Thank you for allowing All-Tech the privilege of inspecting and protecting your investment.
The grounds section contains most areas accessible from the exterior of the home.

**GOOD** = appears serviceable  
**FAIR** = some wear/deterioration  
**POOR** = repair or replace  
**N/A** = not inspected/present  
**S/H** = safety hazard immediate repair needed

### 1. Sidewalks

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

**Observations:**
- Inspection was not possible due to snow covering surfaces at time of inspection.

### 2. Siding Condition

**Materials:** Wood

**Observations:**
- Siding appears to be serviceable with some signs of deterioration. Recommend regular maintenance to maximize lifespan of siding material.
  - Recommend sealing all cracks and crevices to promote a tight building structure which prevents water, insects and rodents from entering structure.
  - Organic growth noted on wall material, recommend power washing to remove debri.
  - Cable feed eye bolt appears to be damaged and in need of repair, recommend contacting the local cable company for repairs to this system.

![cable eyebolt pulling away from structure](image1)

![organic growth on siding](image2)
minor curling of siding noted

### 3. trim condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

Observations: wood trim shows deterioration and needs to be primed and painted with an exterior rated paint to maximize its useful lifespan

peeling paint at trim

gaps and cracks need sealing
4. stairs

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Observations: not visible for inspection due to snow preventing reviewing condition of stairs
- large crack observed at stair to structure connection, this is a suspect area of entry for WDO, recommend consulting and obtaining a pest inspection by a qualified pest inspection contractor

peeling paint

not able to inspect

possible entry point for WDO
recommend caulking to prevent moisture intrusion

5. Landing

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tr>
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</tbody>
</table>

Observations: not visible for inspection due to snow covering surface

6. Railings

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<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tbody>
<tr>
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</table>

Observations: railing is deteriorated and needs to be repaired or replaces at: rear door

7. Door condition

<table>
<thead>
<tr>
<th>X</th>
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</table>

Materials: metal

Observations: appears serviceable

8. Storm doors

<table>
<thead>
<tr>
<th>X</th>
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</table>

Observations: appear serviceable
9. window conditions

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

Observations: vinyl replacement window appear to be installed. Unable to determine water tightness of installation, recommend checking with seller regarding installation and applicable warranties.

- window screen needs adjusting/repair
- window operation could be a safety hazard due to the lower pane having a strong spring action that prevents window from staying open preventing easy exit in an emergency. Recommend review by installer or a qualified contractor.

10. hose bibb condition

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

Materials: gate valve

Observations: recommend upgrading to a frost proof hose bibb to prevent possible damage due to freezing and cracking of water line

- not operated at:front
_11. lighting condition_

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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<td>X</td>
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</tbody>
</table>

Observations: light bulbs burned out/missing, recommend replace bulbs and confirm proper operation of fixtures

_12. receptacle condition_

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</thead>
<tbody>
<tr>
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<td>X</td>
</tr>
</tbody>
</table>

Observations: recommend upgrading all potential wet location receptacles to GFCI protection for added safety to occupants

_13. fence & gate_

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Observations: fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

--

**Foundation**

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace **N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

_1. grading conditions_

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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<td>X</td>
</tr>
</tbody>
</table>

Observations: inspection of grading was limited due to snow covering ground at time of inspection
- lot appears to be mostly flat with very limited slope for water drainage away from structure
grading not visible for inspection

### 2. stairs

<table>
<thead>
<tr>
<th>Grade</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>appears serviceable</td>
</tr>
<tr>
<td>Fair</td>
<td>• recommend adding light fixture over stairway for enhanced safety to occupants</td>
</tr>
<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>S/H</td>
<td>X</td>
</tr>
</tbody>
</table>

### 3. post/support

<table>
<thead>
<tr>
<th>Grade</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>finished walls prevent full review of support posts</td>
</tr>
<tr>
<td>Fair</td>
<td>X</td>
</tr>
<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
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<tr>
<td>S/H</td>
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</tbody>
</table>

