

Home Inspection Report



3113 Humboldt Ave South, Minneapolis, MN 55420

Inspection Date:

Monday December 3, 2018

Prepared For:

Prepared By:

MSP Inspections LLC
4304 Sumac Point
Eagan, MN 55122
(612)8162363
yslutsky@gmail.com

Report Number:

3113

Inspector:

Yury Slutsky

Report Summary

Items Not Operating

Smoke alarms not operating.
Doors need a repair. Heat/Cooling grate cover need proper attachment to the wall.

Major Concerns

There is no ventilation on the accessible side of the attic. Recommend roofing contractor for evaluation and repair.
Main panel does not appear grounded.

Potential Safety Hazards

Floor covering is damaged, trip hazard. Recommend repair/replace

Deferred Cost Items

A/C that is 7+ years.
Water heater that is 5+ years.

Improvement Items

Dishwasher drain line not looped beneath countertop.
Walkway had some cracking, but is usable.
Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing.
Dishwasher drain line not looped beneath countertop. Recommend repair
Foundation (stem) wall contains cracks. Recommend repair and monitor.

Items To Monitor

Moisture level in basement utility room.
The foundation had some cracking, recommend monitoring.
Foundation (stem) wall contains cracks. Recommend repair and monitor.

Report Overview

Scope of Inspection

Main Entrance Faces

State of Occupancy

Weather Conditions

Recent Rain

Ground Cover

Approximate Age

Grounds

Service Walks

None Not Visible Covered with snow

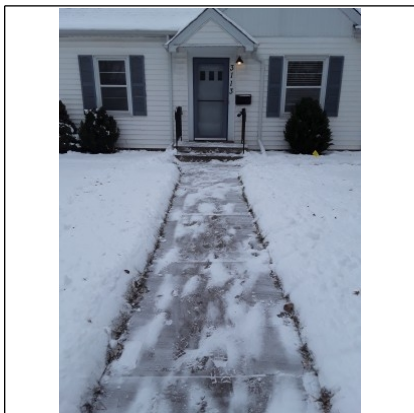
Material Concrete Stone Gravel Brick Pavers

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair Settled

Recommendation Repair As Needed Monitor Mudjack N/A

Comments Walkway had some cracking, but is usable.

Photos



Service Walks (Side of Home)

None Not Visible Covered with snow

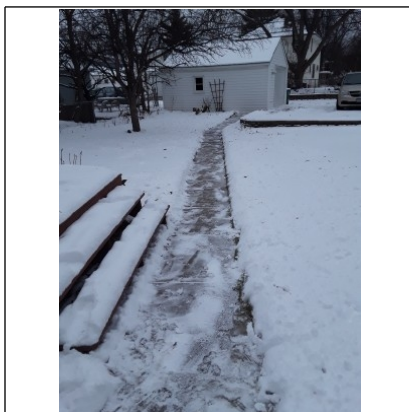
Material Concrete Stone Gravel Brick Other: Pavers

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair Settled

Recommendation Repair As Needed Monitor Mudjack N/A Monitor

Comments

Photos



Service Walks (Rear of Home)

None Not Visible Covered with snow

Material Concrete Stone Gravel Brick Other: Pavers

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair Settled

Grounds

Service Walks (Rear of Home) cont.

Recommendation Repair As Needed Monitor Mudjack N/A Monitor

Comments

Driveway/Parking

None Not Visible Covered with snow

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard

Recommendation Repair As Needed Fill Cracks and Seal Monitor Mudjack N/A

Comments

Porch

None Not Visible

Condition Satisfactory Marginal Poor Handrail/guardrail loose
 Underside of porch not visible, not inspected Damaged wood on column
 Framing Not Properly Supported Safety Hazard Wood in contact with soil Columns leaning

Support Pier Concrete Wood Brick Not visible Metal

Floor Satisfactory Marginal Poor Safety Hazard Floor boards damaged/wood rot
 Framing Damaged Cracked Typical cracks

Recommendation Repair As Needed Painting/Staining Add a Handrail/Guardrail
 Evaluation By A Qualified Contractor Monitor N/A Max spacing of 4" on balusters

Comments

Stoops/Steps

None Not visible covered with snow

Material Concrete Wood Other: .

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Pitched towards home Handrail loose

Recommendation Add a Handrail/Guardrail Repair As Needed N/A

Comments

Photos



Grounds

Stoops/Steps (Side of Home)

None Not visible covered with snow

Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Pitched towards home Handrail loose

Recommendation Add a Handrail/Guardrail Repair As Needed N/A

Comments

Photos



Stoops/Steps (Back of Home)

None Not visible covered with snow

Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Pitched towards home Handrail loose

Recommendation Handrail/Guardrail Repair As Needed N/A

Comments

Photos



Patio

None Not Visible Covered With snow

Material Concrete Stone Brick Pavers

Condition Satisfactory Marginal Poor Settling cracks Trip hazard

Grounds

Patio cont.

Condition cont. Pitched towards home (see remarks) Typical cracks Patio is level

Recommendation Repair As Needed Mudjack N/A Monitor

Comments

Deck

None Not Visible Covered with snow

Material Wood Metal Composite

Finish Treated Painted/Stained Other: Not Applicable

Condition Satisfactory Marginal Poor Wood in contact with soil

Underside of deck not visible, not evaluated Loose fasteners Joist hangers missing nails

Improper attachment to house Railing loose Safety hazard Wood rot Corroded fasteners

Improperly supported Loose Guardrails Balusters are loose Balusters have wood damage

Loose boards

Recommendation Install Lag Bolts Install Flashing On Ledger Board Install Joist Hangers Paint or Stain
 Install Handrail/Guardrail Add Missing Nails To Joist Hangers Monitor Repair As Needed
 N/A Add Additional Supports
 For enhanced safety recommend a maximum spacing of 4" max between balusters
 Replace Damaged wood

Comments

Grading affecting foundation

N/A Not Visible Covered With snow

Negative Grade Yes No Satisfactory Siding in contact with/improper clearance to soil

Not visible covered with snow Window wells rusted

Recommendation Install Window Well Covers Maintain a Positive Drainage Slope Away From the Home
 Trim Back the Trees/Vegetation Add Additional Backfill

Comments

Retaining wall

None

Material Brick Concrete Concrete block Railroad ties Timbers Stone

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed

Recommendation Repair as needed Add Drainage Holes Monitor
 Have a Qualified Landscaping Contractor Evaluate N/A

Comments

Hose bibs

N/A

Operable Yes No Not Tested Not On Winterized (shut off)

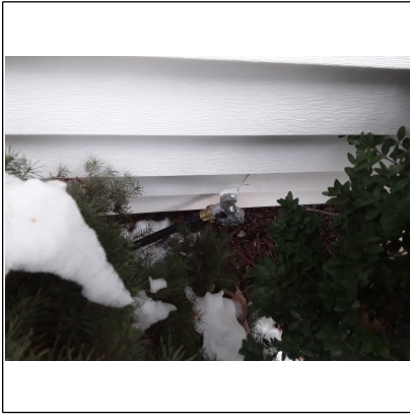
Condition Satisfactory Marginal Poor No anti-siphon valve Damaged/missing handle Leaking
 Loose

Recommendation Add a Anti-siphon Device to Hose Bib Repair by a qualified plumber N/A
 Further evaluation by a qualified plumber

Comments Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing

Photos

Grounds



Hose bibs(Back of Home)

N/A

Operable Yes No Not Tested Not On Winterized (shut off)

Condition Satisfactory Marginal Poor No anti-siphon valve Damaged/missing handle Leaking
 Loose

Recommendation Add a Anti-siphon Device to Hose Bib Repair N/A
 Further evaluation by a qualified plumber Repair by a qualified plumber

Comments

Exterior

Gutters

None

Material Metal Vinyl/Plastic Other: .

