window (s) <input type="checkbox"/> Fan to exterior <input type="checkbox"/> Fan to attic only <input type="checkbox"/> None noted <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Fan to unknown
Remarks	n/a

## Hall Bathroom

Toilet(s)	<input checked="" type="checkbox"/> Functional <input type="checkbox"/> Loose on floor <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Running Toilet <input checked="" type="checkbox"/> Satisfactory
Sink #1	Type: Pedestal <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Sink #2	Type: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> N/A
Tub / Shower	Type: Tub / Shower <input checked="" type="checkbox"/> Jet tub, stopper not working, loose piping, tub spout drips when off <input checked="" type="checkbox"/> Repairs Recommended
Floor Material	Type: Tile <input checked="" type="checkbox"/> Loose grout <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended
Caulking at fixtures	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Loose <input type="checkbox"/> Mildewed <input type="checkbox"/> Missing <input checked="" type="checkbox"/> Repairs Recommended
Ventilation	<input checked="" type="checkbox"/> Window (s) <input checked="" type="checkbox"/> Fan to exterior <input type="checkbox"/> Fan to attic only <input type="checkbox"/> None <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> Fan to unknown
Remarks	<ul style="list-style-type: none"> <li>I No access panels noted for either jet tubs to work on units if needed. Loose hall bathroom tub/shower mixer and spout in wall. The tub spout drips when off. Recommend: Qualified Plumbing Contractor Repair.</li> <li>I See Summary Remarks</li> </ul>



## Kitchen / Appliances

Cabinets	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Loose on wall <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Repairs Needed
Countertops	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Loose tops <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Repairs Needed
Sink	Plumbing Leaks: <input checked="" type="checkbox"/> temporary sink only, tested ok <input type="checkbox"/> Leaking Below <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed
Dishwasher	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performing Major Function Age _____ Brand _____
Range/Cooktop	<input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> No plug noted <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed Brand G/E _____                   Age Older _____
Oven (s)	<input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> No plug noted <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed Brand G/E _____                   Age Older _____
Exhaust/Recirculating Fan	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Part of Microwave <input type="checkbox"/> Vented to exterior <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Repairs Needed
Other Appliances	Disposal: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory Microwave: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory Compactor: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory Washer: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Performing Major Function <input checked="" type="checkbox"/> Satisfactory Dryer: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Performing Major Function <input checked="" type="checkbox"/> Satisfactory                   Connection Gas, no shut off valve Refrigerator: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Ice/water at door tested ok
Floor	<input checked="" type="checkbox"/> Sheetgoods <input type="checkbox"/> Tile <input type="checkbox"/> Wood <input type="checkbox"/> Carpet <input checked="" type="checkbox"/> Sub-floor only - some areas <input checked="" type="checkbox"/> Out of level <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Damage noted
Remarks	<ul style="list-style-type: none"> <li>I No shut off valve noted for dryer. The gas line in basement at rear wall is loose and needs to be secured. Recommend: Qualified Plumbing Contractor Repair/Correct. (See Figure #17)</li> <li>I No kitchen cabinets or counter-tops. Temporary sink and loose stove only. Damaged flooring noted. Kitchen is being remodeled. Recommend: Checking with township to verify that permits and inspections are in order.</li> <li>I Drain type piping noted in ceiling of kitchen where cabinets will go. Recommend: Qualified Plumbing Contractor Evaluate/Repair/Correct if Needed.</li> <li>I See Summary Remarks</li> </ul>