### 4. Foundation Walls

<table>
<thead>
<tr>
<th>Grade</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>common cracks present</td>
</tr>
<tr>
<td>Fair</td>
<td>• peeling paint noted in several areas</td>
</tr>
<tr>
<td>Poor</td>
<td>• recommend sealing cracks with concrete mortar to prevent further deterioration</td>
</tr>
<tr>
<td>N/A</td>
<td>• evidence of moisture intrusion observed, recommend review and correction by a qualified contractor</td>
</tr>
<tr>
<td>S/H</td>
<td>• evidence of termite like mud tubes observed. recommend consulting with a qualified Pest inspector to establish if infestation is active or inactive. If no other Pest Inspector is prefered consider using Ray Zimmerman Termite and Pest Services Inc. 616-361-9830 fax#616-361-8694</td>
</tr>
</tbody>
</table>
common crack needs sealing to prevent water and inspect entry

termite mud tubes observed

recommend pest inspection
evidence of termite activity

evidence of water intrusion at window corners
evidence of termite activity
5. basement floor

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tbody>
<tr>
<td>X</td>
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</table>

Materials: concrete
Observations: holes/ cracks present. Highly recommend testing homes Radon Gas levels. Please visit www.nachi.org.radon.htm also visit www.epa.gov.radon/ for information that is important for you and your family. All-Tech is trained and certified to conduct radon testing. When scheduling please inform us that you have used All-Tech for your Home Inspection and we will give you $25 off the $150.00 Radon Gas Testing.

6. joist/beam

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</tbody>
</table>

Materials: dimensional lumber floor joists
Observations: improper/overnotching or cutting of floor joist noted, recommend review and repair by a qualified contractor

7. Sub Flooring

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
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</table>

Observations: not fully visible for inspection due to finished ceiling

overnotched beam needs repair
evidence of toilet leaking
8. sump pump

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tbody>
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</table>

**type:** float type  
**Location:** basement  
**Observations:** unprofessional installation of discharge plumbing, recommend review and repair by a qualified plumber  
- leak in plumbing noted at time of inspection

![Improper plumbing repair](image)

9. insulation condition

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
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</table>

**Observations:** insufficient insulation observed, recommend adding proper type of insulation by a qualified contractor  
- improper use of a moisture absorbing material is used to insulate the perimeter of band joists (which can cause unwanted mold growth in this closed cavity), recommend removal and installation of a proper material such as paperless fiberglass batting  
- no insulation is installed in areas of the perimeter of structure. Recommend the addition of insulation to enhance the homes heating efficiency

![Insulation condition](image)

- recommend removal of cellulose based material at joist bays  
- recommend using thicker insulation at joist bays
10. chimney condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tr>
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</table>

Observations: improper termination of unused appliance hole observed at chimney in basement. Recommend review and repair by a qualified contractor.

- Gas fired appliance exhaust is terminating in direct proximity of open void in chimney, recommend review by a qualified contractor due to the potential for carbon monoxide entry into structure at open void.

Water heater vent spilling out of large hole in side of chimney.

GOOD = appears serviceable  FAIR = some wear/deterioration  POOR = repair or replace  
N/A = not inspected/present  S/H = safety hazard immediate repair needed

1. Inspected from

comments: View from ladder
layers: 2 layers

2. shingle condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<tbody>
<tr>
<td></td>
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</table>

Materials: not present
Observations: not able to inspect due to snow/ice covering surface, recommend review of shingle condition if possible before the close of escrow.
3. soffit condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</table>

Materials: metal
Observations: appears serviceable

4. Gutter

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<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</table>

Observations: none installed
Recommend properly installed gutters and downspouts to enhance water drainage sufficient distance from structure

5. Flashing

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<td>X</td>
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</table>

Observations: inspection of roof flashing was not possible due to snow covering surfaces to be inspected

6. low slope condition

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<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
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</table>

Materials: not present
Observations: not present

7. Sky Lights

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<td>X</td>
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</table>

Observations: none

8. Chimney

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</table>

Observations: not available for inspection due to roof covered by snow/ice, recommend installing a rain cap to prevent animal entry

9. Spark Arrestor

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</table>

Observations: recommend adding a spark arrestor/rain cap to prevent ambers form wood burning appliance escaping and potentially causing a fire.

10. Vent Caps

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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<td>X</td>
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</table>

Observations: could not inspect due to wet/ice/snow/height
11. roof comments

Materials: Inspection of roof was limited to identifying the number of layers from the eaves on a ladder. Due to snow/ice covering surface making inspection of the roof, chimney, vents and plumbing penetrations not possible at time of inspection.

**GOOD**= appears serviceable  **FAIR**= some wear/deterioration  **POOR**= repair or replace  
**N/A**= not inspected/present  **S/H**= safety hazard immediate repair needed

---

## Garage

**notes:** detached garages are not included as part of a home inspection. For a fee All-Tech will gladly inspect the outbuilding located on the property.