Condition Satisfactory Marginal Poor Rusting Damaged Loose or damaged sections

Leaking Corners Joints Hole in main run No apparent leaks
 Could not determine if gutters were leaking during inspection
 Minor maintenance of sealing joints in gutters to prevent leaking

Attachment Loose Missing spikes Satisfactory

Extensions needed Yes No N/A

Recommendation Properly Slope Gutters Add Additional Downspouts Repair As Needed Clean Gutters
 N/A Extend Downspout extensions 5-6' or more away from home
 Repair straps on downspouts Recommend adding gutters
 Drip edge flashing improperly installed, repair Repair/Replace any damaged sections

Comments

Photos



Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: .

Condition Satisfactory Marginal Poor Damaged Loose/missing or holes Wood rot
 Peeling paint No visible weep holes Typical cracks Monitor In contact with soil
 Cracks Rusted lintel(s) Cracked/Damaged sill/ledge

Recommendation Seal Cracks and Monitor Paint As Needed Repair As Needed N/A
 Paint and seal lintels

Comments

Photos

Exterior

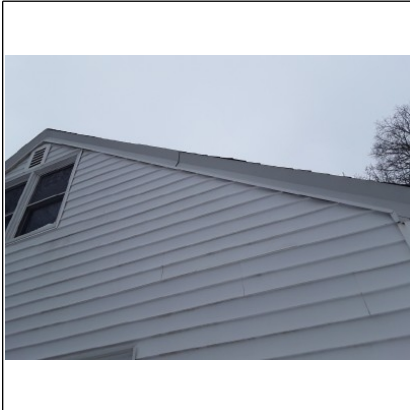


Trim

Material Wood Fiberboard Metal Vinyl Stucco Other: .
Condition Satisfactory Marginal Poor Damaged wood Loose sections
Recommendation Replace Damaged Wood Paint As Needed Repair As Needed N/A

Comments

Photos



Soffit

None

Material Wood Fiberboard Metal Vinyl Stucco Other: .
Condition Satisfactory Marginal Poor Damaged Loose sections Wood rot
Recommendation Repair as needed N/A Recommend painting Replace damaged areas

Comments

Photos

Exterior



Fascia

None

Material Wood Fiberboard Metal Vinyl Stucco Other: .

Condition Satisfactory Marginal Poor Damaged Loose Pieces Damaged areas

Recommendation Repair as needed N/A Recommend painting Replace any damaged areas

Comments

Photos



Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other: Not visible

Condition Satisfactory Marginal Poor No visible flashings above doors/windows

Recommendation Install as Needed Repair As Needed N/A

Comments

Caulking

None

Condition Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations/flashings

Comments

Photos

Exterior



Windows (As viewed from the exterior)

- Material** Wood Metal Aluminum/Vinyl
- Condition** Satisfactory Marginal Poor Wood rot Failed/fogged insulated glass
 Rust on metal windows Replace glazing compound around windows
- Recommendation** Repair as Needed Replace Damaged Screens N/A Paint

Comments

Photos



Foundation (Visible portion of foundation wall on exterior)

- Foundation Wall** Concrete block Poured concrete Not Visible Other: .
- Condition** Satisfactory Marginal Monitor Not Evaluated Cracks
- Recommendation** Seal Cracks and Monitor Have Evaluated By a Qualified Basement Contractor N/A

Comments Foundation (stem) wall contains cracks. Recommend repair and monitor.

Photos

Exterior

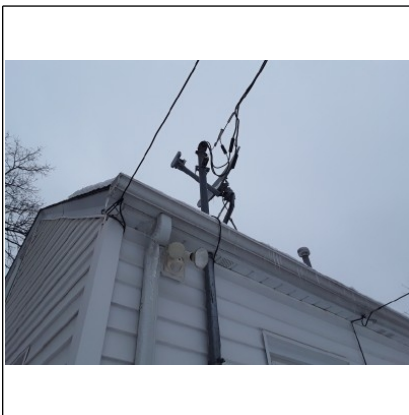


Service Entry/Exterior Electrical

- Location** Underground Overhead
- Meter Face** CL200 CL100
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
- Outlet on front of home doesn't work Outlet on back of home doesn't work
 - Outlet on side of home doesn't work Cover broken or missing Loose Safety Hazard
 - Outlet on the front of house has open ground/reverse polarity
 - Outlet on the side of house has open ground/reverse polarity
 - Outlet on the rear of house has open ground/reverse polarity
- GFCI present** Yes No Operable: Yes No Safety Hazard
- Recommendation** Install Weatherproof Covers On Outlets Install GFCI's For Enhanced Safety
- Have a Qualified Electrician Evaluate and Repair N/A Replace non-working GFCI's
 - Add proper drip loop Replace Damaged cover Recommend adding outlet(s)

Comments

Photos



Building(s) Exterior Wall Construction

- Type** Not Visible Framed Masonry Other: .
- Condition** Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:

Exterior

Exterior Doors cont.

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

Storm Door Satisfactory Marginal Damaged Repair Closer Missing N/A

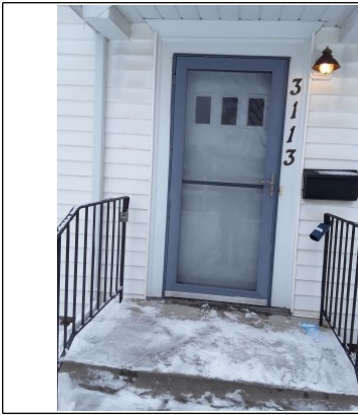
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor Repair

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

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

Comments

Photos



Exterior A/C (Condensing Unit)

Location N/A Front of house Side of house Back of house
 Approximate Age: 10-15+

Condition Satisfactory Marginal Poor Cabinet/housing rusted Exposed wires

Energy source Electric

Unit type Air cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 25 amps
 Minimum fuse/breaker rating (amps) : 20 amps

Level Yes No

Condenser Fins Damaged Damaged base/pad Damaged Refrigerant Line Satisfactory Dirty

