

Home Inspection Report



694 Valleyview Rd, Pittsburgh, PA 15243

Inspection Date:

Wednesday, March 12, 2025

Prepared For:

Prepared By:

Scott Klein
4017 Washington Rd
Suite 210
McMurray, PA 15317
7244135522

Report Number:

251103-01

Inspector:

Scott Klein

Report Overview

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Dry

Approximate Age

88 Years

Report Summary

Major Concerns

Radon system
Plumbing repairs at bathrooms
Mold sporing

Potential Safety Hazards

Missing GFCIs at exterior, basement, kitchen and bathrooms
Loose wiring at basement and kitchen
Mold sporing at master bath, game room, foundation, basement kitchen and basement bath
Bathroom space heaters
Open ground receptacles, open cover plate
Missing cover plate and loose wiring
Missing handrail
Loose stair runner
Smoke and carbon monoxide detectors
Larger than 4" gaps at basement stair balusters

Deferred Cost Items

Brick window well
Roof repairs
Mortar repairs
Exterior painting
Mortar repairs at fireplaces

Receipt/Invoice

Scott Klein
4017 Washington Rd
Suite 210
McMurray , PA 15317
7244135522

Property Address
694 Valleyview Rd
Pittsburgh, PA 15243
Inspection Number: 251103-01
Payment Method: Credit Card

Date: Wed. Mar. 12, 2025 11:30

Inspected By: Scott Klein

Client:

Inspection	Fee
Home Inspection	\$600.00

Total	\$600.00
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Grounds

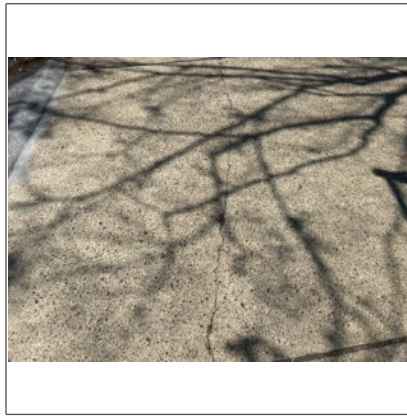
Service Walks

☐ None ☐ Not Visible
Material ☐ Concrete ☐ Flagstone ☒ Pavers ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Settling cracks
Comments

Driveway/Parking

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☒ Fill cracks and seal
Comments At the time of inspection, typical cracking was observed. Recommend sealing crack with concrete crack filler to prevent water from penetrating and causing further deterioration.

Photos



Stoops/Steps

☐ None
Material ☒ Concrete ☒ Stone Other: ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☒ Cracked ☐ Settled
Comments At the time of inspection, typical cracking was observed. Recommend sealing crack with concrete crack filler to prevent water from penetrating and causing further deterioration.

Photos



Patio

☐ None
Material ☐ Concrete ☐ Flagstone ☒ Pavers ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard ☐ Drainage provided
Comments

Grounds

Sun Room

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

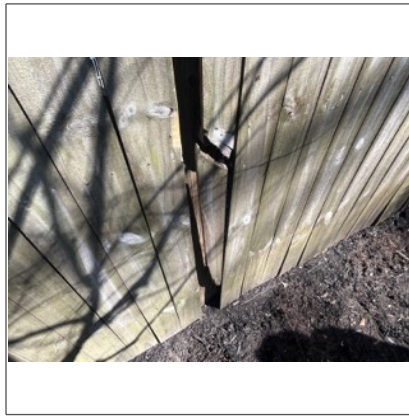
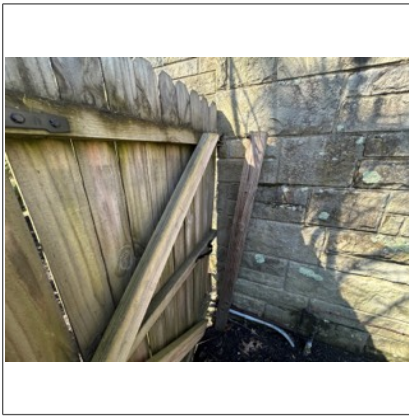
Comments

Fence/Wall

Type ☐ Not evaluated ☐ None
☐ Brick ☐ Block ☒ Wood ☒ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl
 Condition ☒ Satisfactory(Metal) ☒ Marginal (Wood) ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
 Comments At the time of inspection, loose post was observed at wood gate. Recommend resecuring post.

At the time of inspection, damaged wood flanking was observed. If deemed necessary, recommend replacing damaged wood pickets to preserve the wood fence. It is recommended to pressure wash and seal or stain every 3 to 5 years to protect the wood from the exterior elements.

Photos



Landscaping affecting foundation

☐ N/A
 Negative Grade ☐ Yes ☐ No ☐ Satisfactory ☒ Recommend additional dirt ☒ Recommend window wells/covers
☒ Recommend repairs

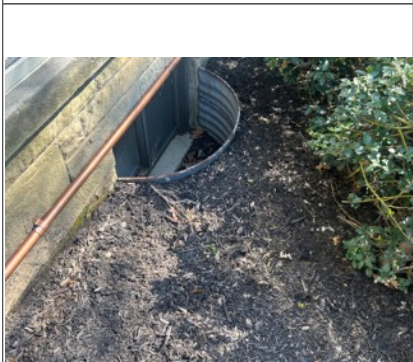
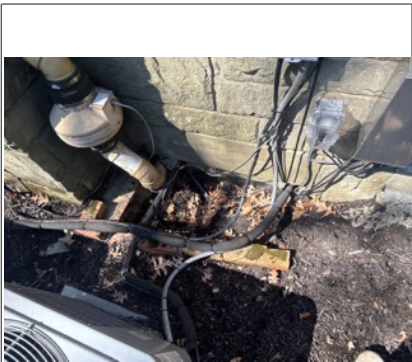
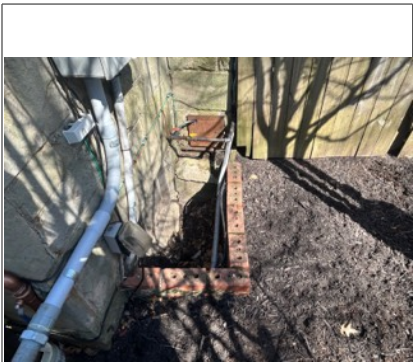
Comments Recommend installing window well covers. This will help prevent moisture buildup in heavy rains and prevent moisture infiltration.

At the time of inspection, bowing was observed at brick window well. Recommend monitoring. If further movement occurs, rebuilding the window well may be necessary.

At the time of inspection, failure of the brick window well near the radon mitigation system was observed. Recommend having a mason rebuild window. Due to the failure of the window well, dirt and mulch buildup was observed at basement window.

At the time of inspection, low grading was observed near foundation. Recommend adding additional dirt to divert surface water away from the foundation and re-mulch in areas to prevent water from ponding near foundation. This will help prevent moisture infiltration.

Photos



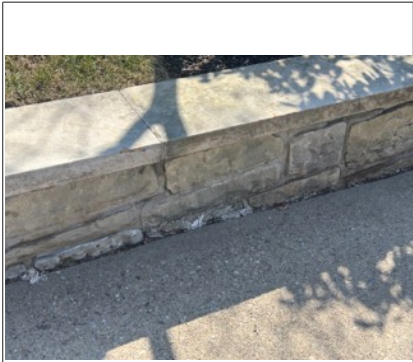
Retaining wall

Material
Condition
Comments

- ☐ None
☒ Stone ☐ Concrete ☒ Concrete block ☐ Railroad ties ☐ Timbers Other:
☒ Satisfactory ☐ Marginal ☐ Poor

At the time of inspection, stone deterioration was observed at retaining wall. When removing snow buildup from the driveway, recommend not piling the snow near the wall as it can absorb into the stone, then freeze, deteriorating the face of the stone.

Photos



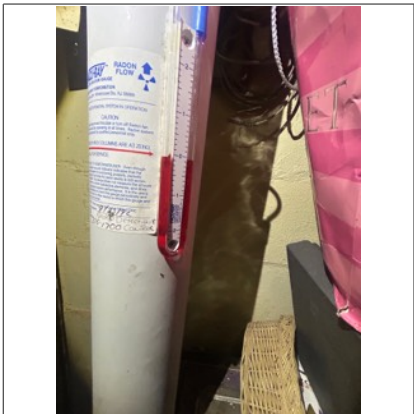
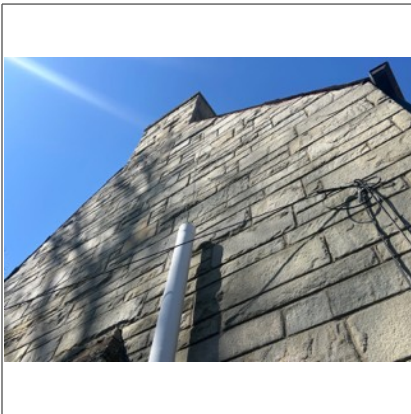
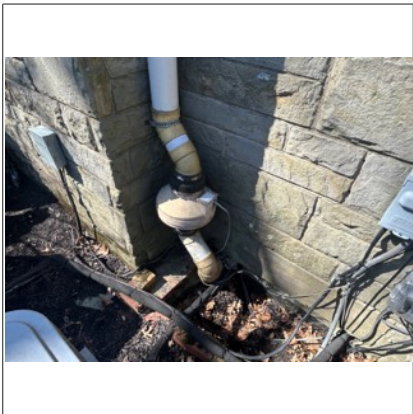
Radon System

Condition
Comments

- ☐ Satisfactory ☐ Marginal ☒ Poor

At the time of inspection, radon mitigation system was not properly functioning. Recommend having radon mitigation company evaluate and make the necessary repairs to resolve this potential safety hazard. It is also recommended that the exhaust pipe be vented past the roofline.