---

## Attic

**GOOD**= appears serviceable  **FAIR**= some wear/deterioration  **POOR**= repair or replace  
**N/A**= not inspected/present  **S/H**= safety hazard immediate repair needed

### 1. Access

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
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</table>

Observations: recommend adding insulation to access hatch/door for improved efficiency of home.

### 2. Chimney

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Observations: evidence of prior water intrusion, did not confirm that repairs have been properly completed by a qualified contractor. Recommend monitor area for any moisture after a heavy rain.

### 3. Exhaust Vent

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

Observations: bathroom exhaust fan terminates in the attic, recommend venting to exterior to prevent excess moisture in attic, which could lead to mold issues in the future.
4. Insulation Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
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</tbody>
</table>

Materials: fiberglass batts, loose fill, cellulose
Materials: 8-12 inches
Observations: sparse in areas, insulation depth is insufficient, recommend adding to provide 12-15 inches of insulation to enhance homes efficiency

5. Structure

Observations: improper cutting of rafter/s noted, recommend review by a qualified contractor for estimate of proper repair/support to roof structure framing
6. Ventilation

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

Observations: functional

**Plumbing**

GOOD = appears serviceable FAIR = some wear/deterioration POOR = repair or replace N/A = not inspected/present S/H = safety hazard immediate repair needed
1. main line

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>location: basement</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>size: 3/4 inch</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>valve condition: gate valve present, this type of valve has a history of failure. Recommend upgrading to a ball type valve by a qualified plumber, water meter is located in a poor location that prevents clear working space for review and repair of plumbing system.</td>
<td></td>
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</tr>
</tbody>
</table>

water meter is located behind cabinet base in basement

60 psi noted at time of inspection

2. PSI

PSI: 60 PSI

3. supply lines

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Materials: cast iron • galvanized • PVC</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observations: recommended considering PEX (Cross Linked Polyethylene as an economical means of repair. Please visit <a href="http://www.ppfahome.org/pex/faqpex.html/">www.ppfahome.org/pex/faqpex.html/</a>, Home is equipped with its original Galvanized water lines. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction and loss of pressure due to corrosion of pipes from the inside surface., plumbing pipes not fully visible for inspection due to finished ceilings and walls</td>
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</table>

4. drain pipes

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Materials: cast iron • galvanized • PVC</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Observations: drain lines not visible for inspection due to finished walls/ceiling preventing full view of plumbing • floor drains observed but not tested for proper operation • Cast iron drain lines have a life expectancy of 30 years, recommend monitor pipes for rust cysts which indicate pin hole leaks.</td>
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Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat. For a more thorough investigation of the system please contact a licensed HVAC service person.

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace N/A= not inspected/present S/H= safety hazard immediate repair needed

1. Heater Condition

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location: basement
type: gas, conventional forced air
Observations: operated
unit appears to be older and could be nearing the end of its useful lifespan, recommend budgeting for replacement with a new higher efficiency unit in the future

2. Heater Base

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Observations: rust observed to furnace base is indicative of previous moisture contact, recommend monitor unit and repair as needed by a qualified HVAC contractor if needed
### 3. Enclosure

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Observations: none present, unit is installed in an open area, recommend leaving sufficient space around furnace to assure proper air for combustion.

### 4. Gas Valves

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Observations: gas valve is an older type, gas leak testing is not included in a home inspection.

### 5. Thermostats

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Observations: recommend upgrading to a new digital programmable thermostat to enhance homes heating efficiency, functional.

### 6. Filters

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filter location: between supply and return plenums
Observations: dirty, recommend replacement with a good quality filter to enhance the indoor air quality to occupants, recommend changing/cleaning filter monthly in heating season to enhance air quality and enhance furnace lifespan.
dirty filter

7. Registers

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Observations: functional

8. Condensate Pump

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Observations: condensate drain line is improperly discharging into a hole in the concrete slab floor. Recommend installing a pump that properly discharges into plumbing drain system

9. Condensate Line

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Observations: review and repair to system by a qualified HVAC contractor is recommended

---

**Electrical**

**What is a GFCI?**
Many people are injured from electrical shock each year. Some of these injuries can be prevented by installing GFCI devices in your home and testing them regularly. Play it safe and install SmartLock GFCIs with patented lockout action in locations required by the National Electric Code, such as kitchens, bathrooms, laundry rooms—wherever there’s a source of water in your home.