Insulation Yes No Replace

Proper Clearance (air flow) Yes No

Recommendations Re-level unit Replace Insulation Clean Condenser Fins
 Keep Vegetation Away From Unit Relocate Dryer Exhaust N/A
 Recommend a Qualified HVAC Tech Examine

Comments

Photos

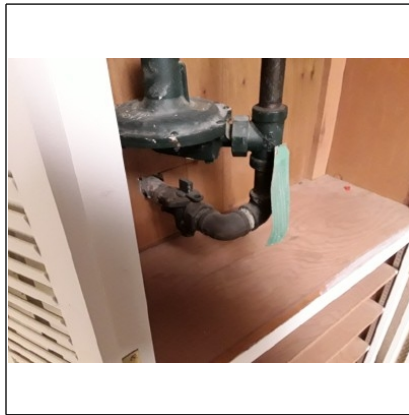
Exterior



Main Fuel Shutoff

Location Front Of Home Side Of Home Back Of Home Basement Rusted
 Recommend painting
Comments:

Photos



Roof

General

Visibility None All Partial Visibility limited due to roof pitch Limited because of the roof height
 Roof Not Visible Covered With Snow

Inspected From Roof Ladder at eaves Ground With Binoculars

Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Gambrel

Pitch Low Medium Steep Flat

Roof #1 Type:
Layers: 1+ Layers
Age: 10-15+

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

Type Soffit Ridge Gable Roof Turbine Powered None

Comments

Photos

Roof



Flashing

- Material** Not Visible Metal Asphalt Foam Rubber Other: .
- Condition** Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Flashing around chimney improperly installed. Damaged
 Improperly installed Flashing around service mast improperly installed
 Flashings not visible, covered with caulk/roofing cement Damaged
- Recommendation** Seal Any Exposed Nail Heads Install Kick-out Flashing
 Replace Flashing Around Plumbing Vent Repair/Replace Improperly Installed Flashings
 Seal Flashings Repair or Replace as Needed N/A

Comments

Valleys

- N/A
- Material** Not Visible Galv/Alum Asphalt Lead Copper Other: .
- Condition** Not Visible Satisfactory Marginal Poor Holes Rusted
- Recommendation** Recommend Sealing Have a Qualified Roofing Contractor Evaluate Recommend Repair
 N/A

Comments

Condition of Roof Coverings

- Roof #1** Satisfactory Marginal Poor Curling Cracking Ponding
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Recommend sealing exposed nails/fasteners Roof is going to require some general maintenance
 Not visible covered with snow
- Roof #2** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Not Visible Covered With snow
- Roof #3** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Roof

Skylights

N/A Not Visible

Condition Cracked/Damaged Satisfactory Marginal Poor
 Flashing improperly installed around skylight Covered with roofing cement

Recommendation Monitor For Leaks and Repair As Needed Repair As Needed N/A

Comments

Plumbing Vents

Not Visible Not Present Present

Condition Satisfactory Marginal Poor Damaged Plumbing vents blocked Rusted/damaged

Recommendations Have a Qualified Plumber Repair Extend Stack Above the Roof Line N/A

Comments

Chimney(s)

None

Location Middle of roof North South East West

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended Loose

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney crown Loose mortar joints Flaking Loose brick Rust
 No apparent defects Cracks in brick

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated No apparent defects Tiles offset
 Blocked flue

Condition Satisfactory Marginal Poor

Recommendation Repair As Needed Tuckpoint Any Loose/Deteriorating/Cracked Joints
 Add a Cricket or Saddle Flashing Have Flue(s) Cleaned and Re-evaluated N/A
 Repair flashing around chimney Paint rusted areas

Comments

Photos



Kitchen

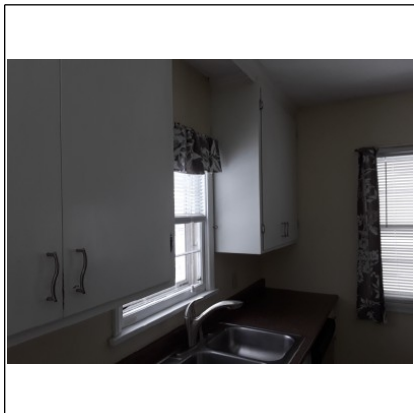
Countertops/Cabinets

Countertops Satisfactory Marginal Recommend repair/caulking Loose
 Recommend repair or adjustment Minor surface damage on countertops
 Missing hardware on cabinets

Cabinets Satisfactory Marginal Recommend repair/caulking Loose
 Recommend repair or adjustment Missing hardware on cabinets

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No Recommend monitoring for leaks S-trap Recommend P-Trap
 Recommend repair

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair Loose

Functional drainage Satisfactory Marginal Poor Recommend plumber repair

Functional flow Satisfactory Marginal Poor Recommend a plumber repair

Hot water at faucet Yes No Recommend repair

Comments There were no visible active piping leaks at the time of the inspection.

Photos



Walls & Ceiling

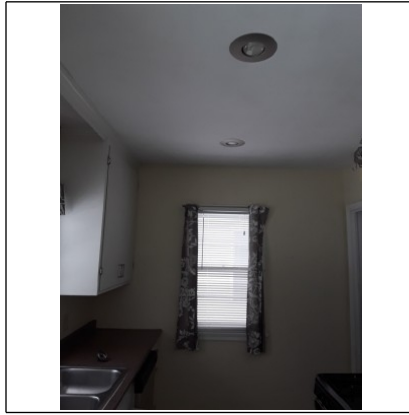
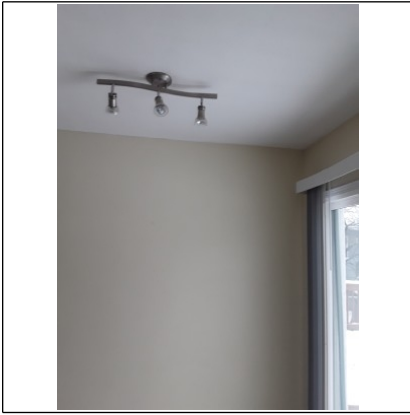
Condition Satisfactory Marginal Poor Typical cracks Moisture stains Large cracks Damaged

Recommendation Recommend repair Monitor stains for active leaking N/A

Comments

Photos

Kitchen



Floor

Condition Satisfactory Marginal Poor Sloping Squeaks Recommend repair Damaged floor

Comments Cracked tiles
Floor covering is damaged, trip hazard. Recommend repair/replace

Photos



Doors/Windows

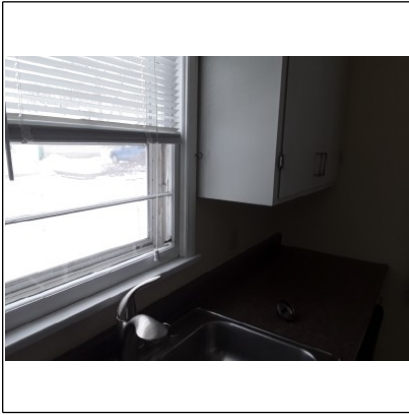
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
 Recommend door stop Damaged