Photos

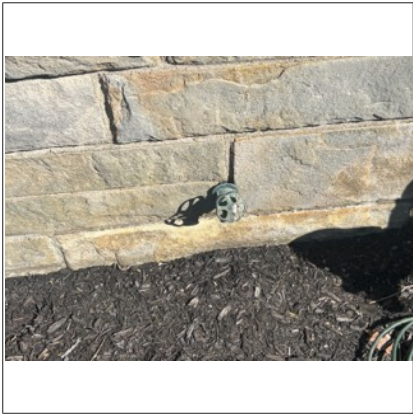


Hose bibs

Condition
Operable
Comments

- ☐ N/A
- ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend Anti-siphon valve
- ☒ Yes ☒ No(1) ☐ Not Tested
- At the time of inspection, hose bib in the photo would not turn. Recommend having plumber evaluate, make the necessary repairs to resolve this issue.

Photos



Roof

General

Visibility ☐ None ☒ All ☐ Partial

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

Style of Roof

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

Pitch ☒ Low ☒ Medium ☒ Steep ☐ Flat

Roof #1 Type:Slate
Age:88 Years

Roof #2 ☐ None
Type:Metal
Age:20 Years

Comments

Condition of Roof Coverings

Roof #1 ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots

☒ Broken/Loose Tiles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering

☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

☐ Incomplete/Improper Nailing ☒ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #2 ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots

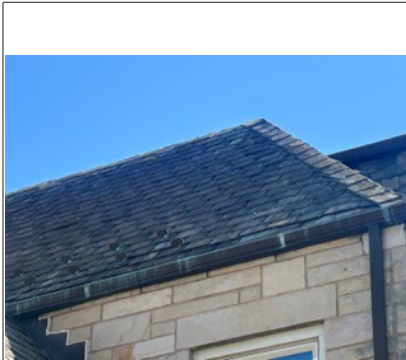
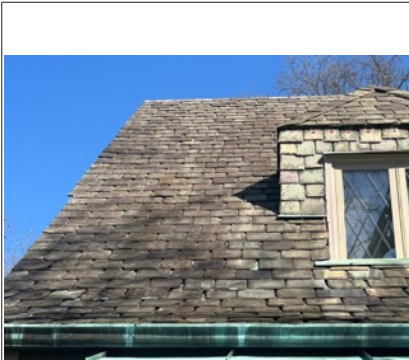
☒ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering

☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments At the time of the inspection, overall condition of the slate tiles were good. However, loose and broken tiles were observed throughout the roof. Recommend having a licensed slate roofer evaluate and make the necessary repairs to prevent potential water infiltration points.

Photos





Exterior

Chimney(s)

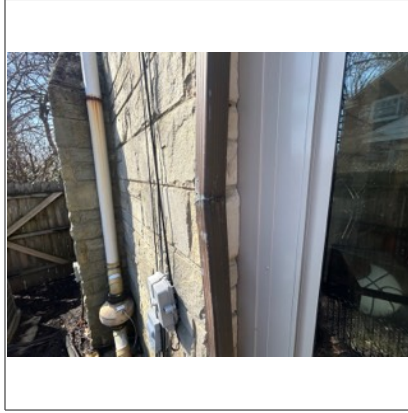
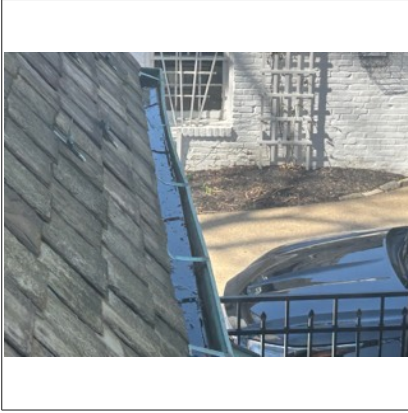
Viewed From ☐ Roof ☐ Ladder at eaves ☒ Ground
Chase ☐ Brick ☒ Stone ☐ Metal ☐ Blocks ☐ Framed
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair
Comments

Gutters/Scuppers/Eavestrough

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☒ Needs to be cleaned
Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: _____
Comments At the time of inspection, gutter was holding water. Recommend cleaning gutters to maximize drainage and monitoring.

At the time of inspection, loose downspout was observed. Recommend resealing.

Photos

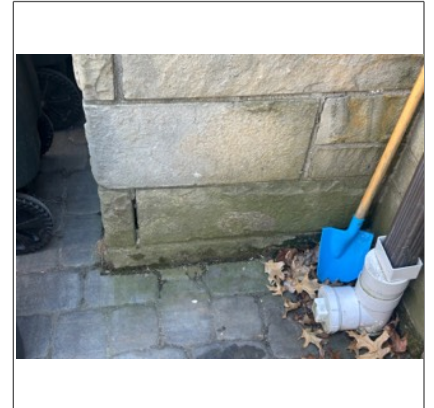
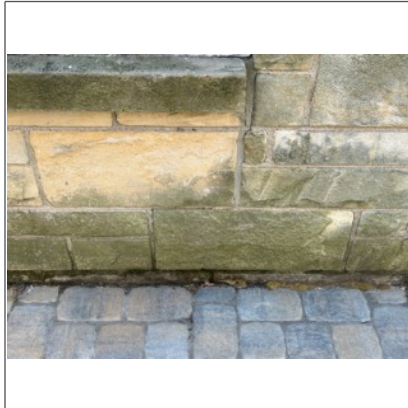