A GFCI is a receptacle or outlet designed to protect people from hazardous ground faults. A ground fault occurs when electrical current travels through any abnormal path to ground, which can be dangerous if the current travels through a person. This can happen when any appliance plugged into an outlet becomes damaged. Electrical current "leaking" from the faulty appliance can travel through anyone touching it, especially in a wet environment, causing a serious electrical shock.

**How does a GFCI work?**
The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle.

**Where should GFCIs be installed?**
Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and similar outdoor installations.

**Why are GFCIs required in residences?**
Since the mid-1970’s, the National Electrical Code has required that all new homes have GFCIs installed in various locations where hazardous ground faults are most likely to occur.

Beginning January 1, 2003, all UL-Listed GFCIs must meet tougher new listing requirements for mis-wiring, surge immunity, and resistance to corrosion and noise. New UL Requirements Make GFCIs Safer Underwriters Laboratories (UL), the world’s leading product safety and certification organization, has issued changes to help ensure that GFCIs provide the highest level of consumer protection.

These changes went into effect on January 1, 2003. The new standards include provisions for:
- Increased surge immunity
- Increased corrosion-resistance
- Increased electrical noise-resistance
- A diagnostic for miswiring

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1. Cable Feeds

Observations: overhead
- dead animal observed at service mast rain cap
dead sparrow observed in service wires

2. Main Amp Breaker

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amps: 100 amp

3. Breakers in off position

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Observations: 0

4. Electrical Panel

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location: basement

Observations: unprotected openings observed, recommend repair by a qualified electrician

- panel lacks proper working space requirements, repairs recommended
- circuits are not properly labeled at dead front cover, recommend identifying and labeling ALL circuits for enhanced safety to occupants

circuits not labeled

unprotected opening
unapproved material used at unprotected opening

panel requires 3 ft of clearance for repairs

### 5. Breakers

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**Materials:** copper

**Observations:** double tapping of breakers observed, recommend electrician review and make necessary repairs/upgrades to electrical system

- unprotected opening/s observed which allows the potential for rodents to enter panel and cause damage that could result in an arc fire. Recommend review and repair as needed by a qualified electrician.

- **recommend upgrading all bedroom circuits to Arc Fault Circuit Interrupter protection to enhance the safety to occupants and bring home up to current safety standards**

![double tapped breaker](image)
6. conductor condition

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Materials: copper

Observations: due to the age of the home the electrical system lacks several safety features of today's modern construction practices. Recommend review and upgrade of outdated 2 wire conductors with updated 3 wire electrical branch circuit conductors for added safety to occupants

• Unprofessional upgrades/repairs have been observed, recommend review of all areas including locations not visible for inspection to eliminate the possibility of unsafe electrical work has taken place.
  • Exposed wires
  • Missing junction box covers observed
  • Missing outlet covers
  • Outlet/s tested indicate that hot and neutral wires are reversed. This can be hazardous to occupants due to possibility of lamps causing a shock hazard. Review and repair is recommended by a qualified electrician

missing outlet cover  improper wiring needs to be in a junction box
Water Heater

**GOOD** = appears serviceable  **FAIR** = some wear/deterioration  **POOR** = repair or replace  
**N/A** = not inspected/present  **S/H** = safety hazard immediate repair needed

1. Combustion

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Observations: functional

2. Water Heater Condition

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Observations: typical lifespan of a water heater is 7-12 years, this unit appears to be approaching the end of its useful lifespan, if budget allows please consider installing a high efficiency tankless type water heater for enhanced efficiency of the home.

- please visit [www.tanklesswaterheaterguide.com](http://www.tanklesswaterheaterguide.com) for information on tankless type water heaters

3. Number Of Gallons

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Observations: 40 gallons

4. Heater Enclosure

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Observations: located in an open area (no enclosure)

5. Gas Valve

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Observations: present

- not tested
6. Plumbing

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Materials: copper, galvanized, CPVC

Observations: recommend insulating copper pipes to prevent condensation and to enhance homes efficiency

- appears that the dielectric union is not preventing electrolosis from corroding the galvanized pipe. Probable cause is heavy mineral levels in water. recommend review and repair by a qualified plumber
- recommend installing a ball type valve at the cold water supply to water heater

![Corrosion at water heater supply line]

7. TPRV

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Observations: improper installation, recommend review and repair by a qualified contractor

![No TPR valve piping]
8. Venting

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Observations: excessive dust build-up on vent pipe, recommend cleaning pipe while unit is off to eliminate unpleasant smell due to burnt dust on venting assembly
- recommend sealing gaps at vent pipe to chimney junction to prevent possible carbon monoxide from entering structure

### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Inspection is limited to permanently installed appliances only, such as dishwasher, built in stove or cooktops and garbage disposals.