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Recommend repair Not Properly Operating Damaged

Comments

Photos

Kitchen



Ceiling Fan

Condition Satisfactory Marginal Poor None Doesn't operate

Recommendation Recommend rebalancing fan Recommend repair N/A

Comments

Heating/Cooling Source

Yes No Heating/cooling source shared with another room

Comments Needs to be painted

Photos



Electrical

Receptacles present Yes No Operable: Yes No Loose Damaged
 Missing or damaged cover plate

Open ground/Reverse polarity: Yes No Potential Safety Hazard

GFCI Yes No Operable: Yes No Potential Safety Hazard(s)

Recommendation Recommend a qualified electrician evaluate and repair Recommend repair
 Recommend installing cover plates Recommend GFCI receptacles N/A

Comments

Photos

Kitchen



Appliances

- Disposal** N/A Not tested Operable: Yes No Recommend repair
 Exposed wires under the sink recommend repair
 Romex wiring, recommend replacing with armored cable or plug
- Oven** N/A Not tested Operable: Yes No Recommend repair
 For enhanced safety recommend installing anti-tip bracket
- Range** N/A Not tested Operable: Yes No Recommend repair
 Burner(s) not working recommend repair
- Dishwasher** N/A Not tested Operable: Yes No Recommend repair Leaking recommend repair
- Exhaust fan** N/A Not tested Operable: Yes No Recommend repair
 Filters dirty recommend replacing
- Refrigerator** N/A Not tested Operable: Yes No Recommend repair
- Microwave** N/A Not tested Operable: Yes No
- Dishwasher airgap** Yes No N/A
- Dishwasher drain line looped** Yes No Not visible Recommend Looping Drain Line N/A
- Comments** Dishwasher drain line not looped beneath countertop. Recommend repair

Photos



Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Recommend repair

Moisture stains Yes No Recommend monitoring Wall(s) Ceiling

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
 Damaged floor recommend repair

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
 Recommend rebalancing fan

Electrical Switches: Yes No Operable Receptacles: Yes No Operable Safety hazard
 Cover plates missing
 Some switches/outlets not working recommend verifying with seller that switches/outlets properly operate
 Loose outlets Recommend repair
 Outlet on South wall has open ground/reverse polarity recommend repair
 Outlet on North wall has open ground/reverse polarity recommend repair
 Outlet on East wall has open ground/reverse polarity recommend repair
 Outlet on West wall has open ground/reverse polarity recommend repair

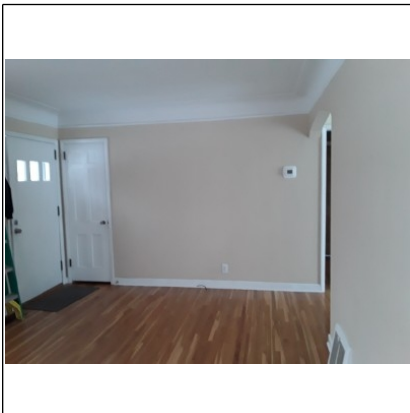
Heating source present Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
 Recommend repair Damaged

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Windows not operating recommend repair
 Windows missing hardware not operated Recommend repair
 Window not accessible blocked by furniture

Comments

Photos



Bathroom (1)

Bath

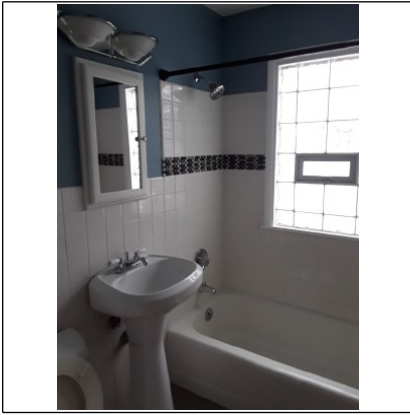
Location

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No Corrosion on pipes monitor for leaks
 Vanity loose Recommend repair S-trap Recommend caulking around sink
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Recommend repair
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Recommend repair
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
 Recommend repair Floor damaged
- Whirlpool** N/A Yes No Operable: Yes No Not tested No access door GFCI: Yes
 No GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No N/A Inside of tub/shower
 Where tub/shower meets floor/wall Damaged tile/wall Recommend repair
 Loose/Damaged tiles
- Drainage** Satisfactory Marginal Poor Recommend repair
- Water flow** Satisfactory Marginal Poor
- Hot water at faucet(s)** Yes No Recommend repair
- Moisture stains present** Yes No Walls Ceilings Cabinetry Monitor for leaks
- Doors** Satisfactory Marginal Poor Recommend repair Recommend door stop Damaged
 Loose handle/hardware Recommend Adjusting Striker/Strike Plate
- Closet** Full of seller's personal property, walls and ceiling not visible Moisture stain on walls and/or ceiling
 Satisfactory None
- Window** None Satisfactory Marginal Poor Recommend repair Cracked glass
 Evidence of leaking insulated glass Window Not Operating
 For Enhanced Safety Recommend Windows Be Tempered Missing hardware
 Doesn't latch or lock
- Floor** Damaged Satisfactory Cracked tiles Flooring pulling off of floor Recommend repair
- Receptacles present** Yes No Operable: Yes No Recommend repair Loose
- Open ground/Reverse polarity** Yes No Safety Hazard Recommend repair
- GFCI** Yes No Operable: Yes No Recommend GFCI Replace Inoperable GFCI
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy Recommend installing exhaust fan
 Recommend repair

Comments

Photos

Bathroom (1)



Bathroom (2)

Bath

Location Second floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No Corrosion on pipes monitor for leaks
 Vanity loose Recommend repair S-trap Recommend caulking around sink

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Recommend repair

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible Recommend repair

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
 Recommend repair Floor damaged

Whirlpool N/A Yes No Operable: Yes No Not tested No access door GFCI: Yes
 No GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No N/A Inside of tub/shower
 Where tub/shower meets floor/wall Damaged tile/wall Recommend repair
 Loose/Damaged tiles

Drainage Satisfactory Marginal Poor Recommend repair

Water flow Satisfactory Marginal Poor

Hot water at faucet(s) Yes No Recommend repair

Moisture stains present Yes No Walls Ceilings Cabinetry Monitor for leaks

Doors Satisfactory Marginal Poor Recommend repair Recommend door stop Damaged
 Loose handle/hardware Recommend Adjusting Striker/Strike Plate

Closet Full of seller's personal property, walls and ceiling not visible Moisture stain on walls and/or ceiling
 Satisfactory None

Window None Satisfactory Marginal Poor Recommend repair Cracked glass
 Evidence of leaking insulated glass Window Not Operating
 For Enhanced Safety Recommend Windows Be Tempered Missing hardware
 Doesn't latch or lock

Floor Damaged Satisfactory Cracked tiles Flooring pulling off of floor Recommend repair

Receptacles present Yes No Operable: Yes No Recommend repair Loose

Open ground/Reverse polarity Yes No Safety Hazard Recommend repair

GFCI Yes No Operable: Yes No Recommend GFCI Replace Inoperable GFCI

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy Recommend installing exhaust fan
 Recommend repair

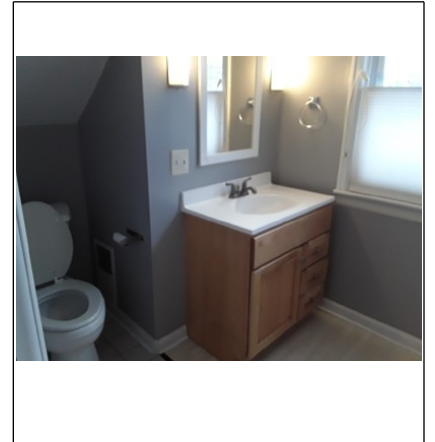
Comments Doors need a repair. Heat/Cooling grate cover need proper attachment to the wall.