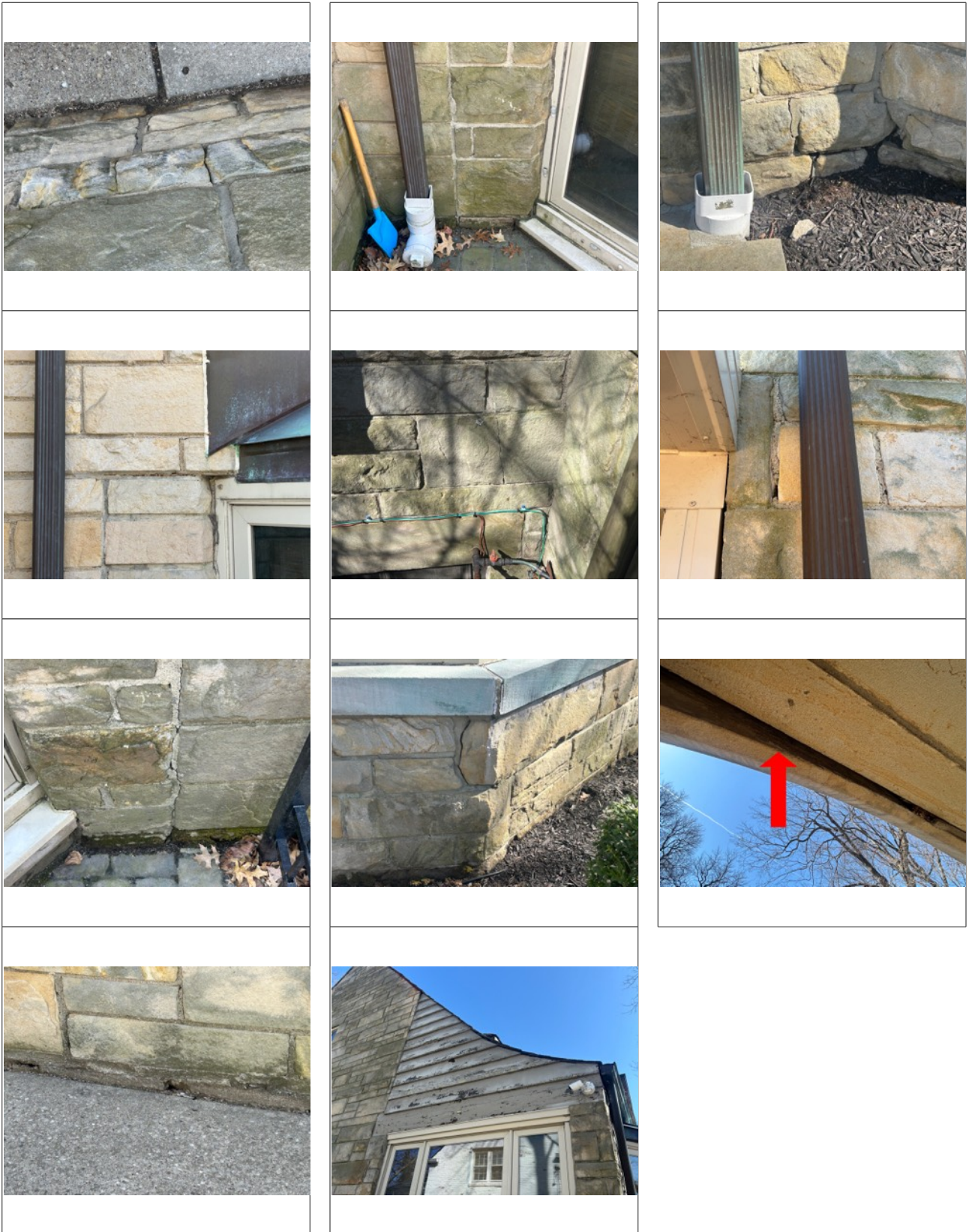
Siding

Material ☒ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☒ Wood ☐ Metal/Vinyl Other: _____ ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting
Comments At the time of inspection, cracking and mortar deterioration was observed at stonework. Recommend having a mason re-point these areas to prevent water from penetrating and causing further deterioration.

At the time of inspection, peeling paint was observed at wood siding. Recommend removing any loose paint, sanding, priming, then painting to protect the wood from the exterior elements.

Photos



**Trim**

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

☒ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

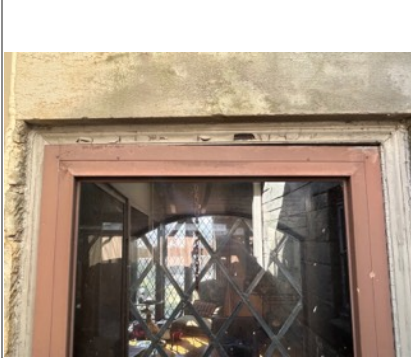
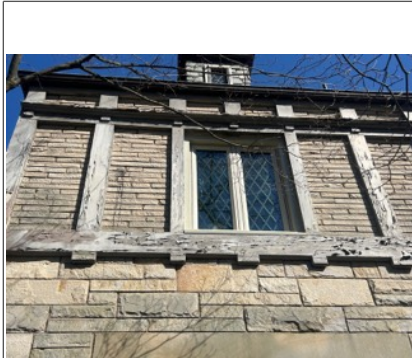
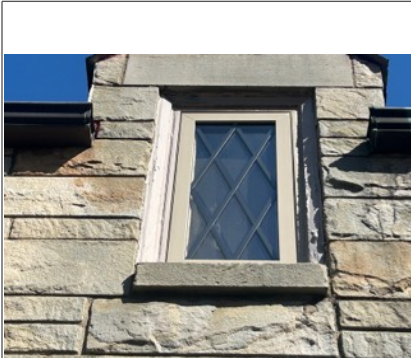
Comments At time of inspection, peeling paint was observed at exterior trim. Recommend removing any loose paint,

Exterior

Trim cont.

Comments cont. sanding, priming and painting to protect the trim from the exterior elements.

Photos



Caulking

- ☐ None
☒ Satisfactory ☐ Marginal ☐ Poor

Condition
Comments

Windows And Storm Windows

- Condition ☒ Satisfactory (Aluminum clad) ☒ Marginal ☐ Poor ☒ Wood Deterioration
☒ Recommend repair/painting ☐ Failed/fogged insulated glass
Material ☒ Wood ☒ Metal ☐ Vinyl ☒ Aluminum clad

Comments At the time of inspection, several original metal windows were observed with wood storm windows. During inspection, wood and paint deterioration was observed at the storm windows. Recommend removing any loose paint, priming and repainting the storm windows to protect the wood from the exterior elements.

At the time of inspection, cracked glass was observed at storm window. The storm windows are to help with energy efficiency because the original windows are single pane glass windows. If deemed necessary, recommend replacing glass at the storm window to resolve this issue.

Photos



Service Entry

Location ☐ Underground ☒ Overhead
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Exterior

Service Entry cont.

GFCI present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☒ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☒ Recommend GFCI Receptacles

Comments At the time of inspection, the majority of exterior receptacles were GFCI protected. However, one receptacle is not GFCI protected. Recommend having electrician install a GFCI protected receptacle to prevent potential safety hazard.

At the time of inspection, generator was not inspected. This is a small engine. If deemed necessary, recommend having serviced to ensure that the unit is properly functioning.

Photos

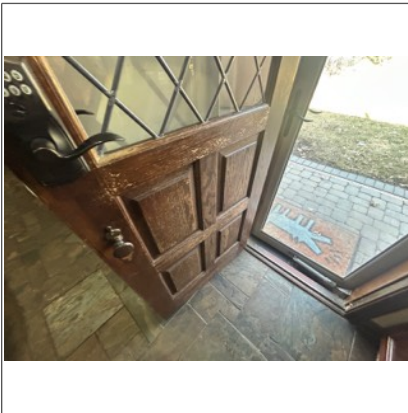


Exterior Doors

☐ N/A Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Comments At the time of inspection, stain deterioration was observed at door. Recommend lightly sanding and re-staining to protect the wood from the exterior elements.

Photos



Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Brand: Carrier

Approximate Age: 3 Years

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other:

Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

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

Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments At the time of inspection, AC unit was 3 years old with a typical life expectancy of 18 to 25 years.

Photos**Exterior A/C - Heat pump #2****Unit #2**☐ N/A

Brand:Carrier

Approx. Age:5 Years

Energy source ☒ Electric ☐ Gas Other: .**Unit type** ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump**Level** ☒ Yes ☐ No ☐ Recommend re-level unit**Condenser Fins** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory**Insulation** ☒ Yes ☐ No ☐ Replace**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted**Improper Clearance (air flow)** ☐ Yes ☒ No**Comments** At the time of inspection, AC unit was 5 years old with a typical life expectancy of 18 to 25 years.

Garage/Carport

Type

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

Automatic Opener

Operation ☐ None ☐ N/A
Comments ☒ Operable ☐ Inoperable

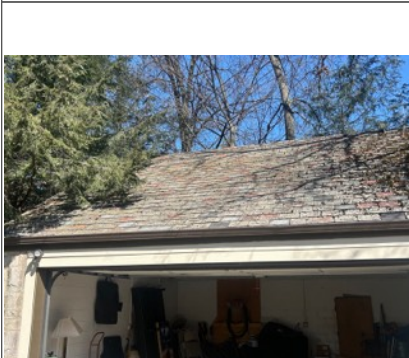
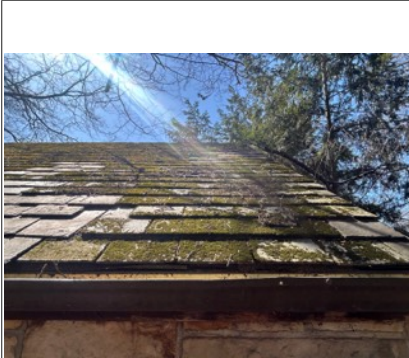
Safety Reverse

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

Roofing

Material ☐ Same as house
Type:Slate
Approx. age: 50+ Years
Comments At the time of inspection, moss build up and broken tiles were observed. Over time, moss buildup can further damage slate tiles. Recommend having the slate cleaned and having a slate roofer make the necessary repairs at damaged tiles to prevent potential water infiltration.

Photos



Gutters/Eavestrough

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house
Comments At the time of inspection, loose gutter was observed. Recommend resealing gutter.

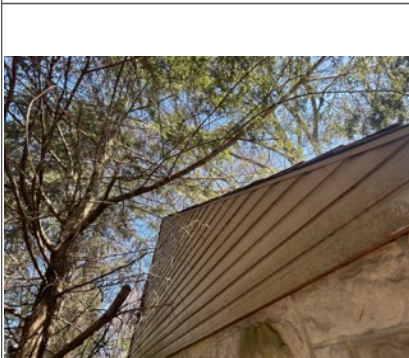
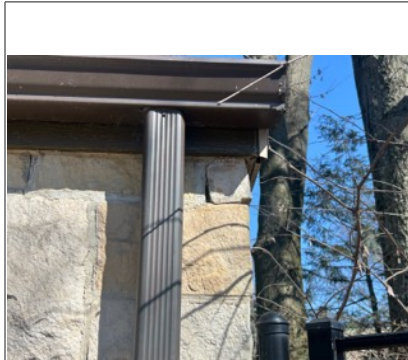
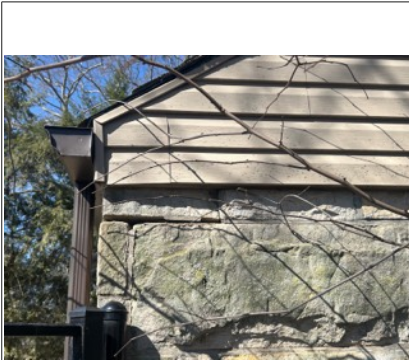
Photos**Siding****Material
Condition
Comments**

☐ N/A
☐ Same as house ☐ Wood ☐ Metal ☒ Vinyl ☐ Stucco ☐ Stone ☐ Slate ☐ Fiberboard
☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair

At the time of inspection, mortar deterioration was observed at stone. Recommend having areas repointed to prevent potential further deterioration and potential movement of stone.