**GOOD** = appears serviceable  
**FAIR** = some wear/deterioration  
**POOR** = repair or replace  
**N/A** = not inspected/present  
**S/H** = safety hazard immediate repair needed

1. Cabinets

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Observations: average condition considering age of cabinets
- water damage under sink in basement

![](damage_to_cabinet_in_basement.png)

2. Ceiling Condition

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Materials: plaster
Observations: cracking small

3. Counters

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Observations: normal wear
4. GFCI

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Observations: recommend -GFCI to enhance safety to occupants

[Image: A GFCI outlet with a red plug and socket, indicating a reverse polarity issue.]

5. Floor Condition

Materials: laminate

Observations: this material is not recommended at potentially wet locations such as kitchen applications (warranty may be void)

6. Oven & Range

Observations: unit appears to be older, recommend budgeting for replacement as this unit could fail without notice.
- operated
- electric

7. Plumbing

Observations: visible leaking under sink
- recommend plumber to evaluate
- missing shut off handle, recommend adding shut-off valve when upgrading worn fixture
8. Sinks

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Observations: worn fixtures
• corrosion present

9. Spray Wand

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Observations: operated

10. Vent Condition

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Materials: hood with fan
Observations: operated
• worn unit
• unit makes irregular noise

11. Wall Condition

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Materials: plaster
Observations: small cracking

12. Window Condition

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Materials: vinyl
Observations: difficult to operate
• see other window sections

**Bathroom**

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace **N/A**= not inspected/present **S/H**= safety hazard immediate repair needed
## 1. Locations

Locations: main floor bath

## 2. Cabinets

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<tr>
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Observations: functional

## 3. Ceiling Condition

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Materials: plaster

Observations: cracking small

## 4. Counters

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Observations: functional

- normal wear

## 5. Doors

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Observations: appear serviceable

- no lock installed on bathroom door

## 6. GFCI

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Observations: GFCI tested and functioned properly

## 7. Exhaust Fan

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<td></td>
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<td></td>
</tr>
</tbody>
</table>

Observations: operated

## 8. Floor Condition

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Materials: vinyl squares

Observations: show evidence of water damage

## 9. Plumbing

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Observations: evidence of prior repairs noted to plumbing lines

- worn fixtures
- visible leaking

![leaking tub fixture](image)
10. Showers

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Observations: worn hardware
- did not function properly at time of inspection

11. Shower Walls

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Observations: dirty
- recommend re-caulking with a midew resistant caulk for wet locations

12. Bath Tubs

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: normal wear

13. Enclosure

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: functional

14. Sinks

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: normal wear

15. Toilets

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Observations: toilet loose at floor, recommend wax ring replacement by a qualified plumber
- evidence of leaking at toilet, recommend review and repair as needed.
16. Wall Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Materials: plaster, wall paper
Observations: small cracking
- wall paper is not recommended to be installed in bathrooms due to the potentially high moisture levels. The glue used to apply the wallpaper is cellulose based and is the perfect food for unwanted mold growth. Please visit www.toxic-black-mold-info.com/findmold.htm for further information on mold.

17. Window Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Materials: vinyl
Observations: difficult to operate

**Interior Areas**

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace N/A= not inspected/present S/H= safety hazard immediate repair needed

1. Cabinets

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: functional
2. Ceiling Fans

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Observations: operated</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Ceiling Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Materials: plaster</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>cracking small</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Observations:</td>
</tr>
</tbody>
</table>

4. Closets

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Observations: door not operational, recommend repair for proper operation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td>door knob spins, screw needs tightening</td>
</tr>
</tbody>
</table>

5. Door Bell

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Observations: operated</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. Doors

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Observations: missing trim at one or more door casings</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

7. Electrical

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
<th>Observations: recommend upgrading ungrounded electrical circuits to grounded circuits to bring system up to current building standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>one or more outlets tested as reversed polarity, recommend review and repair by a qualified electrician</td>
</tr>
</tbody>
</table>