Photos

Bathroom (2)



Need some repair



Bedrooms (1)

Bedroom

Location Second floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Holes in wall
 Recommend repair

Moisture stains Yes No Wall(s) Ceiling Recommend monitoring for leaks
 Active stain, tested with moisture meter Recommend repair

Closet(s) Full of seller's personal property, walls/ ceiling not visible Satisfactory Moisture stains
 Door damaged Missing track or hardware Recommend keeping storage away from light fixtures
 None Recommend repair Missing door

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Recommend repair
 Loose carpet

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
 Recommend rebalancing fan Doesn't operate

Electrical Switches: Yes No Operable Receptacles: Yes No Operable Safety hazard
 Cover plates missing, recommend installing Outlets Loose
 Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate
 Recommend repair Outlet(s) on East wall has open ground/reverse polarity recommend repair
 Outlet(s) on West wall has open ground/reverse polarity recommend repair
 Outlet(s) on North wall has open ground/reverse polarity recommend repair
 Outlet(s) on South wall has open ground/reverse polarity recommend repair
 Outlet openings are painted, recommend replacing

Smoke Detector Yes No Operates Does not operate Recommend installing Recommend repair
 Not Tested

Heating source present Yes No

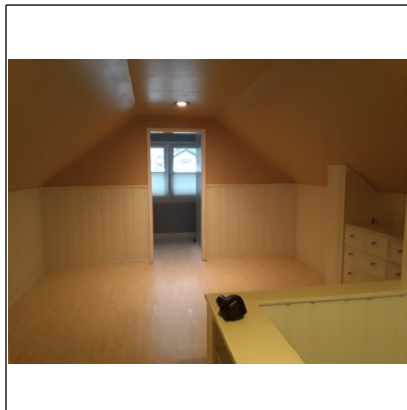
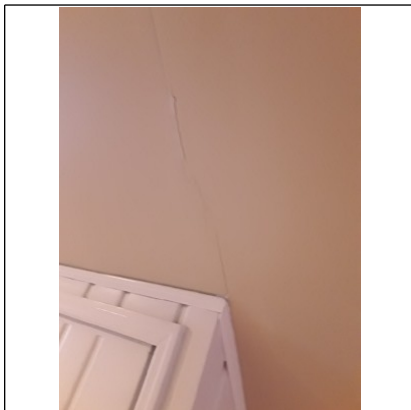
Bedroom Egress restricted Yes No Safety Hazard

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
 Recommend Door Stop Damaged Recommend adjusting striker/strike plate
 Recommend repair or replacement Sticks

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Windows not properly operating Recommend repair or replacement
 Windows not operated due to storage/painted shut/damaged
 Surface deterioration, recommend staining Locks don't latch Damaged

Comments

Photos



Bedrooms (2)

Bedroom

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Holes in wall
 Recommend repair

Moisture stains Yes No Wall(s) Ceiling Recommend monitoring for leaks
 Active stain, tested with moisture meter Recommend repair

Closet(s) Full of seller's personal property, walls/ ceiling not visible Satisfactory Moisture stains
 Door damaged Missing track or hardware Recommend keeping storage away from light fixtures
 None Recommend repair Missing door

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Recommend repair
 Loose carpet

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
 Recommend rebalancing fan Doesn't operate

Electrical Switches: Yes No Operable Receptacles: Yes No Operable Safety hazard
 Cover plates missing, recommend installing Outlets Loose
 Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate
 Recommend repair Outlet(s) on East wall has open ground/reverse polarity recommend repair
 Outlet(s) on West wall has open ground/reverse polarity recommend repair
 Outlet(s) on North wall has open ground/reverse polarity recommend repair
 Outlet(s) on South wall has open ground/reverse polarity recommend repair
 Outlet openings are painted, recommend replacing

Smoke Detector Yes No Operates Does not operate Recommend installing Recommend repair
 Not Tested

Heating source present Yes No

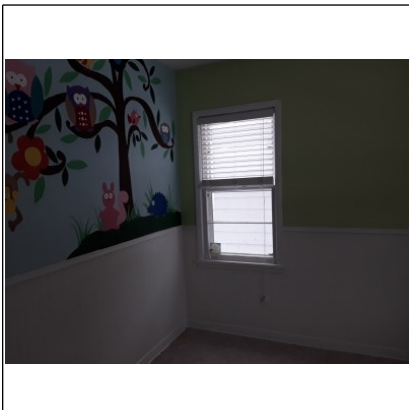
Bedroom Egress restricted Yes No Safety Hazard

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
 Recommend Door Stop Damaged Recommend adjusting striker/strike plate
 Recommend repair or replacement Sticks

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Windows not properly operating Recommend repair or replacement
 Windows not operated due to storage/painted shut/damaged
 Surface deterioration, recommend staining Locks don't latch Damaged

Comments

Photos



Bedrooms (3)

Bedroom

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage Holes in wall
 Recommend repair

Moisture stains Yes No Wall(s) Ceiling Recommend monitoring for leaks
 Active stain, tested with moisture meter Recommend repair

Closet(s) Full of seller's personal property, walls/ ceiling not visible Satisfactory Moisture stains
 Door damaged Missing track or hardware Recommend keeping storage away from light fixtures
 None Recommend repair Missing door

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard Recommend repair
 Loose carpet

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
 Recommend rebalancing fan Doesn't operate

Electrical Switches: Yes No Operable Receptacles: Yes No Operable Safety hazard
 Cover plates missing, recommend installing Outlets Loose
 Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate
 Recommend repair Outlet(s) on East wall has open ground/reverse polarity recommend repair
 Outlet(s) on West wall has open ground/reverse polarity recommend repair
 Outlet(s) on North wall has open ground/reverse polarity recommend repair
 Outlet(s) on South wall has open ground/reverse polarity recommend repair
 Outlet openings are painted, recommend replacing

Smoke Detector Yes No Operates Does not operate Recommend installing Recommend repair
 Not Tested