At the time of inspection, moss build up as observed at stone. Recommend having stone cleaned to prevent potential deterioration to the stone and/or mortar joints.

Recommend trimming back tree branches from the garage as this can cause damage to the slate roof.

Photos**Trim****Material
Condition**

☐ N/A
☐ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/replace ☒ Recommend painting

Garage/Carport

Trim cont.

Comments At the time of inspection, damaged wood trim was observed at the fascia. It appears water is entering behind the gutter into missing drip edge. Recommend installing a drip edge to properly divert water into the gutters and replace fascia board.

Photos



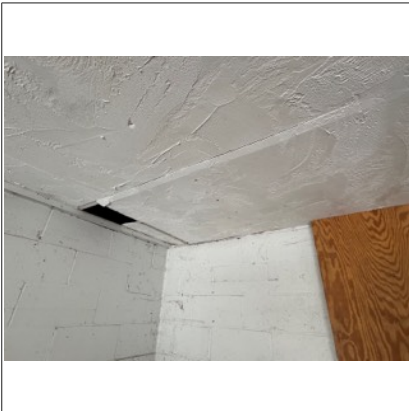
Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: _____
Condition ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Safety hazard
Comments

Interior

Condition ☒ Satisfactory ☐ Poor ☐ Safety hazard
Comments At the time of inspection, typical cracking and missing drywall was observed. This is cosmetic only. If deemed necessary, recommend cosmetic drywall repairs.

Photos



Overhead Door(s)

☐ N/A
Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No
Open ground ☐ Yes ☒ No ☐ Safety Hazard
Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Comments

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No
Pipes leak/corroded ☐ Yes ☒ No
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor
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
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 At the time of inspection, one of the burners would not light. Recommend repairs to the burner to resolve this issue.

Photos



Basement Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Comments

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks ☒ Yes ☐ No

Pipes leak ☐ Yes ☒ No

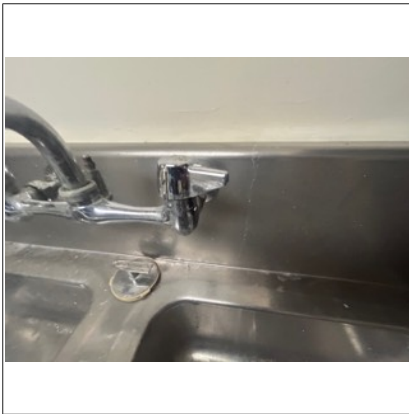
Sink/Faucet ☐ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☒ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments At the time of inspection, cold water shut off at kitchen faucet was leaking. Recommend having plumber make the necessary repairs to resolve this issue.

Photos



Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor
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

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)

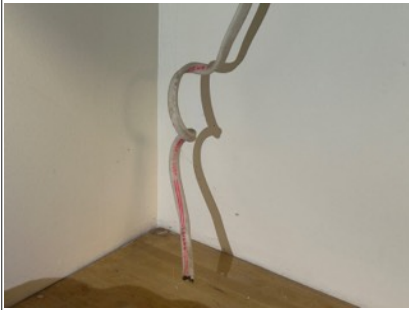
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments At the time of inspection, missing GFCI receptacles were observed at kitchen sink. Recommend installing GFCI protected receptacles to prevent potential safety hazard.

At the time of inspection, garbage disposal did not operate. Recommend repair/replacement.

At the time of inspection, loose wiring was observed. Recommend installing junction box with cover plate to prevent potential safety hazard.

Photos



Laundry Room

Laundry

Room vented

☒ Yes ☐ No

Dryer vented

☐ N/A ☐ Wall ☐ Ceiling ☐ Floor ☒ Not Visible ☐ Not vented to exterior

Electrical

Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

Appliances

☒ Washer ☒ Dryer

Comments

3rd Floor Bathroom

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
Shower/Tub area ☒ Ceramic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No ☐ N/A
Drainage ☒ Satisfactory ☐ Marginal ☐ Not tested
Water flow ☐ Satisfactory ☒ Marginal ☐ Not tested
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
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Comments At the time of inspection, cold water faucet would not turn on. Recommend having a plumber evaluate and make the necessary repairs to resolve this issue.

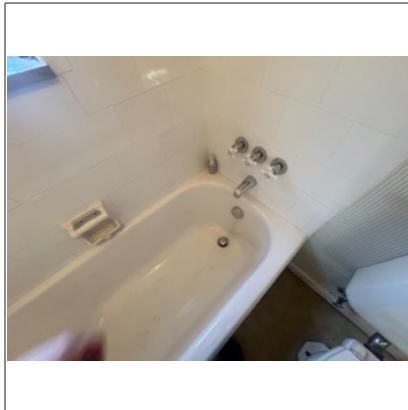
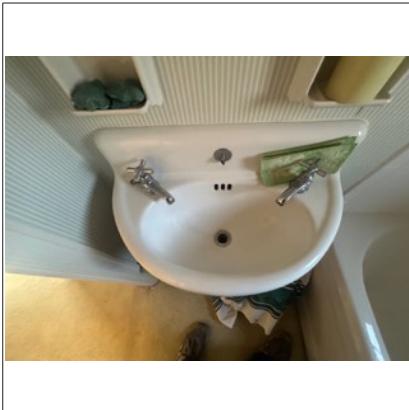
At the time of inspection, water at tub/shower would not turn on. Recommend having plumber evaluate and make the necessary repairs to resolve this issue.

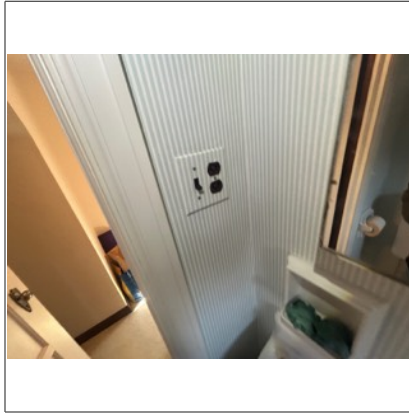
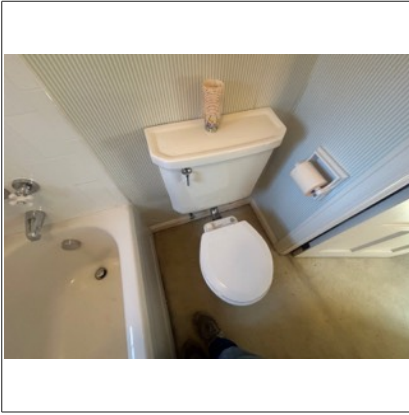
At the time of inspection, cracking was observed at shower surround. Recommend caulking with a tub/tile caulking to protect grout and prevent potential leaking.

At the time of inspection, loose toilet was observed. Recommend resecuring toilet to prevent leak at the wax ring.

At the time of inspection, missing GFCI receptacle was observed at bathroom. Recommend installing a GFCI receptacle to prevent potential safety hazard.

Photos





Master Bathroom

Bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
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
Shower area ☒ Ceramic ☐ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No ☐ N/A
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
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
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Comments At the time of inspection, loose toilet was observed. Recommend resealing toilet to prevent leak at the wax ring.

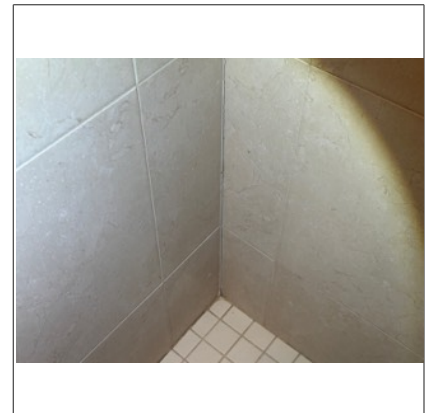
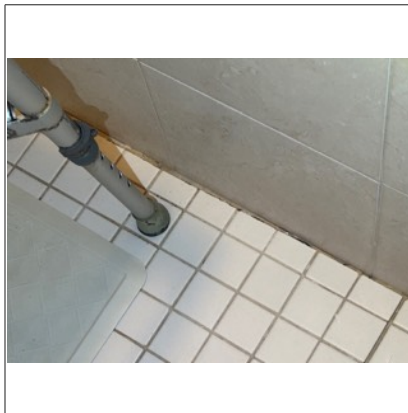
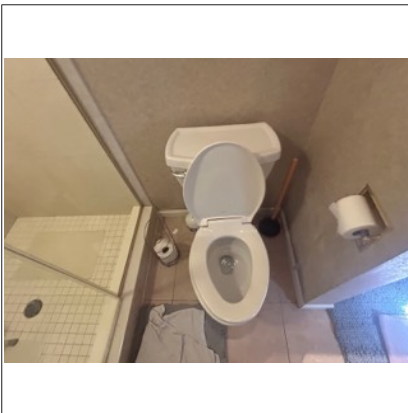
At the time of inspection, cracking was observed at shower surround. Recommend caulking with a tub/tile caulking to protect grout and prevent potential leaking.