![Image of door missing trim casing]
8. Fireplace

<table>
<thead>
<tr>
<th></th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

Type: free standing

Observations: wood burning only

- recommend complete review of wood burning appliance by a qualified contractor
- unit installed too close to combustible material, repair needed before using appliance
- evidence of bird in chimney/stove flue. recommend professional chimney sweep to assure no blockage or creosote before operation of appliance
- single wall connector appears to lack proper clearance to combustibles, recommend review and repair by qualified contractors before using unit
- insufficient hearth extension, recommend adding to have 18 inches beyond stove in all directions.

- bird dropping on flue damper
- improper pass through an interior wall cavity
- recommend 18 inches of clearance
- too close to combustible materials
loose connection at chimney

9. Floor Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

Materials: multiple materials used
Observations: worn

10. Smoke Detectors

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: smoke detectors are recommended in all bedrooms, hallways and a minimum of one per floor
- smoke detector/s appear to be outdated, recommend installing new detectors, preferably hard wired with battery back-up for enhanced safety to occupants

11. Stairs & Handrail

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: functional

12. Wall Condition

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

Materials: plaster
Observations: common cracks observed

13. Window-Wall AC or Heat

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: window unit installed but not tested recommend removing window units in winter heating months to promote tight seals and improved heating efficiency of structure
Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

<table>
<thead>
<tr>
<th>14. Window Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
</tr>
<tr>
<td>X</td>
</tr>
</tbody>
</table>

Materials: vinyl
Observations: difficult to operate
• repairs recommended
• did not stay open
• one or more windows did not latch properly

recommend remove unit in winter months

window would not latch
N/A = not inspected/present  S/H= safety hazard immediate repair needed

**AFCI circuit breakers**

Arc fault circuit interrupters (AFCI) are fairly new in the Michigan electrical industry. Similar to ground fault circuit interrupters (GFCI), they are designed to shut off the electricity to a circuit when a specific type of problem is detected. AFCIs are specifically designed to help prevent arcing, which is a common cause of electrical fires in our homes. They are placed in the electric panel.

As with the GFCI outlets in our kitchens and bathrooms, the AFCI breakers in the electric panel also should be tested monthly to ensure that they are working properly. Each AFCI breaker is labeled and has a test button on it. AFCI circuit breakers typically protect all the electrical outlets and switches in the bedrooms, so monthly testing will result in any bedroom alarm clocks, televisions, video recorders, etc., needing to be reset monthly, as well.

If AFCI breakers trip regularly, consult a qualified electrician immediately to determine why the tripping is occurring.

1. **Locations**

   Materials: main floor #1, main floor #2, main floor #3

2. **Ceiling Condition**

   Materials: plaster

   Observations: common cracking observed, evidence of past leaking, peeling paint observed

   ![Bedrooms Ceiling Condition Image]

3. **Closets**

   Observations: functional

4. **Doors**

   Observations: functional
5. Electrical

Observations: recommend bringing homes outdated 2 wire conductors up to current electrical standards for added safety to occupants

6. Floor Condition

Materials: carpet, hardwood
Observations: worn

7. Smoke Detectors

Observations: none

recommend changing batteries in detectors twice a year. A great way of remembering is at seasonal time changes recommend installing working smoke detectors in ALL sleeping areas as a safety upgrade

8. Wall Condition

Materials: plaster
Observations: one or more bedroom shows stains from previous water intrusion. appears to be dry but did not confirm that proper repairs have been made to fix water intrusion problem

9. Window Condition

Observations: window/s did not operate correctly, recommend repair to allow quick exit in an emergency situation

---

Laundry

The laundry area inspection does not include operation of the washer, dryer, dryer vent pipe
or the plumbing standpipe for proper operation.