## Interior / Finished Areas

Floor Coverings	<input checked="" type="checkbox"/> Tile <input checked="" type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Unfinished areas <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> "Out of Level" floors noted <input checked="" type="checkbox"/> Damage noted <input checked="" type="checkbox"/> Repairs Recommended <input type="checkbox"/> Not Fully Visible
Walls	<input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Trim missing <input checked="" type="checkbox"/> Unfinished moldings <input checked="" type="checkbox"/> Cracks <input checked="" type="checkbox"/> Recently Painted <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Water Stains <input checked="" type="checkbox"/> Storage limited inspection <input type="checkbox"/> Mold/Mildew noted
Ceilings	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Panel covered <input type="checkbox"/> Drop ceiling <input checked="" type="checkbox"/> Cracks <input checked="" type="checkbox"/> Recently Painted <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Water Stains <input type="checkbox"/> Mold/Mildew noted
Stairs/Railings	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Loose Railings <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Need to install baluster system
Fireplace	<input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> No Flue Liner noted <input type="checkbox"/> Free-Standing <input type="checkbox"/> Flue Liner                      Damper: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating Location: <input type="checkbox"/> Needs Cleaning/Repair <input checked="" type="checkbox"/> None noted
Wood Stove	<input checked="" type="checkbox"/> None noted <input type="checkbox"/> Metal <input type="checkbox"/> Other                      Location: Damper: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Needs Cleaning/Repair <input type="checkbox"/> Fire burning during inspection, unable to inspect
Interior Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Missing from openings that should have a door <input type="checkbox"/> Holes/Damage noted
Windows	<input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Single Hung <input checked="" type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Dual Paned <input checked="" type="checkbox"/> Fixed <input checked="" type="checkbox"/> Casement <input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Possible lead paint <input type="checkbox"/> Water damage/rot <input type="checkbox"/> Broken Glass <input checked="" type="checkbox"/> Do not open under normal pressure - some <input checked="" type="checkbox"/> Cracked glazing <input checked="" type="checkbox"/> Open under normal pressure - most <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed
Skylight (s)	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Functional <input checked="" type="checkbox"/> Fixed <input checked="" type="checkbox"/> Water stains noted <input checked="" type="checkbox"/> Repairs Recommended
Ceiling Fan(s)	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Functional - fan boxes in attic need attention <input checked="" type="checkbox"/> Repairs Recommended
Remarks	<ul style="list-style-type: none"> <li>I Damaged hardwood flooring finish noted in many areas. Out of level floors and walls also noted. Recommend: Repair as Needed.</li> <li>I The master bedroom does not have a closet. Both smaller bedrooms are missing closet doors. Recommend: Repair.</li> <li>I Loose and improper railing noted at beginning of main staircase. Need complete railing installed on main staircase. Should install proper baluster system on basement staircase. Recommend: Repair for safety.</li> <li>I Water stains were noted in the master bedroom at front ceiling, under the upstairs hall skylight, in hall closet on main level, and under the master bathroom skylight. Ceiling cracks noted in the dining room under the master bathroom. Recommend: Qualified Remodeling Contractor Evaluate/Repair/Correct.</li> <li>I The rear bedroom ceiling fan needs attention. The ceiling box in the attic appears improper type for fan application. Screws appear to be drywall screws. Recommend: Qualified Remodeling Contractor Evaluate/Repair/Replace/Correct. (See Figure #18)</li> <li>I See Summary Remarks</li> </ul>

