

# Home Inspection Report



Street number, Lafayette, IN 47907

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**Inspection Date:**

Friday January 1, 2021

**Prepared For:**

Example Inspection

**Prepared By:**

The Way Professional Services, LLC. Home Inspections  
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**Report Number:**

#1

**Inspector:**

William LaGue

# Report Overview

## Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice & Indiana Code IC 25-20.2-2-7 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## Main Entrance Faces

East

## State of Occupancy

Occupied

## Weather Conditions

Sunny  
Cloudy  
Windy  
Snow  
Cold!

## Recent Rain

Yes

## Ground Cover

Snow  
Wet  
Damp

## Approximate Age

6 years.

# Report Summary

## Items Not Operating

The south side garage door.  
The fireplace insert.

## Major Concerns

### ROOF SECTION Flashing

- The roof flashing.

### EXTERIOR SECTION Gutters/Scuppers/Eavestrough

- The roof dormer gutters without downspout.

### INTERIOR SECTION Attic/Structure/Framing/Insulation

- Weight of stored items on garage attic trusses.

### GARAGE/CARPORT SECTION Safety Reverse

- The garage door safety stop setting.

## Potential Safety Hazards

The north garage door safety stop setting is not correct.

## Deferred Cost Items

Roof evaluation and correction of flashing and dormer gutters/downspouts.  
Cleaning of service panel.  
Servicing of furnace and central air conditioning.  
Air emittance valve installations.  
Repair of cracks in living room and garage ceiling.  
Caulking around fiberboard exterior trim.  
Fasten north side rake drip edge connection.  
Sealing shower pipe entering wall in upstairs bath.  
Adding downspout extensions.  
Adding attic insulation.

## Improvement Items

Listed in "deferred cost items".

## Items To Monitor

None.

## Definitions

1. Apparent Condition: Systems and components are rated as follows:

**SATISFACTORY** (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

# Report Summary

## Definitions

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**MARGINAL** (Marg.) - Indicates the component will probably require repair or replacement anytime within five years. **POOR** - Indicates the component will need repair or replacement now or in the very near future.

**SIGNIFICANT ISSUES** - A system or component that is considered significantly deficient, inoperable or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

2. Any component not listed as being deficient in some manner is assumed to be satisfactory.

# Grounds

## Service Walks

☐ None ☐ Not Visible

**Material** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .

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

**Comments**

## Driveway/Parking

☐ None ☐ Not Visible

**Material** ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☐ Fill cracks and seal

**Comments**

## Porch

☐ None ☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

**Support Pier** ☒ Concrete ☐ Wood Other: .

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

**Comments**

## Patio

☐ None

**Material** ☒ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard  
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

**Comments**

**Photos**



## Deck/Patio/Porch Covers

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact  
☐ Moisture/Insect damage

**Recommend** ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None

**Comments**

# Grounds

## Landscaping affecting foundation

☐ N/A

**Negative Grade** ☐ East ☒ West ☒ North ☐ South ☐ Satisfactory ☐ Recommend additional backfill  
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies  
☐ Wood in contact with/improper clearance to soil

**Comments** The north side and west side ground grade is level to possibly negative. There is snow cover that limits the view, but it is recommended to adjust the slope to at least 6" in 10' drop away from foundation to move water away. Tile can be used or a soil removal to add a swale to obtain good drainage. Adding soil at the foundation is not recommended as this can get too close to the siding causing decay of wood sheathing behind the siding.

## Photos



## Hose bibs

☐ N/A

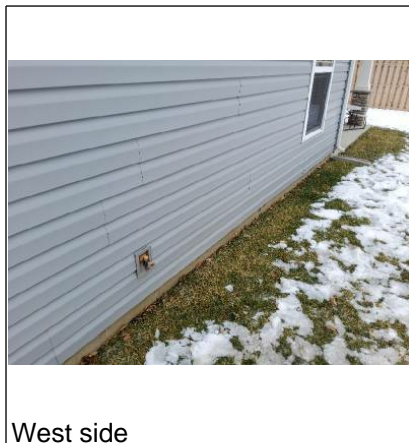
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve  
**Operable** ☒ Yes ☐ No ☐ Not Tested ☐ Not On

## Comments

## Photos



South side



West side

# Roof

## General

**Visibility** ☐ None ☐ All ☒ Partial Limited By: Snow & ice

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

## Style of Roof

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

**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**Roof** Type:Asphalt dimensional.  
Layers:1 Layer  
Age:5-10+  
Location:All.