Heating source present Yes No

Bedroom Egress restricted Yes No Safety Hazard

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
 Recommend Door Stop Damaged Recommend adjusting striker/strike plate
 Recommend repair or replacement Sticks

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware Windows not properly operating Recommend repair or replacement
 Windows not operated due to storage/painted shut/damaged
 Surface deterioration, recommend staining Locks don't latch Damaged

Comments

Photos



Interior

Fireplace

- None
- Location** Living Room Family Room Bedroom Rec Room Basement
- Type** Gas Wood Solid fuel burning stove Electric
- Material** Masonry Metal Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
 Recommend repair No blower present
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No Recommend fireproof material in front of hearth
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated Recommend a qualified chimney sweep evaluate

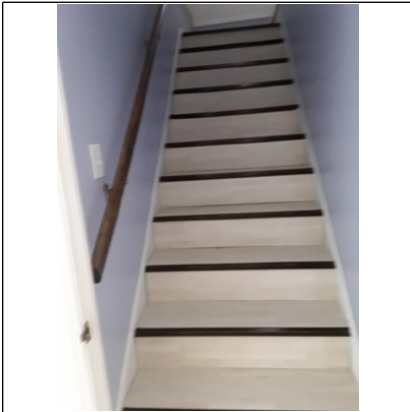
Comments

Stairs/Steps

- None
- Handrail** Satisfactory Marginal Poor Safety hazard Handrail/Railing/Balusters recommended
 Handrail loose Recommend repair Recommend a max spacing of 4" between balusters
- Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard Recommend repair
- Condition** Satisfactory Marginal Poor

Comments

Photos



Smoke/Carbon Monoxide detectors

- Smoke Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard Recommend Installing Smoke Detectors
- CO Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard Recommend Installing Carbon Monoxide Detectors

Comments

Photos

Interior



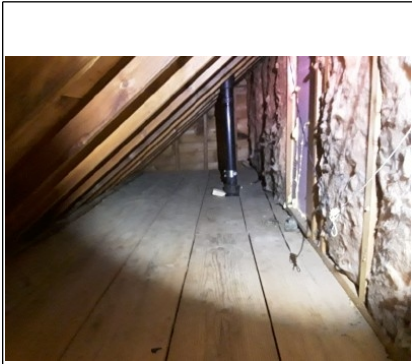
Attic

Attic/Structure/Framing/Insulation

- N/A No access blocked by seller's personal property
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: .
- Inspected from** Access panel In the attic Other
- Location** Hallway Bedroom Closet Garage Other Access limited by:
- 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
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed Recommend repair
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to** Attic: Yes No Recommend repair Outside: Yes No Not Visible
 Recommend exhausting fans to exterior Recommend insulating bathroom exhaust lines
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Recommend repair Not Visible
 Recommend sealing flashing around chimney chase Damaged chase
 Only side of chase facing scuttle hole was visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer evaluate
- Roof structure** Rafters Trusses Wood Metal Collar ties Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated Damaged sheathing
 Recommend repair
- Evidence of moisture** Yes No Appears to be old stains, recommend monitoring N/A
- Evidence of leaking** Yes No Recommend repair Appears to be old stains recommend monitoring
- Firewall between units** N/A Yes No Recommend repair/sealing
- Electrical** Appears satisfactory Open junction box(es) Active Knob and tube recommend replacing
 Safety Hazard Amateur wiring recommend repair Recommend repair
 Recommend cover on junction boxes Not visible
- Comments** There is no ventilation on the accesable side of the attic. Recommend roofing contractor for evaluation and repair.

Photos

Attic



Moisture stains. There are no ventilarion on this side of attic.

Laundry Room

Laundry

Laundry sink N/A Yes No

Faucet leaks N/A Yes No Recommend repair

Pipes leak N/A Yes No Not Visible Recommend repair

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Window(s) Satisfactory Marginal Poor Cracked/broken Recommend repair Window not tested
 None

Door Satisfactory Marginal Poor Damaged Recommend repair None
 Recommend Door Stop

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard Recommend cleaning dryer exhaust

Electrical Open ground/reverse polarity: Yes No Safety hazard Recommend repair
 No visible outlets

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible Recommend Repair
 Recommend stainless steel braided lines

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
 Recommend Installing Gas Shut Off Valve

Comments

Photos



Basement

Stairs

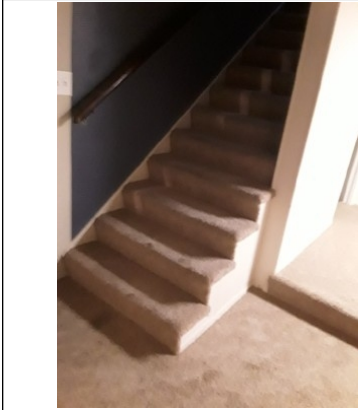
Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended
 Recommend repair Safety Hazard Recommend a max spacing of 4" between balusters

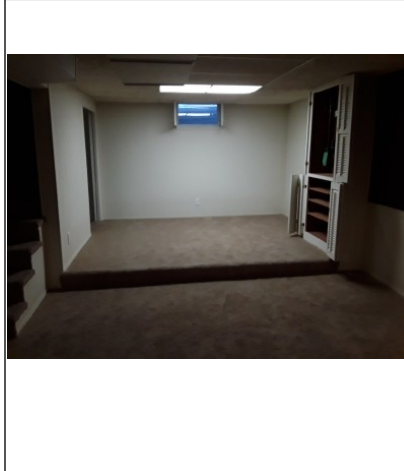
Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Photos



Need to install another railing, safety concern.



Foundation

Material ICF Brick Concrete Block Stone Masonry Poured Concrete wood

Condition Satisfactory Marginal Monitor Not Elevated Recommend sealing crack(s) and monitoring
 Foundation walls had limited visibility due to storage or were covered
 Recommend a qualified basement contractor or structural engineer evaluate foundation wall(s)
 Foundation walls appear to be recently painted

Horizontal cracks None Apparent Yes N/A

Step cracks/diagonal cracks None Apparent Yes N/A

Vertical cracks None Apparent Yes N/A

Covered walls None North South East West

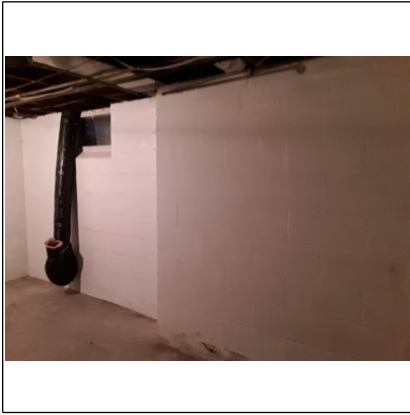
Movement apparent No Yes

Indication of moisture Yes No Fresh Old stains Recommend monitoring for moisture intrusion