## Exterior

Exterior Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> Plexiglass noted at several side lites
Storm Doors	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input checked="" type="checkbox"/> N/A
Windows	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended - some
Window Screens	<input checked="" type="checkbox"/> Damage noted <input checked="" type="checkbox"/> Repairs Recommended
Exterior Wall Covering	Types of Material: Wood Siding <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Recommended <input type="checkbox"/> No Cracks Found <input checked="" type="checkbox"/> Common Cracks, cupping, curling, cracking, water damaged areas <input type="checkbox"/> Major Cracks
Other Exterior Wall Coverings	Types of Material: Brick <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended <input type="checkbox"/> No Cracks Found <input checked="" type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks
Exterior Trim	<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Rot/water damage/peeling paint <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed
Chimney #1	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block                 Needs Re-pointing <input checked="" type="checkbox"/> Cracks noted Spark Screen: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Liner Noted <input type="checkbox"/> Appears Unlined <input checked="" type="checkbox"/> Repairs Needed
Chimney #2	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Satisfactory Spark Screen: <input type="checkbox"/> Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Liner Noted <input type="checkbox"/> Appears Unlined <input type="checkbox"/> Repairs Needed
Carport	<input type="checkbox"/> Covered <input type="checkbox"/> Walls <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Repairs needed.
Electrical Outlets	<input checked="" type="checkbox"/> Should be GFI protected <input checked="" type="checkbox"/> Repairs Recommended
Hose Bibs	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Water off, no test <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repairs Needed
Remarks	<ul style="list-style-type: none"> <li>I The brick chimney has areas of cracks and damaged mortar. Daylight noted in attic with bat evidence at chimney. Recommend: Qualified Mason Contractor Repair/Correct &amp; Qualified Pest Control Contractor Treat/Remove as Needed. (See Figure #19) (See Figure #20) (See Figure #21)</li> <li>I See Summary Remarks</li> </ul>

## Roof

Roof Covering Type	<input checked="" type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Multiple layers noted <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Flat Roof How Observed: Binoculars & Second Level Windows <input type="checkbox"/> Unable to fully view entire roof due to unsafe access or possible damage to the roofing <input type="checkbox"/> Repairs Needed Approx. Age of Roof Midlife to older
Roof Leaks	<input checked="" type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed
Roof Sagging	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed
Cracked/Broken/Missing Shingles	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> N/A
Worn Shingles	<input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> N/A
Flashing	<input type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Tar covered <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed
Gutters and Downspouts	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Repairs Needed <input checked="" type="checkbox"/> Extensions should be added <input type="checkbox"/> Recommend Installing
Skylight(s)	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Repair Recommended <input type="checkbox"/> N/A
Remarks	n/a

## Attic

Access	How Observed: Crawled partway <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Scuttle Hole <input checked="" type="checkbox"/> Pull Down <input type="checkbox"/> Door <input type="checkbox"/> No Access <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Inspection limited to view from access. Not all areas were completely visible.
Moisture	<input checked="" type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input checked="" type="checkbox"/> Condensation <input checked="" type="checkbox"/> Stains <input checked="" type="checkbox"/> Mold/Mildew noted
Insulation	<input type="checkbox"/> None <input checked="" type="checkbox"/> Batts <input type="checkbox"/> Fill <input checked="" type="checkbox"/> Should Install more when possible Installed in: <input type="checkbox"/> Rafters <input checked="" type="checkbox"/> Floor <input type="checkbox"/> N/A Approx. R Rating: 13                      Avg. Inches: 3-4
Ventilation	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Satisfactory <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Turbine <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Gable End Louvers <input type="checkbox"/> Roof Vents <input checked="" type="checkbox"/> Attic ventilation should be increased
Framing	Type: Rafters <input type="checkbox"/> Cracked/Broken/Sagging <input checked="" type="checkbox"/> Satisfactory
Bracing/Colar Ties	<input type="checkbox"/> Cracked/Broken/Sagging Bracing <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Missing
Remarks	<ul style="list-style-type: none"> <li>I The attic pull down staircase should re-track stronger. Recommend: Repair.</li> <li>I Insulation is minimal. Recommend: Installing more when possible to increase energy efficiency of home.</li> <li>I Attic needs more ventilation. Recommend Installing Ridge vent &amp; open soffit air flow. Recommend: Qualified Remodeling Contractor Install as Needed</li> <li>I See Summary Remarks</li> </ul>