**Comments** Good condition.

## Ventilation System

☐ None ☐ N/A

**Type** ☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

**Comments** The gable vent above the garage door is for looks as it is covered from within.  
The soffit and ridge venting is satisfactory.

## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

**Condition** ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusted ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

**Comments** Step flashing is not visible. The siding was installed to the roof shingles limiting visual confirmation of proper flashing. There should be at least 1" separation of siding to roof covering.  
Kick out flashing recommended north side roof to sidewall with gutter. Water penetration is possible at this location.  
Further evaluation and correction is recommend by a qualified and licensed roof contractor.

## Photos



Missing kick out flashing.



Can not verify step flashing existence.

## Valleys

☐ N/A

**Material** ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing

**Comments**

**Photos**

# Roof



Valley covered by snow

## Condition of Roof Coverings

**Roof** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

## Comments

## Plumbing Vents

☐ Not Visible ☐ Not Present

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** The 2 vents through the roof on the west side were visible from the ladder at the eave.  
 With binoculars the flashing looked to be in good shape.

## Photos



West side vent



West side vent #2



# Exterior

## Chimney(s)

**Location(s)** South

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

**Rain Cap/Spark Arrestor** ☐ Yes ☐ No ☒ Not Visible

**Chase** ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

**Evidence of** ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust  
☒ No apparent defects

**Flue** ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible

**Evidence of** ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☐ Have flue(s) cleaned and re-evaluated  
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

**Comments** The chimney flashing was not evaluated due to not accessible.  
 The chimney flue was not accessible so not evaluated.  
 I could not see if there was a rain cap.

## Gutters/Scuppers/Eavestrough

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☒ Needs to be cleaned

**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Aluminum Other: .

**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

**Extension needed** ☒ North ☒ South ☐ East ☒ West ☐ N/A

**Comments** Extensions of at least 5' recommended at all downspouts to improve water removal away from foundation.  
 The north dormer has gutters, but no downspout. This can cause water removal issues. Recommend either installing downspouts or removing gutters. Further evaluation and correction by a qualified & licensed contractor is recommended.

## Photos



No downspout.



Extensions recommended.



Extensions recommended.

# Exterior



Extensions recommended.



Extensions recommended.

## Siding

### Material

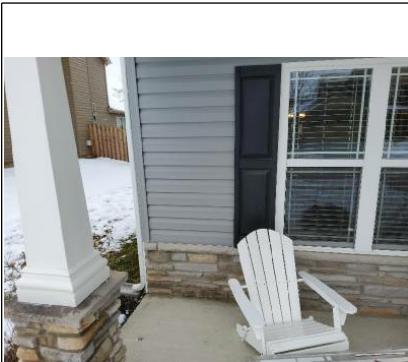
☒ Stone 
 ☐ Slate 
 ☐ Block/Brick 
 ☐ Fiberboard 
 ☐ Fiber-cement 
 ☐ Stucco 
 ☐ EIFS\* Not Inspected  
☐ Asphalt 
 ☐ Wood 
 ☒ Vinyl 
 Other: ☐ Typical cracks 
 ☐ Peeling paint 
 ☐ Monitor 
 ☐ Wood rot  
☐ Loose/Missing/Holes

### Condition

☒ Satisfactory 
 ☐ Marginal 
 ☐ Poor 
 ☐ Recommend repair/painting

### Comments

### Photos



Good condition example.

## Trim

### Material

☐ Wood 
 ☒ Fiberboard 
 ☐ Aluminum/Steel 
 ☒ Vinyl 
 ☐ Stucco 
 ☐ Recommend repair/painting  
☐ Damaged wood 
 Other:

### Condition

☒ Satisfactory 
 ☐ Marginal 
 ☐ Poor

### Comments

## Soffit

☐ None

### Material

☐ Wood 
 ☐ Fiberboard 
 ☒ Aluminum 
 ☐ Vinyl 
 ☐ Stucco 
 ☐ Recommend repair/painting  
☐ Damaged wood 
 Other:

### Condition

☒ Satisfactory 
 ☐ Marginal 
 ☐ Poor

### Comments

## Fascia

☐ None

# Exterior

## Fascia cont.

**Material** ☐ Wood ☐ Fiberboard ☒ Aluminum ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Flashing

☐ None

**Material** ☐ Wood ☐ Fiberboard ☒ Aluminum ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** There are two places on the north side where the drip edge on the rake is pulled away at the lap area. Recommend fastening to secure.