Comments

Photos

Basement



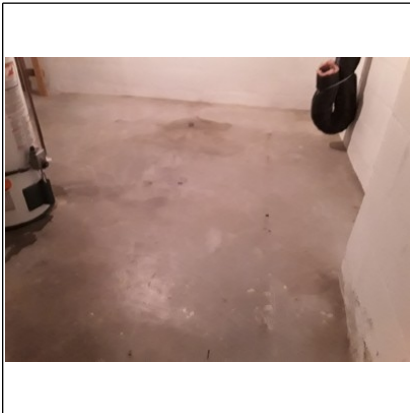
Floor

Material Concrete Dirt/Gravel Not Visible Other: Asbestos like material

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Photos



Drainage

Sump pump Yes No Working Not working Pump not tested Crock sealed Sump crock is dry

Floor drains Yes Not Visible Drains not tested

Recommendation Install a Check Valve Install Cover On Crock Clean inside of crock N/A
 Recommend Replacing

Comments

Girders/Beams

Not Visible

Material Steel Wood Concrete LVL Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted Improperly notched Not Visible
 Damaged

Recommendation Repair Evaluation by a qualified contractor N/A Monitor

Comments

Columns

Not Visible

Material Steel Wood Concrete Block Not Visible

Basement

Columns cont.

Condition Satisfactory Marginal Poor Stained/Rusted Temporary columns
 Column not properly supported Not Visible Not plumb

Recommendation Repair N/A

Comments

Joists

Not Visible

Material Wood Steel Truss Not Visible Engineered I-Type

Condition Satisfactory Marginal Poor Improperly notched Sagging/alterd Not Visible
 Damaged

Recommendation Repair N/A Evaluation By A Qualified Contractor Monitor

Comments

Photos



Subfloor

Condition Satisfactory Marginal Poor Indication of moisture staining Not Visible Damaged

Recommendation Repair Damaged Wood Monitor N/A

Comments

Plumbing

Water service

Main shut-off location Basement

Water entry piping Not Visible Copper/Galv. Plastic Lead

Lead other than solder joints Yes No Unknown

Visible water distribution piping Copper Galvanized CPVC Plastic PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes No Safety Hazard Recommend repair Recommend a dielectric union(s) Satisfactory Recommend monitoring for leaks

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

Condition Satisfactory Marginal Poor Corroded

Support/Insulation N/A Metal Plastic Not supported Recommend Supporting

Traps proper P-Type Yes No P-traps recommended

Interior fuel storage system N/A Yes No Leaking: Yes No Recommend repair

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized Recommend CSST be properly bonded and grounded Gas leak detected Safety Hazard

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Sanitary/Grinder pump

N/A Operable: Yes No Not tested

Sealed Crock Sealed crock: Yes No Recommend Sealing

Check Valve Check valve: Yes No Recommend Installing

Shut-off Valve Shut-off valve: Yes No Recommend Installing

Vented Yes No Recommend Venting

Comments

Water heater

N/A

General Brand Name: Richmond
Approx. age: 11 years

Capacity 40 Gallons 50 Gallons Tankless 75 Gallons

Plumbing

Water heater cont.

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 Safety Hazard Threaded extension at bottom

Vent pipe N/A Satisfactory Improper Rusted Recommend repair Safety Hazard Damaged

Condition Satisfactory Marginal Poor Tank leaking Exposed electrical wires
 Recommend replacement

Comments

Photos



Heating System

Heating system

- Unit #1** Brand name: Amana
 Approx. age: 10-15+
 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
- Heat exchanger** N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup Not accessible
- Combustion air venting present** N/A Yes No
- Controls** Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No Recommend installing gas shut-off valve
- Distribution** Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard
- Flue piping** N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace
- Filter** Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)
 Filter Size: 16x25x1
- When turned on by thermostat** Fired Did not fire Proper operation: Yes No Not tested

Comments

Photos



Boiler system

- N/A
- General** Brand name:
 Approx. age:
- Energy source** Gas LP Oil Electric Solid fuel
- Distribution** Hot water Baseboard Steam Radiator Radiant floor
- Circulator** Pump Gravity Multiple zones
- Controls** Temp/pressure gauge exist: Yes No Operable: Yes No
- Combustion air venting present** Yes No N/A
- Relief valve** Yes No Missing Extension proper: Yes No Recommend repair/replace
- Operated** When turned on by thermostat: Fired Did not fire
- Operation** Satisfactory: Yes No Recommend HVAC technician examine before closing
- Comments**

Heating System

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Air Handler

N/A

General Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

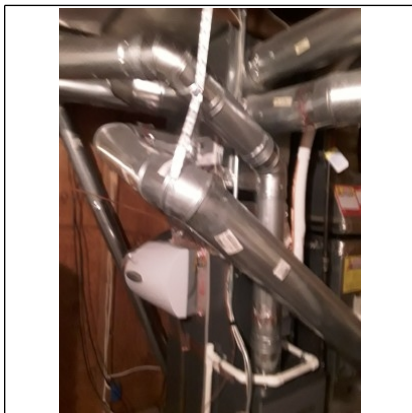
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature Unit does not appear to be operating properly

Comments

Photos



Electric Panel(s)

Main panel

Location Garage Basement

Adequate Clearance to Panel Yes No

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

Panel Condition Rusted Missing knockouts Safety hazard Recommend repair Satisfactory
 Federal Pacific Panel Poor

Breakers/Fuses Breakers Fuses Improper breakers installed recommend repair
 Missing knockout(s) recommend repair Recommend a qualified electrician label breakers

Appears grounded Yes No Not Visible Recommend grounding

GFCI breaker Yes No Operable: Yes No Doesn't trip recommend replacement of breaker

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wires Condition: Satisfactory
 Marginal Poor Recommend No-Ox Paste on main wires to prevent corrosion Safety Hazard

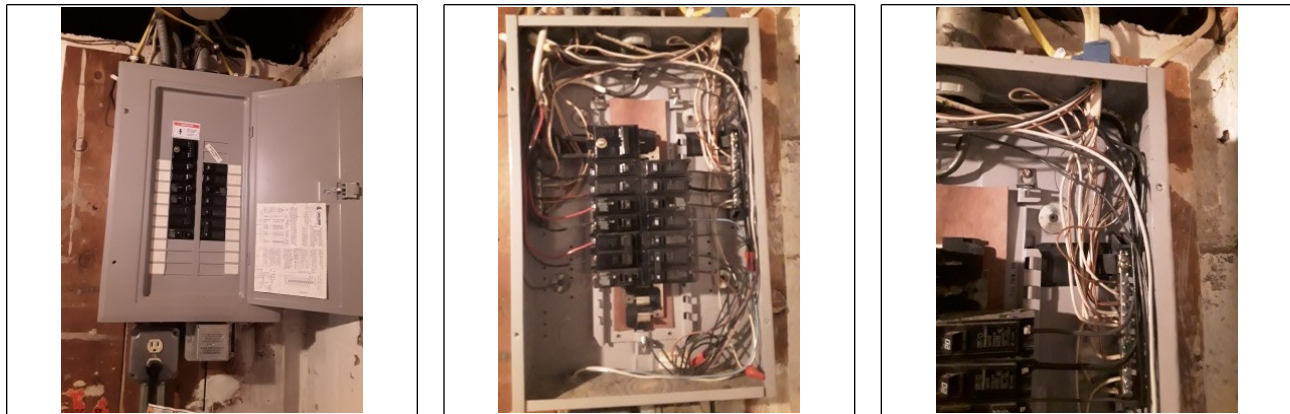
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
 Copper Clad Aluminum Tinned copper

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair NM (Romex)
 Armored Cable Conduit Knob/Tube Double tapping
 Wires undersized/oversized breaker/fuse
 Amateur wiring throughout home/garage recommend repair by an electrician
 Recommend No-Ox paste on aluminum wires Open knockouts in panel recommend repair
 Missing bushings on openings coming into panel Panel not accessible Not evaluated
 Recommend repair

Reason:

Comments Main panel does not appear grounded.