## Garage

Type	<input type="checkbox"/> None <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> 1-car <input type="checkbox"/> 2-car <input type="checkbox"/> 3-car <input type="checkbox"/> 4-car
Automatic Opener	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable <input type="checkbox"/> Inoperable <input type="checkbox"/> Remote not available
Safety Reverse	Operable: <input type="checkbox"/> Pressure reverse <input checked="" type="checkbox"/> Electric eye <input type="checkbox"/> Need(s) adjusting <input type="checkbox"/> Safety hazard
Floor	Material: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt <input type="checkbox"/> Dirt Condition: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Typical cracks <input checked="" type="checkbox"/> Extensive storage limited inspection greatly <input checked="" type="checkbox"/> Recommend evaluation/repair
Sill Plates	<input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Floor level <input type="checkbox"/> Elevated <input type="checkbox"/> Rotted/Damaged <input type="checkbox"/> Recommend repair
Overhead Doors	Material: <input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Recommend repair Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Overhead door hardware loose
Exterior Service Doors	Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Damaged/Rusted <input checked="" type="checkbox"/> N/A
Electricity Present	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not visible Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No           Open ground: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard GFCI Present: <input type="checkbox"/> Yes <input type="checkbox"/> No           Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Handyman/extension cord wiring
Fire Separation Walls and Ceiling	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Present <input type="checkbox"/> Missing Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Safety hazard(s) <input checked="" type="checkbox"/> Recommend repair <input checked="" type="checkbox"/> Signs of peeling paint/moisture Fire door: <input type="checkbox"/> Not verifiable <input type="checkbox"/> Not a fire door <input type="checkbox"/> Needs repair <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Inoperative <input type="checkbox"/> Missing <input type="checkbox"/> Needs repair Moisture Stains Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Typical Cracks: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	I The garage ceiling has peeling paint. Recommend: Repair.

## Energy / Safety

Insulation	Roof: Roll <input checked="" type="checkbox"/> Should update Walls: Not Visible <input type="checkbox"/> Satisfactory Floor: Roll <input checked="" type="checkbox"/> Facing wrong way in crawlspace
Windows	<input type="checkbox"/> Double Pane <input checked="" type="checkbox"/> Updating Recommended <input checked="" type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Single Pane
Doors	<input type="checkbox"/> Insulated <input type="checkbox"/> Storm Door <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Updating Recommended
Smoke Dectors	<input type="checkbox"/> Yes <input type="checkbox"/> Not Operational <input type="checkbox"/> Not Tested <input checked="" type="checkbox"/> Updating Recommended
Carbon Monoxide Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> Not Operational <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Updating Recommended
Safety Glass	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown
Window / Door Locks	<input type="checkbox"/> Functional <input type="checkbox"/> Not Functioning as Intended <input checked="" type="checkbox"/> Updating Recommended
Wood Destroying Insects / Rodent Evidence	<input type="checkbox"/> Carpenter ant evidence <input type="checkbox"/> Termite Evidence <input checked="" type="checkbox"/> Carpenter bee evidence <input type="checkbox"/> Powder Post Beetle evidence <input checked="" type="checkbox"/> Recommend: Pest Control Company Treat/Correct <input checked="" type="checkbox"/> Rodent Evidence
Other Equipment Noted	<input type="checkbox"/> Water softener system <input type="checkbox"/> Central vac system <input type="checkbox"/> Other filtration system <input checked="" type="checkbox"/> Security System <input checked="" type="checkbox"/> Not part of a home inspection
Visual Obstructions	<input checked="" type="checkbox"/> Excessive storage in garage <input type="checkbox"/> Excessive attic storage <input checked="" type="checkbox"/> Excessive storage in basement <input type="checkbox"/> Excessive storage in yard
Remarks	<ul style="list-style-type: none"> <li>  Carpenter bee and wood pecker damaged wood trim noted on exterior right side of home. Recommend: Repair as Needed. (See Figure #22)</li> <li>  See Summary Remarks</li> </ul>

## Exclusions and Limitations

The home inspector is a generalist, not a specialist, and therefore performs a general inspection. A technically exhaustive inspection is not performed by the home inspector, but rather by a specialist in a particular trade or profession and is generally limited to one component of a home and not the whole home.