## Caulking

☐ None

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor  
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments** Recommend caulking to be applied to fiberboard trim along edges.

**Photos**



## Windows/Screens

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting  
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

**Material** ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

**Screens** ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

**Comments** Single hung windows.

## Storms Windows

☒ None ☐ Not installed

**Condition** ☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting

**Material** ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal

**Putty** ☐ Satisfactory ☐ Needed ☐ N/A

**Comments**

# Exterior

## Slab-On-Grade/Foundation

**Foundation Wall** ☒ Concrete block ☐ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated

**Concrete Slab** ☐ N/A ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

**Comments**

## Service Entry

**Location** ☒ Underground ☐ Overhead

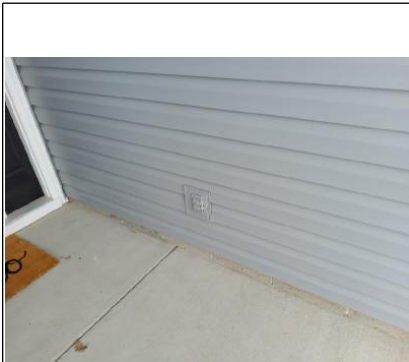
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

**Exterior receptacles** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Comments**

**Photos**



Exterior outlet receptical at the front door area.



Main electrical service meter.

## Building(s) Exterior Wall Construction

**Type** ☐ Not Visible ☒ Framed ☐ Masonry Other: .

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

**Comments** Building structure not visible due to siding, not evaluated.

## Exterior Doors

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

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

**West garage door** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace  
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

# Garage/Carport

## Type

☐ None

**Type** ☒ Attached ☐ Detached ☐ 1-Car ☐ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

**Comments**

## Automatic Opener

☐ None ☐ N/A

**Operation** ☒ Operable ☒ Inoperable

**Comments** The North over head dorr operate.  
The South over head door did not operate.  
Recommend further evaluation of south door function possibly by a qualified contractor. There were many items stored on the floor in front of the south door. Maybe the owners had this diasbled for a reason.

## Safety Reverse

☐ None ☐ N/A

**Operation** ☐ Operable ☐ Not Operable ☐ Need(s) adjusting ☒ Safety hazard  
☒ Photo eyes and pressure reverse tested

**Comments** North door tested.  
South door was not tested.

## Roofing

**Material** ☒ Same as house

Type:

Approx. age: Approx. layers:

**Comments**

## Gutters/Eavestrough

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

**Comments**

## Siding

☐ N/A

**Material** ☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

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

**Comments**

## Trim

☐ N/A

**Material** ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

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

**Comments**

## Floor

**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard

**Source of Ignition within 18" of the floor** ☐ N/A ☐ Yes ☒ No

**Comments**

# Garage/Carport

## Sill Plates

☐ None ☒ Not Visible

**Type** ☐ Floor level ☒ Elevated

**Comments**

## Overhead Door(s)

☐ N/A

**Material** ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing

**Recommend Priming/Painting Inside & Edges** ☐ Yes ☒ No

**Comments** North overhead door has a small dent in the exterior lower left corner.

**Photos**



## Exterior Service Door

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

**Comments**

## Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No

**Reverse polarity** ☐ Yes ☒ No

**Open ground** ☐ Yes ☒ No ☐ Safety Hazard

**GFCI Present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring  
☐ Recommend GFCI Receptacles

**Comments**

## Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

**Moisture Stains Present** ☐ Yes ☒ No

**Typical Cracks** ☒ Yes ☐ No

**Fire door** ☒ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

**Self closure** ☐ N/A ☐ Satisfactory ☐ Inoperative ☒ Missing

# Garage/Carport

## Fire Separation Walls & Ceiling cont.

**Comments** There is a settling crack in the ceiling running length wise. Proper sealing repair is recommended. The door entering the garage from the interior is metal but should be self closing and the fire rating tag has been painted over.