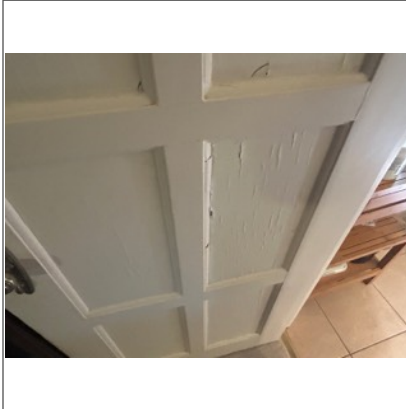
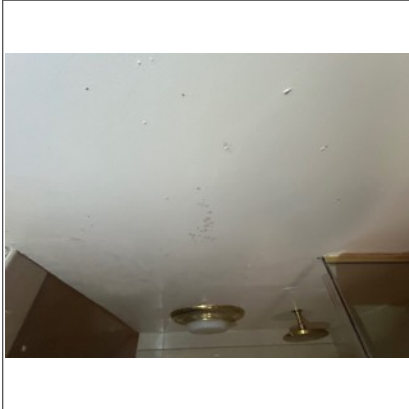
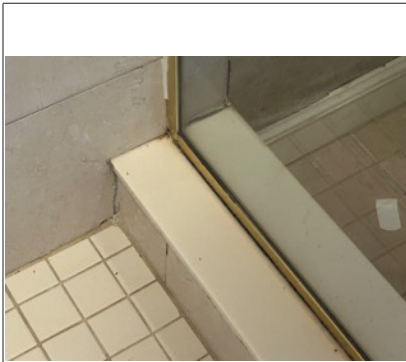
At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

At the time of inspection, mold like sporing was observed at ceiling. It is important to run the bathroom exhaust fan or open the window when showering to remove moisture buildup and prevent mold. Recommend having treated for mold removal.

At the time of inspection, peeling paint was observed at door. Recommend removing any loose paint, priming and repainting.

Photos





2nd Floor Bathroom

Bath

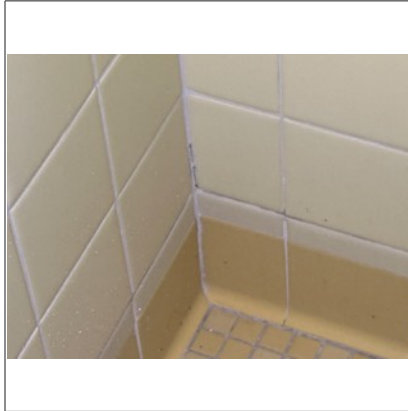
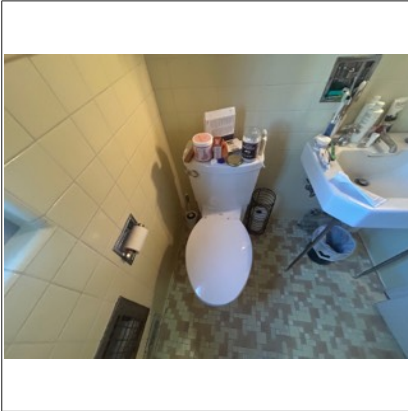
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible
Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Shower area ☒ Ceramic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rotted floors Caulk/Grouting needed: ☒ Yes ☐ No ☐ N/A
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
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
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Comments At the time of inspection, loose toilet was observed. Recommend resealing toilet to prevent leak at the wax ring.

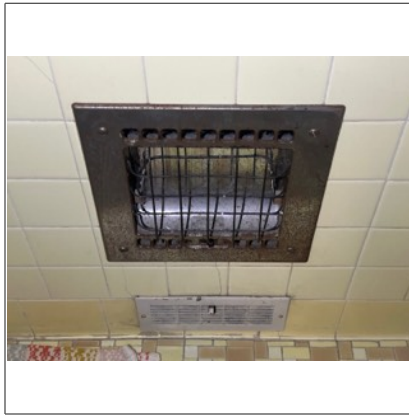
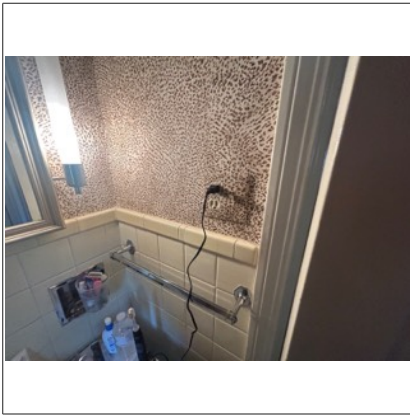
At the time of inspection, cracking was observed at shower surround. Recommend caulking with a tub/tile caulking to protect grout and prevent potential leaking.

At the time of inspection, missing GFCI receptacle was observed at bathroom. Recommend installing a GFCI receptacle to prevent potential safety hazard.

At the time of inspection, original space heater was observed. This could be a potential safety hazard. Recommend not using this. During inspection, unit did not operate. If deemed necessary, recommend replacing.

Photos





Guest Bathroom

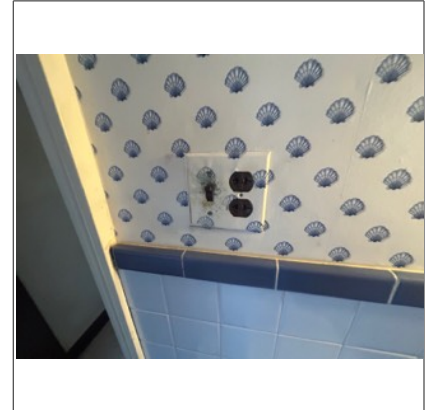
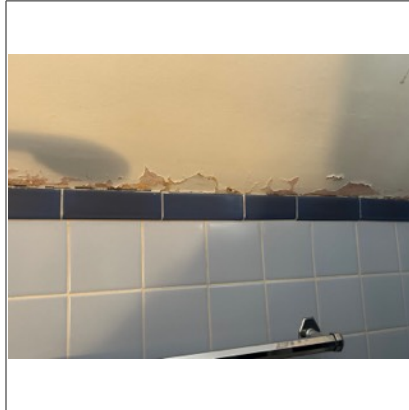
Bath

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
Shower/Tub area ☒ Ceramic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No ☐ N/A
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
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
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Comments At the time of inspection, original space heater was observed. These are a potential safety hazard. Recommend not using. During inspection, unit was tested and smoked. Recommend replacing if deemed necessary.

At the time of inspection, peeling paint was observed. If deemed necessary, recommend scraping loose paint, making any surface repair then repainting for cosmetic purposes.

At the time of inspection, missing GFCI receptacle was observed at bathroom. Recommend installing a GFCI receptacle to prevent potential safety hazard.

Photos



1st Floor Bathroom

Bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Drainage ☐ Satisfactory ☐ Marginal ☒ Not Tested
Water flow ☐ Satisfactory ☐ Marginal ☒ Not Tested
Doors ☒ Satisfactory ☐ Marginal ☐ Poor
Window ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor
Receptacles present ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Comments At the time of inspection, faucet handles were not installed at the sink. Recommend having plumber make the necessary repairs to resolve this issue.

At the time of inspection, loose toilet was observed. Recommend resealing toilet to prevent leak at the wax ring.

At the time of inspection, peeling paint was observed. If deemed necessary, recommend scraping loose paint, making any surface repair then repainting for cosmetic purposes.

Photos



Basement Bathroom

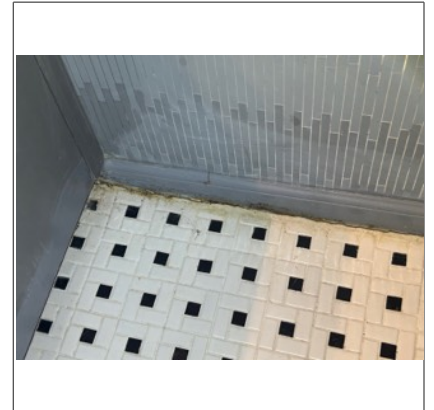
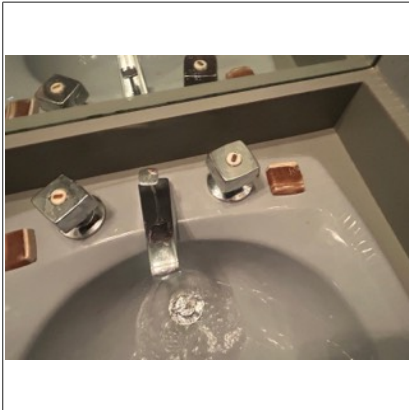
Bath

Sinks Faucet leaks: ☒ Yes ☐ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
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
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No
Comments At the time of inspection, the handle for cold water at the sink would not turn. Recommend having plumber evaluate and make the necessary repairs to resolve this issue.