The inspector is performing a visual inspection, using the natural senses, to observe the structure and major components of the home. Sometime the inspector may use special tools as an extension of the visual senses.

In general the home inspection applies to the inspection of four dwelling units or fewer, but may include inspections of common-ownership property, such as condominium units and complexes and co-operatives.

Home inspectors are not required to:

- | Enter any area believed to contain materials or conditions hazardous or unsafe for the inspector
- | Move personal belongings, stored items, plant life, furniture or anything else which blocks on may block the viewing of components
- | Perform any excavation to view components, including removal of leaves, snow and ice
- | Remove debris to make observations
- | Enter spaces with headroom less than 2 feet
- | Perform invasive procedures
- | Inspect any area blocked by finished surfaces and concealed areas, framing or insulation
- | Poke or probe finished surfaces when such action could damage the finished surface
- | Report or estimate life expectancy of components. The inspector may render an opinion regarding where a component may be in its expected life
- | Report on the reasons or cause of damage
- | Report on the presence or absence of wood destroying insects or organisms, but, may if observed so report. If observed and reported the home inspector should not advise on the treatment of wood destroying insects or organisms, but rather recommend a licensed pest control person be hired.
- | Report on or find potentially harmful substances and environmental items, such as radon, carbon monoxide, lead, lead-based paint, asbestos, toxins, carcinogens, noise, urea formaldehyde, water quality, toxic or flammable chemicals or gasses and water and airborne hazards, not responsible for determining the presence or perform any testing of any drywall to determine if it has the potential or presence of "Chinese drywall"
- | Evaluate acoustical characteristics of any system or component
- | Report anything more than the existence of swimming pools, fountains , hot tubs, spas, and the like. These should be evaluated and tested by qualified pool/spa companies
- | Report on anything other than output from wells. The inspector should run the water in the home performing a user flow test. The inspector should not open the well, remove the pumping hoses, the pump, any pump wires or any other parts of the well. Pumps in the home will only be observed but not disturbed.
- | Operate free standing or built-in appliances attached to the water supply
- | Evaluate shower pans for leakage
- | Determine or evaluate flow and supply and drain water other than functional flow
- | Report on water conditioning equipment, as the evaluation requires special tools, testing and expertise
- | Inspect foundation drains and other buried pipes, foundation walls, electrical lines or building components
- | Determine if the home sewage goes to a public or private disposal system, as the piping from the home is usually buried below ground
- | Evaluate gas lines for other than visible obvious deficiencies
- | Report on low voltage systems, security systems, central vacuum systems, fire sprinkler systems (other than their existence), lawn sprinkler systems, and other safety equipment
- | Check or search any municipal records or data
- | Determine compliance with or certify for past or present governmental codes, rules or regulations pertaining to the home or land on which built. This includes building codes. Determining code compliance is not possible because of the ever-changing nature of the codes and the different interpretations of the codes by the building code officials of the local jurisdiction.
- | Report on or find latent, hidden and concealed defects or deficiencies
- | Climb or walk on the roof
- | Report on any components that can not be readily observed
- | Determine method, materials and/or costs of repair or correction of deficiencies
- | Evaluate the financial status of any common ownership types of properties
- | Determine the boundaries of a piece of land, as land surveyors do this
- | Determine the value of the home or property, as real estate appraisers do this
- | Report about surrounding properties or homes
- | Counsel on the advisability of purchase of the home or property
- | Report on cosmetic items
- | Operate cooling systems if the outside temperature has been below 60 degrees Fahrenheit during the preceding 24 hours
- | Operate the heating portion of heat pumps if the outside temperature has been over 75 degrees Fahrenheit
- | Inspect non-central cooling devices
- | Inspect gas fired refrigeration systems and evaporative coolers and roof mounted water conditioning cooling systems
- | Evaluate pressure of coolant, presence or absence of coolant leaks
- | Determine the efficiency of a heating or cooling unit