### Photos



Garage ceiling crack



# Kitchen

## Countertops

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

**Comments**

## Cabinets

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

**Comments**

## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☐ Yes ☒ No

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

**Functional drainage** ☐ Satisfactory ☒ Marginal ☐ Poor

**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** S-trap installed. Recommend installation of air emittance valve.

## Walls & Ceiling

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

**Comments**

## Heating/Cooling Source

☒ Yes ☐ No

**Comments**

## Floor

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

**Comments**

## Appliances

**Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Range** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Dishwasher** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Exhaust fan** ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No

**Refrigerator** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Microwave** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Dishwasher airgap** ☐ Yes ☒ No

**Dishwasher drain line looped** ☐ Yes ☒ No

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

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No  
☐ Potential Safety Hazard(s)

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

**Comments**



# Laundry Room

## Laundry

**Laundry sink** ☒ N/A

**Faucet leaks** ☐ Yes ☒ No

**Pipes leak** ☐ Yes ☒ No ☐ Not Visible

**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Room vented** ☒ Yes ☐ No

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

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

**GFCI present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles

**Appliances** ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

**Washer hook-up lines/valves** ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

**Gas shut-off valve** ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

**Comments**

# Bathroom (1)

## Bath

**Location** Second floor bath. North.

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

**Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No  
☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No ☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

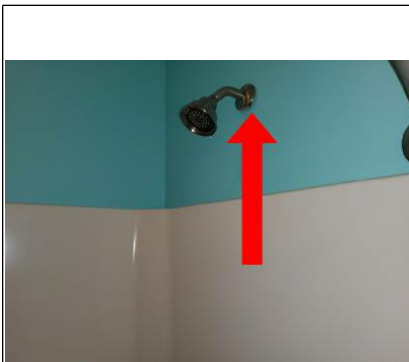
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments** Recommend fixing seal around shower head stem entering wall.

## Photos



Upstairs, North.

# Bathroom (2)

## Bath

**Location** First floor master bedroom bath

**Sinks** Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☒ No

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No  
☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☒ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No ☐ N/A

**Drainage** ☐ Satisfactory ☒ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

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

**Heat source present** ☒ Yes ☐ No

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

**Comments** The drains in the master bath sink were fairly slow. S-trap is installed. Air emittance valve installation recommended. May provide assistance with drainage.

# 1/2 Bathroom (3)

## Bath

**Location** First floor bath  
**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No  
**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks  
**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry  
**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor  
**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No  
**GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI  
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard  
**Heat source present** ☒ Yes ☐ No  
**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy  
**Comments**

# Bedroom (1)

## Room

**Location** Second floor. Northeast.

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No

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

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments**

# Bedroom (2)

## Room

**Location** Second floor. West.

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No

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

**Ceiling fan** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments**

# Bedroom (3)

## Room

**Location** First floor.  
North

**Type** MASTER BEDROOM

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

**Moisture stains** ☐ Yes ☒ No

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

**Ceiling fan** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments** Recommend further evaluation & repair of loose north wall outlet by a qualified electrical contractor.

### Photos



North wall

# Bedroom (4)

## Room

**Location** First floor  
West

**Type** BEDROOM

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

**Moisture stains** ☐ Yes ☒ No

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

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

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

**Comments** There were two places of old repair in ceiling. No current issues observed during inspection.

### Photos



Fixed areas of bedroom ceiling.



# Interior

## Fireplace

☐ None

**Location(s)** Living room

**Type** ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

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

**Miscellaneous** ☒ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☐ Yes ☐ No  
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

**Damper modified for gas operation** ☒ N/A ☐ Yes ☐ No ☐ Damper missing

**Hearth extension adequate** ☒ Yes ☐ No

**Mantel** ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

**Physical condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend having flue cleaned and re-examined  
☐ Not evaluated

**Comments** I did not observe the damper or controls. Sealed with glass enclosure.  
 I did not operate the system.  
 Recommend further evaluation by a qualified contractor.