At the time of inspection, loose toilet was observed. Recommend resealing toilet to prevent leak at the wax ring.

At the time of inspection, moisture staining was observed at trim. This area was probed with a moisture meter and found no active traces of moisture. However, mold sporing was observed. Recommend having treated for mold like sporing.

Photos

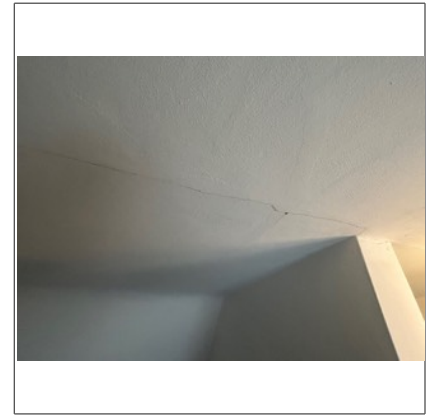
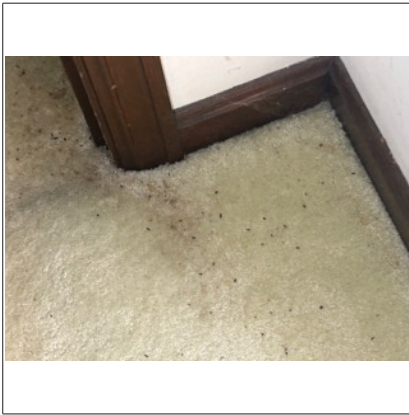


3rd Floor

Room	
Walls & Ceiling	☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks
Floor	☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
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
Bedroom Egress restricted	☐ N/A ☐ Yes ☒ No
Doors	☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
Windows	☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
	☐ Broken/Missing hardware
Comments	At the time of inspection, mouse droppings were observed. Recommend setting traps and monitoring.

At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

Photos



Master Bedroom

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

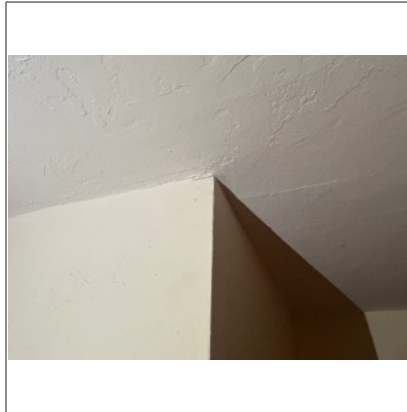
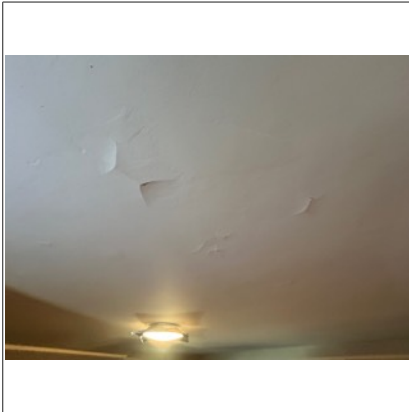
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time of inspection, peeling paint was observed. If deemed necessary, recommend scraping loose paint, making any surface repair then repainting for cosmetic purposes.

At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

Photos



Bedroom Suite

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☒ Slopes

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

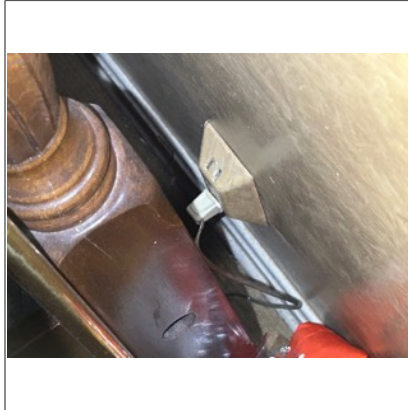
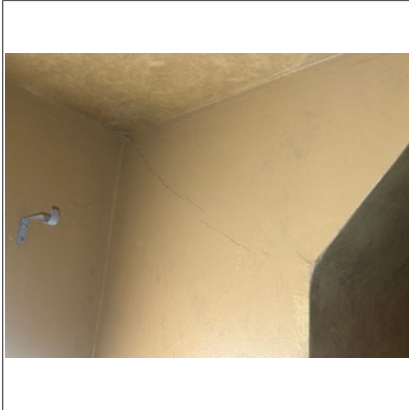
Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

At the time of inspection, open ground receptacles were observed. This is a potential safety hazard. Recommend having electrician make necessary repairs to resolve this issue.

Photos



Bedroom 3

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes

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

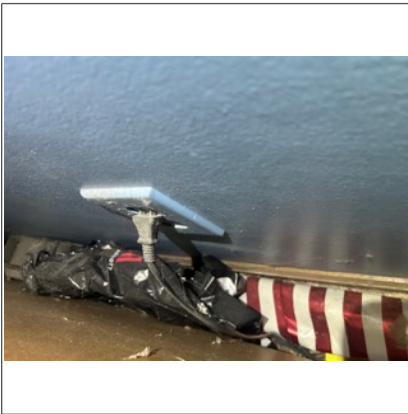
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time of inspection, open ground receptacles were observed. This is a potential safety hazard. Recommend having an electrician make necessary repairs to resolve this issue.

Photos



Bedroom 4

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

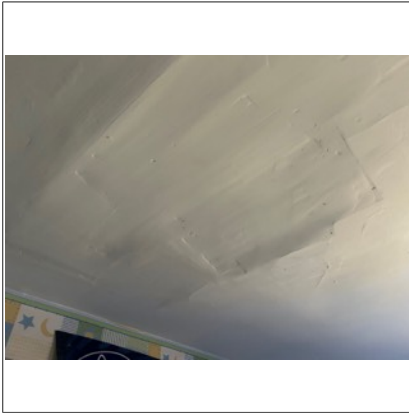
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time of inspection, past repair was observed the drywall. This area was probed with a moisture meter and found no active traces of moisture. If deemed necessary, recommend further cosmetic repair so previous repair is not noticeable.

At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

Photos



Living Room/Halls

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes

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

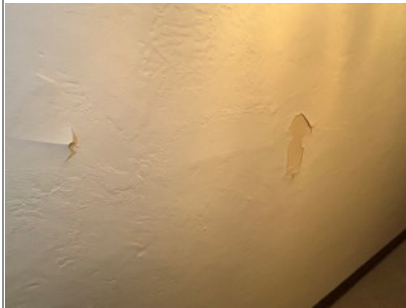
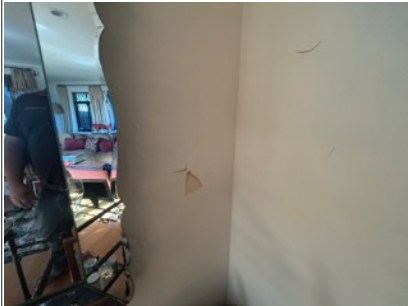
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time inspection, peeling paint was observed. If deemed necessary, recommend scraping loose paint, making any surface repair then repainting for cosmetic purposes.

Photos



Family Room

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes

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

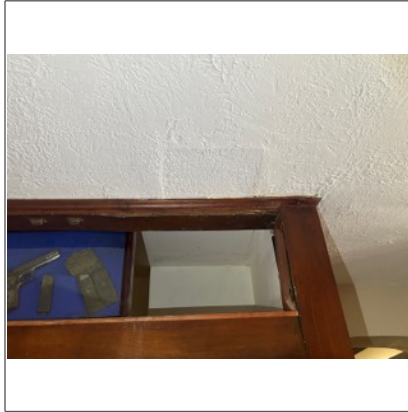
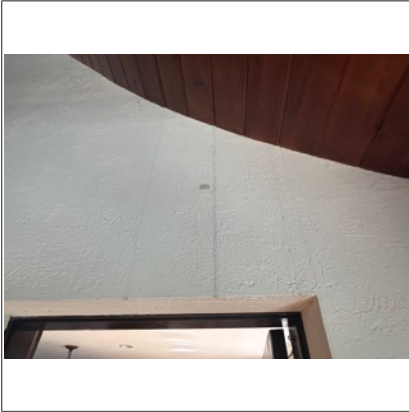
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time of inspection, moisture stains were observed at wall, ceiling and cabinet. These areas were probed with a moisture meter and found no active traces of moisture, and appear to be a past issue. If deemed necessary, recommend cosmetic repairs.