Photos



Sub panel(s)

None apparent

Location(s) Basement Garage Bedroom

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:
 Yes No Romex (NM) Conduit Armored cable Double tapping Undersized wires

Condition Satisfactory Marginal Poor Recommend a qualified electrician evaluate and repair

Panel Condition Satisfactory Rusted Open knockout(s) Recommend labeling panel

Comments

Garage/Carport (1)

Type

 None

Type

 Attached Detached 1-Car 2-Car 3-Car 4-Car

Comments

1-car

Photos



Automatic Opener

 None N/A

Operation

 Operable Inoperable Recommend repair Unit not plugged in, not tested

Comments

Photos



Safety Reverse

 None N/A

Operation

 Operable Not Operable Safety hazard Photo eyes and pressure reverse tested
 Pressure reverse not tested due to vehicles parked in garage Pressure reverse not tested

Recommendation

 Adjust Pressure Reverse Repair As Needed
 Relocate Photo Eyes so they are 6" Off The Ground N/A

Comments

Roofing

Material

 Same as house

Type:

Approx. age: Approx. layers:

Comments

Garage/Carport (1)

Gutters

Condition Satisfactory Marginal Poor Same as house Improperly Sloped Leaking Damaged
 None

Recommendation Repair or Replace Any Damaged Areas as Needed. Repair Any Areas That Are Leaking
 Add Downspout Extensions Add Additional Downspout(s) Reslope N/A
 Recommend adding gutters

Comments

Siding

N/A
Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
Condition Satisfactory Marginal Poor Same as house Loose or Missing
 In contact with soil, recommend a proper clearance
Recommendation Repair or Replace Any Damaged Areas Paint As Needed
 Replace Any Loose or Missing Pieces N/A

Comments

Soffit

None
Material Wood Fiberboard Metal Vinyl Stucco Other: Same as house
Condition Satisfactory Marginal Poor Recommend repair Damaged wood
 Recommend repair/painting Loose sections Same as house

Comments

Fascia

None
Material Wood Fiberboard Metal Vinyl Stucco Other: Same as house
Condition Satisfactory Marginal Poor Recommend repair/painting Damaged wood
 Same as house

Comments

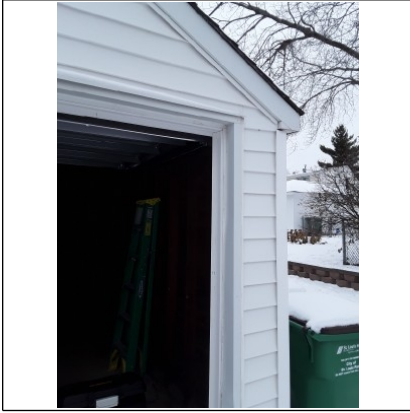
Trim

N/A
Material Same as house Wood Aluminum Vinyl Same as house
Condition Satisfactory Marginal Poor Damaged wood Same as house Loose
 Same as house
Recommendation Paint As Necessary Replace Any Damaged Areas Repair Any Loose Areas N/A

Comments

Photos

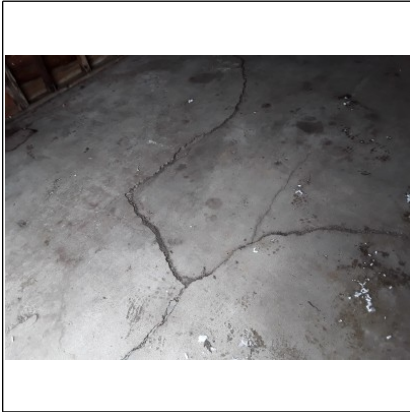
Garage/Carport (1)



Floor

- Material** Concrete Gravel Asphalt Dirt Other: .
- Condition** Satisfactory Typical cracks Large settling cracks Safety hazard
- Recommendation** Recommend repair Monitor N/A
- Comments** The foundation had some cracking , recommend monitoring

Photos



Sill Plates

- None Not Visible
- Type** Floor level Elevated
- Condition** Rotted/Damaged No apparent defects Stained
- Recommendation** Repair N/A Replace
- Comments**

Photos

Garage/Carport (1)



Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal

Condition Satisfactory Marginal Poor Hardware loose Weatherstripping missing/damaged
 Loose/missing Damaged wood Door damaged Rust Safety hazard Dented

Recommendation Replace Weatherstripping Around Overhead Door Repair or Replace As Needed
 Install Safety Cables Through Springs N/A Monitor

Comments

Framing

Framing Wood Trusses Damaged framing Conventional framing Moisture stains Wood rot
 Satisfactory Altered Not Visible Cracked

Recommendation Repair As Needed Add Additional Supports N/A Monitor For Leaking
 Recommend Evaluation By A Qualified Contractor Do not use framing for storage materials

Photos



Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted Door blocked by storage not evaluated
 Delaminated Doesn't properly close

Recommendation Replace Weatherstripping Around Door Replace Door Repair Damaged Areas of Door
 N/A Repair Adjust striker/strike plate

Comments

Garage/Carport (1)

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No Safety Hazard

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring Amateur wiring
 Missing cover plate(s) on outlets Safety Hazard Loose
 Exposed wires recommend properly terminating.

Recommendation For Enhanced Safety Add GFCI Receptacles Install Cover Plates
 Have a Qualified Electrician Evaluate and Repair
 Have a Qualified Electrician Repair Any Improperly Wired Outlets N/A

Comments

Windows

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking glass
 Broken/missing hardware Windows not operating Windows not accessible blocked
 Window(s) not operated Damaged Broken or Cracked Glass Doesn't properly operate

Recommendation Repair As Needed N/A Replace Window

Photos



Fire Separation Walls & Ceiling

N/A Present Missing

Condition Satisfactory Holes walls/ceiling Safety hazard(s) Typical cracks

Moisture Stains Present Yes No Walls Ceiling

Fire door Not verifiable Not a fire door Satisfactory

Recommendation Repair Damaged Firewall Monitor Walls/Ceilings for Active Moisture
 Seal Around Penetrations Repair Drywall Joints Install Properly Rated Fire Door N/A

Comments