- | Determine the draw of electrical components as HVAC or electrical contractors do this
- | Operate any heating, electrical or cooling components when the inspector determines it may not be safe to so do. However, the inspector should report the reasons he feels it is unsafe to so do.
- | Operate automatic safety controls
- | Dismantle any equipment, controls, gauges or components
- | Operate or activate any components that are de-activated, shut down, winterized, secured off or which do not respond to normal operating devices
- | Ignite or extinguish any solid fuel fires
- | Evaluate adequacy of draft or perform a chimney smoke test or inspect interior of flues including chimneys
- | Evaluate the installation of any inserts or other modification of a fireplace, stove or chimney
- | Determine clearance to combustibles around heat sources
- | Evaluate the operation of humidifier, air purifiers, motorized dampers, heat reclaimers, ionizers and the like
- | Evaluate solar heating systems or cells
- | Determine the type of insulation or wrapping materials on pipes, ducts, boilers or jackets
- | Operate digital-type or computerized thermostats or controls
- | Observe the interior of flues, fire chambers, heat exchangers, humidifiers, filters
- | Evaluate the adequacy or uniformity of heat or cooling to various rooms
- | Inspect equipment, remove covers or panels that are not readily accessible
- | Evaluate the effectiveness of anti-siphon devices
- | Operate any plumbing valves other than normal operating devices, such as faucet handles at sinks and toilet flush valves
- | Inspect internal gutter and downspout systems and related underground drainage piping
- | Determine where drain piping in above discharges
- | Insert any tool, probe, or testing device inside the main or sub-panels
- | Test or operate any over-current devices except ground fault circuit interrupters
- | Dismantle any electrical device other than to remove the covers from main and sub-panels
- | Activate electrical systems or branch circuits that are not energized
- | Test each and every switch, receptacle and fixture. (Only random testing will be conducted.)
- | Remove switch or outlet cover-plates
- | Inspect low voltage systems or relays, smoke and heat detectors (other than as required elsewhere) telephone systems, security systems, locking devices, cable TV, or intercoms
- | Inspect burglar alarms, antenna, de-icing tapes, lightening arrestors, timers or systems controlled by timers, or any other ancillary electrical components not a part of the primary electrical distribution system of the home
- | Operate appliances except as required elsewhere
- | Evaluate paint, wallpaper or other finish treatments on interior walls, ceilings and floors
- | Inspect carpeting, draperies or drapery hardware, blinds and other window treatments
- | Lift or move existing floor coverings
- | Report on concealed insulation or vapor retarders or evaluate insulation hidden from view
- | Evaluate venting systems built into appliances
- | Enter into attic spaces without provisions for walking safely
- | Walk or crawl across exposed floor joists or try to find footing hidden by attic insulation
- | Enter attic or other spaces that are not readily accessible
- | Break or otherwise damage a surface finish or weather seal on or around access panel and covers
- | Inspect concealed areas, framing or insulation
- | Enter attic areas that are overheated (over 100 degrees Fahrenheit)
- | Evaluate storm windows, storm doors, screens, shutters, awnings and other seasonal accessories
- | Evaluate fences
- | Evaluate safety glazing in doors and windows
- | Evaluate geological conditions, soil conditions, recreational facilities, outbuildings other than primary garages and carports
- | Evaluate garage door operator remote control devices
- | Offer or perform any act or service contrary to law
- | Offer warranties or guarantees of any kind Offer or perform engineering, architectural, plumbing, electrical or other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds such license. In which case, he/she may so advise the client and go beyond the Standard of Care of home inspectors as an extra service. An extra fee may be charged for the extra service.
- | Calculate the strength, adequacy, or efficiency of any system or component
- | Project operating costs of any components
- | Predict future conditions, including but not limited to life expectancy and failure of components
- | Report on or determine the source or cause of odors. Sheds, outbuildings and the like are not part of a normal home inspection and will not be included in the report