Photos



Dining Room

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes

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

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

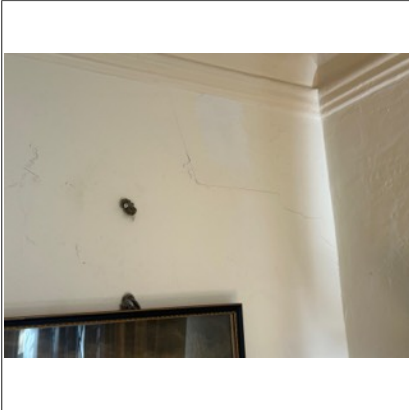
Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments At the time of inspection, typical cracking was observed. If deemed necessary, recommend cosmetic repair and repainting.

At the time inspection, peeling paint was observed. If deemed necessary, recommend scraping loose paint, making any surface repairs, then repainting for cosmetic purposes.

Photos



Gameroom

Room

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

Floor ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes

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

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

Doors ☐ None ☐ Satisfactory ☒ **Marginal** ☐ Poor

Windows ☐ None ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments At the time of inspection, mold like sporing was observed at ceiling, bulkheads and vent cover. Recommend having mold mitigation company evaluate and treat to resolve this issue.

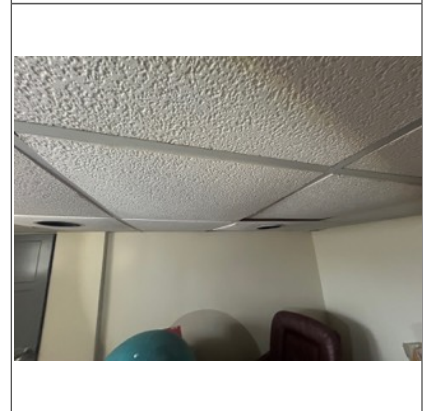
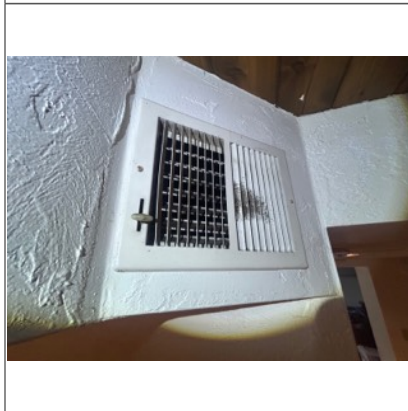
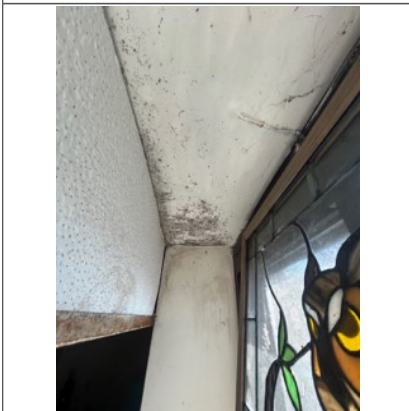
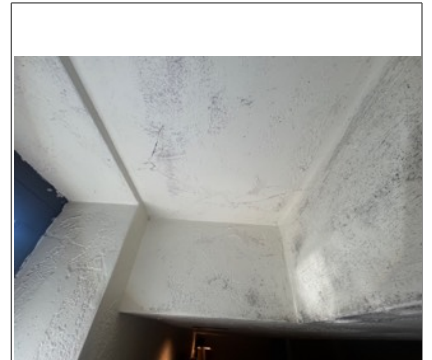
At the time of inspection, sagging was observed at the drop ceiling. Recommend resecuring grids of the ceiling tile to properly support ceiling tile.

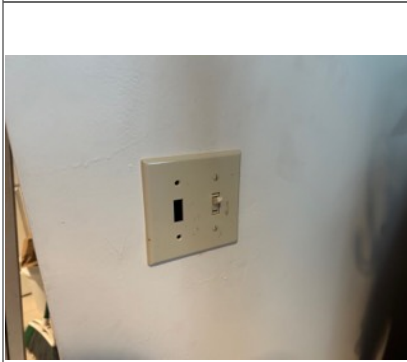
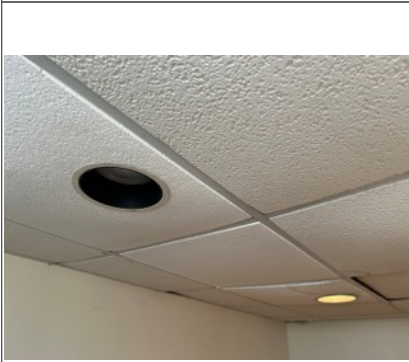
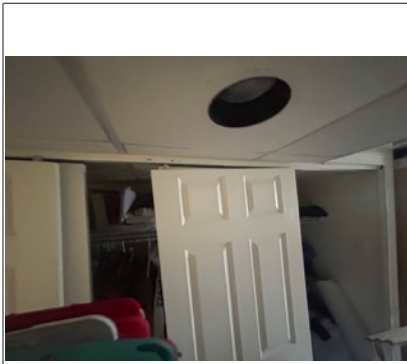
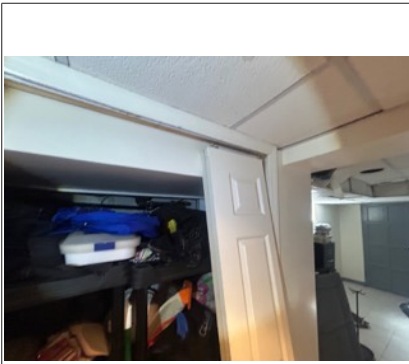
At the time of inspection, bypass doors were currently off the tracks, causing them not to operate properly. Recommend adjusting doors for proper operation.

At the time of inspection, several lights did not operate. It appears these bulbs are burnt out. Recommend replacing bulbs and retesting.

At the time of inspection, open cover plate was observed at light switch. Recommend installing a blank cover plate to prevent potential safety hazard.

Photos





Interior

Fireplace

Type☒ Gas ☒ Wood

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

MiscellaneousDamper 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

Physical condition☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend having flue cleaned

CommentsAt the time of inspection, the family room fireplace damper was not operating properly. Recommend having adjusted for proper operation.

At the time of inspection, creosote buildup was observed at the family room fireplace. Recommend having chimney box and flue cleaned by chimney sweep. After this is performed, recommend using a heat paint at the firebox to protect the fire brick and mortar joints from deterioration.

At the time of inspection, mortar deterioration was observed at living room fireplace. Recommend having firebrick repointed then cleaning firebox and painting with a heat paint to protect the brick and mortar joints.

At the time of inspection, mortar deterioration was observed at gameroom fireplace. Recommend having firebrick repointed then cleaning firebox, and paint with a heat paint to protect the brick and mortar joints.

Photos



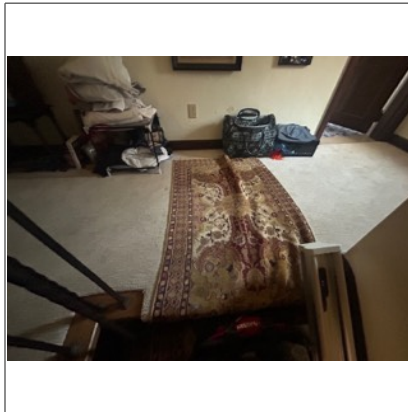
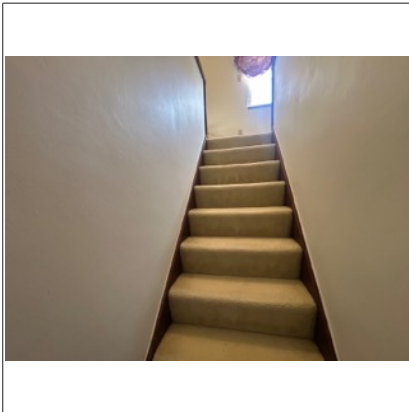


Stairs/Steps/Balconies

☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hand Rail recommended
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven
Comments At the time of inspection, missing handrail was observed at third-floor stairs. Recommend installing handrail to prevent potential safety hazard.

At the time of inspection, carpet runner was extended past the stairs and was loose. This could be a potential trip hazard. Recommend trimming carpet runner at the top riser of stairs to resolve this issue.

Photos



Smoke/Carbon Monoxide detectors

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

Comments

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

Attic/Structure/Framing/Insulation

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access
Inspected from ☐ Access panel ☒ In the attic ☐ Other
Flooring ☐ Complete ☒ Partial ☐ None
Insulation ☒ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
☐ Damaged ☒ Displaced ☐ Missing ☐ Compressed ☒ Recommend additional insulation
Installed in ☐ Rafters/Trusses ☒ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible
Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible
Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer
Roof structure ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall Other: .
Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible
Sheathing ☐ Plywood ☐ OSB ☒ Planking ☐ Rotted ☐ Stained ☐ Delaminated
Evidence of leaking ☐ Yes ☒ No

Interior

Attic/Structure/Framing/Insulation cont.

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

Comments At the time of inspection, loose and displaced insulation was observed in attic. Recommend resealing and adding additional insulation for energy efficiency purposes.