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace
N/A= not inspected/present S/H= safety hazard immediate repair needed

1. Locations

Location: basement

2. Dryer Vent

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Observations: damaged/deteriorated exterior cover is in need of replacement
- recommend routine cleaning to prevent risk of lint posing a fire hazard
- corrosion noted at vent duct repair needed due to potential carbon monoxide entry into structure at gas fired appliance. recommend replace with proper material

3. Electrical

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: home is not equipped with wiring for an electric dryer

4. GFCI

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Observations: GFCI recommended in all potential wet locations

5. Gas Valves

<table>
<thead>
<tr>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>N/A</th>
<th>S/H</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Observations: present
- not tested
## Report Summary

<table>
<thead>
<tr>
<th>Grounds</th>
<th>Page 4 Item: 6</th>
<th>Railings</th>
<th>railing is deteriorated and needs to be repaired or replaces at: rear door</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Page 5 Item: 9</td>
<td>window conditions</td>
<td>window operation could be a safety hazard due to the lower pane having a strong spring action that prevents window from staying open preventing easy exit in an emergency. Recommend review by installer or a qualified contractor.</td>
</tr>
<tr>
<td></td>
<td>Page 6 Item: 12</td>
<td>receptacle condition</td>
<td>recommend upgrading all potential wet location receptacles to GFCI protection for added safety to occupants</td>
</tr>
<tr>
<td>Foundation</td>
<td>Page 11 Item: 10</td>
<td>chimney condition</td>
<td>Gas fired appliance exhaust is terminating in direct proximity of open void in chimney, recommend review by a qualified contractor due to the potential for carbon monoxide entry into structure at open void.</td>
</tr>
<tr>
<td>Electrical</td>
<td>Page 22 Item: 4</td>
<td>Electrical Panel</td>
<td>circuits are not properly labeled at dead front cover, recommend identifying and labeling ALL circuits for enhanced safety to occupants</td>
</tr>
<tr>
<td></td>
<td>Page 22 Item: 5</td>
<td>Breakers</td>
<td>recommend upgrading all bedroom circuits to Arc Fault Circuit Interrupter protection to enhance the safety to occupants and bring home up to current safety standards</td>
</tr>
</tbody>
</table>
|         | Page 24 Item: 6 | conductor condition | exposed wires  
• missing junction box covers observed  
• missing outlet covers  
• outlet/s tested indicate that hot and neutral wires are reversed. This can be hazardous to occupants due to possibility of lamps causing a shock hazard. Review and repair is recommended by a qualified electrician |
<p>| Water Heater | Page 25 Item: 7 | TPRV | improper installation, recommend review and repair by a qualified contractor |</p>
<table>
<thead>
<tr>
<th>Page 26 Item: 8</th>
<th>Venting</th>
<th>recommend sealing gaps at vent pipe to chimney junction to prevent possible carbon monoxide from entering structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Kitchen</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 27 Item: 4</td>
<td>GFCI</td>
<td>recommend -GFCI to enhance safety to occupants</td>
</tr>
<tr>
<td><strong>Interior Areas</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Page 32 Item: 7 | Electrical | recommend upgrading ungrounded electrical circuits to grounded circuits to bring system up to current building standards  
• one or more outlets tested as reversed polarity, recommend review and repair by a qualified electrician |
| Page 34 Item: 8 | Fireplace | recommend complete review of wood burning appliance by a qualified contractor  
• unit installed too close to combustible material, repair needed before using appliance  
• evidence of bird in chimney/stove flue. recommend professional chimney sweep to assure no blockage or creosote before operation of appliance  
• single wall connector appears to lack proper clearance to combustibles, recommend review and repair by qualified contractors before using unit  
• insufficient hearth extension, recommend adding to have 18 inches beyond stove in all directions. |
| Page 34 Item: 10 | Smoke Detectors | smoke detectors are recommended in all bedrooms,hallways and a minimum of one per floor  
• smoke detector/s appear to be outdated, recommend installing new detectors,preferably hard wired with battery back-up for enhanced safety to occupants |
<p>| <strong>Bedrooms</strong>    |         |                                                                                                                                                                                                       |
| Page 37 Item: 7 | Smoke Detectors | recommend changing batteries in detectors twice a year. A great way of remembering is at seasonal time changes recommend installing working smoke detectors in ALL sleeping areas as a safety upgrade |</p>
<table>
<thead>
<tr>
<th>Page 37 Item: 9</th>
<th>Window Condition</th>
<th>window/s did not operate correctly, recommend repair to allow quick exit in an emergency situation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Laundry</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Page 38 Item: 2 | Dryer Vent       | recommend routine cleaning to prevent risk of lint posing a fire hazard  
• corrosion noted at vent duct repair needed due too potential carbon monoxide entry into structure at gas fired appliance. recommend replace with proper material |
| Page 38 Item: 4 | GFCI             | GFCI recommended in all potential wet locations                                                 |