Photos



Basement

Stairs

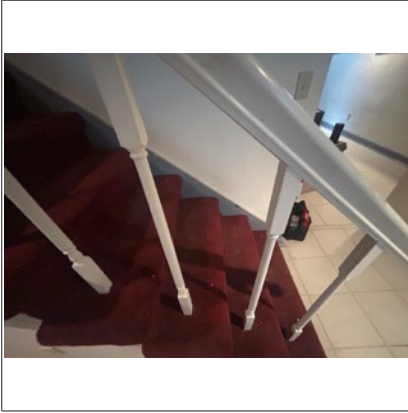
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments At the time of inspection, balusters were greater than 4 inches apart. This is typical with the age of the home. However could be a potential safety hazard with small children. If deemed necessary, recommend installing additional balusters to resolve this issue.

Photos



Foundation

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Material ☐ ICF ☐ Brick ☒ Concrete block ☐ Stone Masonry ☐ Poured concrete ☐ wood

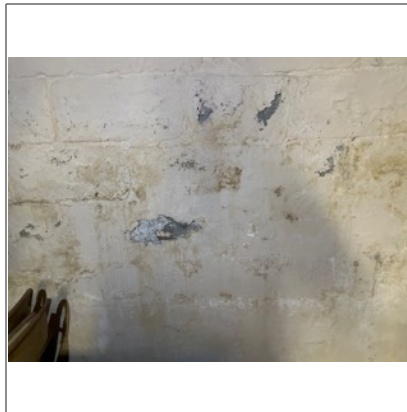
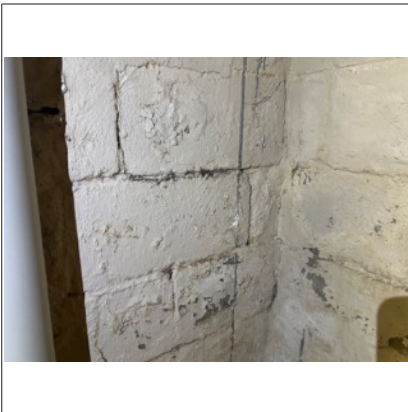
Covered walls ☐ None ☒ North ☒ South ☒ East ☐ West

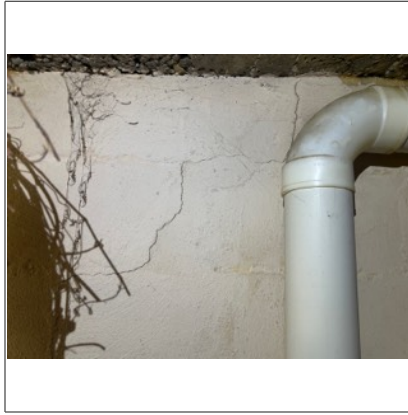
Indication of moisture ☒ Yes ☐ No

Comments At the time of inspection, efflorescence and mold like sporing was observed at foundation. Efflorescence is a chemical reaction when moisture comes in contact with the foundation. During inspection, newer drainage was observed at the exterior. Recommend having mold like sporing treated for removal.

At the time of inspection, cracking was observed by foundation. This is caused by limited settling. No repairs are necessary at this time.

Photos





Floor

Material

☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other:

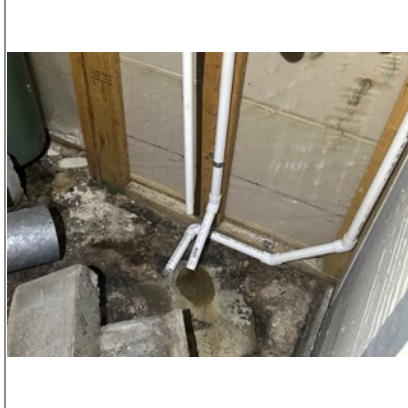
Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Not All Visible

Comments

At the time of inspection, dirt and possible mold sporing was observed at concrete floor in furnace closet. Recommend deep cleaning and treating for mold like sporing then extending drain lines to the floor drain to prevent it from reoccurring.

Photos



Plumbing

Water service

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

Water heater #1

General ☐ N/A

Brand Name: Rheem

Capacity: Tankless

Approx. age: 5 Years

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

Combustion air venting present ☒ 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 At the time of inspection, tankless water heater was working as intended. The current age is 5 years old with the typical life expectancy of 15 to 20 years.

Photos



Heating System

Heating system Unit #1

Brand name: Carrier

Approx. age: 3 Years

☐ Unknown ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

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

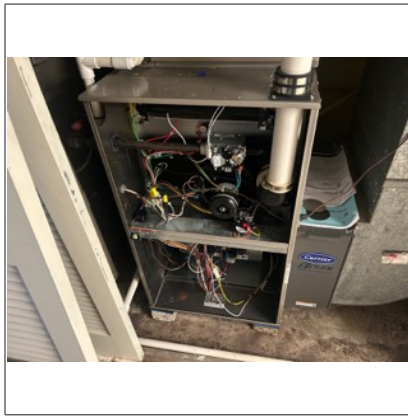
Combustion air venting present ☐ N/A ☒ Yes ☐ No

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

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

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

Comments At the time of inspection, furnace was 3 years old with a typical life expectancy of 18 to 25 years.

Photos


Heating system Unit #2

Brand name: Carrier

Approx. age: 5 Years

☐ Unknown ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

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

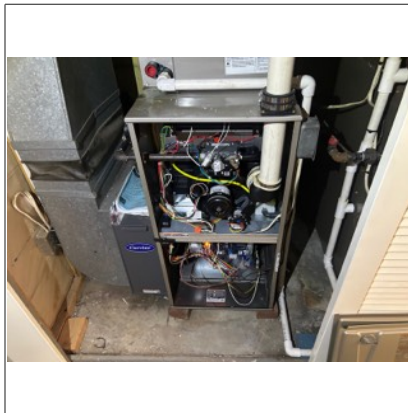
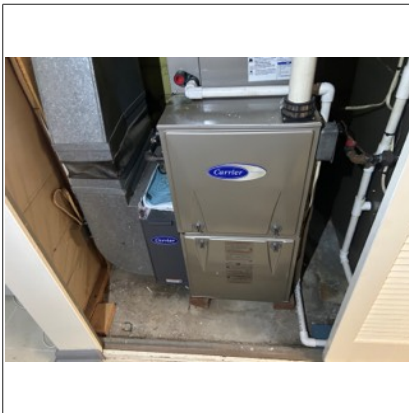
Combustion air venting present ☐ N/A ☒ Yes ☐ No

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

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

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

Comments At the time of inspection, furnace was 5 years old with a typical life expectancy of 18 to 25 years.

Photos


Electric/Cooling System

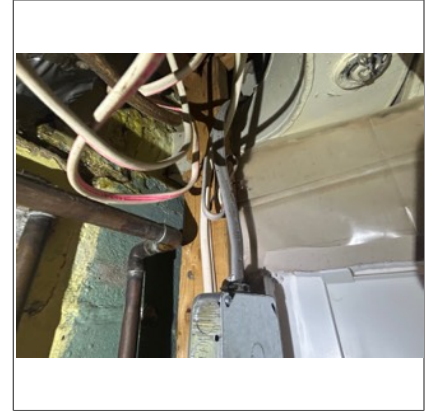
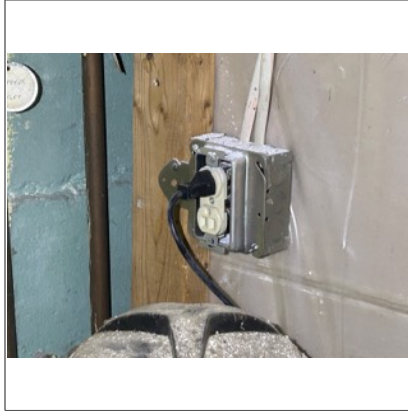
Main panel

Location Basement
Condition ☒ Satisfactory ☐ Poor
Adequate Clearance to Panel ☒ Yes ☐ No
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Branch wire condition ☒ Satisfactory ☐ Poor ☐ Romex ☐ BX cable ☐ Conduit ☐ Knob/Tube
☐ Panel not accessible
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
Comments At the time of inspection, main electrical panel was in satisfactory condition.

At the time of inspection, missing cover plate was observed at receptacle in the furnace/ water heater closet. Recommend installing cover plate to prevent potential safety hazard.

At the time of inspection, loose wiring was observed. This is in the furnace/water heater closet. Recommend installing junction box with cover plate to prevent potential safety hazard.

Photos



Sub panel(s)

☐ None apparent
Location(s) Location 1:Garage
 Location 2:Basement
Branch wire ☒ Copper ☐ Aluminum
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments At the time of inspection, sub panels were in satisfactory condition.
Photos



Electric/Cooling System

Evaporator Coil Section Unit #1

☐ N/A
General ☒ Central system ☐ Wall unit
Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Evaporator Coil Section Unit #2

☐ N/A
General ☒ Central system ☐ Wall unit
Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments At the time of inspection, unit appears to be leaking at condensing line. Recommend having HVAC technician evaluate and make the necessary repairs, as over time this could cause the furnace box to rust and damage the furnace.

Photos