## Stairs/Steps/Balconies

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

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

**Comments**

## Smoke/Carbon Monoxide detectors

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

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

**Comments**

## Attic/Structure/Framing/Insulation

☐ N/A

**Access** ☐ Stairs ☒ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other:  
 Access limited by: Entry into garage attic by pulldown. There were many items stored in area preventing me from getting full access. Entry into main house attic is upstairs in common area. Access limited by insulation covering truss joists. Unsafe to walk through.

**Inspected from** ☒ Access panel ☒ In the attic ☐ Other

**Location** ☐ Hallway ☐ Bedroom Closet ☒ Garage ☒ Other

**Flooring** ☐ Complete ☒ Partial ☒ None

**Insulation** ☐ Fiberglass ☐ Batts ☐ Loose ☒ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: 8" ☐ Damaged ☐ Displaced ☐ Missing ☒ Compressed ☒ Recommend additional insulation

**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

**Vapor barriers** ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

**Fans exhausted to** Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible

# Interior

## Attic/Structure/Framing/Insulation cont.

**HVAC Duct** ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation

**Chimney chase** ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible

**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

**Roof structure** ☐ Rafters ☒ Trusses ☐ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .

**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible

**Sheathing** ☐ Plywood ☒ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

**Firewall between units** ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

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

**Comments** 8" depth insulation = approx. R28 value.  
 Recommend adding to achieve R49 as recommended for this area of the country.  
 Garage attic is somewhat compressed with OSB sheathing laid ontop of truss joists for storage. Trusses are not designed to carry weight. Items should no be stored in attic with trusses.  
 Viwing was limited in garage attic due to items stored in there.  
 Viewed main house attic from access hole upstairs in common area. Could not gain entry due to insulation covering truss beams. Not safe to enter without causing damage or disturbing insulation.

## Photos



Garage attic entry point.



Garage attic area



Garage attic area and where gable vent is covered by insulation sheet

# Plumbing

## Water service

**Main shut-off location** In the garage under water heater.

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

**Lead other than solder joints** ☐ Yes ☒ No ☐ Unknown ☐ Service entry

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Flow** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate  
☐ Recommend pressure regulator

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☐ N/A  
 Type: Not observed.

**Traps proper P-Type** ☐ Yes ☒ No ☒ Air Admittance valves recommended

**Drainage** ☐ Satisfactory ☒ Marginal ☐ Poor

**Fuel line** ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized  
☐ Recommend CSST be properly bonded

**Condition** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

**Comments**

## Main fuel shut-off location

☐ N/A

**Location** In the garage west side under water heater.

**Comments** Gas meter on exterior of home. North side of garage.

## Water heater #1

☐ N/A

**General** Brand Name: State with power vent for exhausting horizontally out exterior side wall of garage.  
 Serial #: 1505A008919  
 Capacity: 50  
 Approx. age: 6 years.

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

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

**Seismic restraints needed** ☐ Yes ☒ No ☐ N/A

**Relief valve** ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair  
☐ Improper material

**Vent pipe** ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Plumbing



Water heater power exhaust



Water heater & soft water tank.

## Water softener

☐ None

Loop installed ☐ Yes ☒ No

Plumbing hooked up ☒ Yes ☐ No

Plumbing leaking ☐ Yes ☒ No

Comments

Photos



Water softener

# Heating System

## Heating system

**Unit #1** Brand name: Heil forced air updraft.  
 Approx. age: 6 years.  
☐ Unknown Model #: END4X42L21A1 X152269507: X152269507 ☒ 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

**Carbon monoxide** ☐ N/A ☐ Detected at plenum ☐ Detected at register ☒ Not tested

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

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

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

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

**Filter** ☒ Standard ☐ Electrostatic ☐ Satisfactory ☒ Needs cleaning/replacement ☐ Missing  
☐ Electronic (not tested)

**When turned on by thermostat** ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

**Comments** Serviced 1/14/2020. Recommend servicing by a qualified licensed HVAC contractor.

## Photos



Furnace filter



Furnace filter area

# Electric/Cooling System

## Main panel

**Location** Garage north sidewall.

**Condition** ☒ Satisfactory ☐ Poor

**Adequate Clearance to Panel** ☒ Yes ☐ No

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

**Breakers/Fuses** ☒ Breakers ☐ Fuses

**Appears grounded** ☒ Yes ☐ No ☐ Not Visible

**GFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No

**AFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

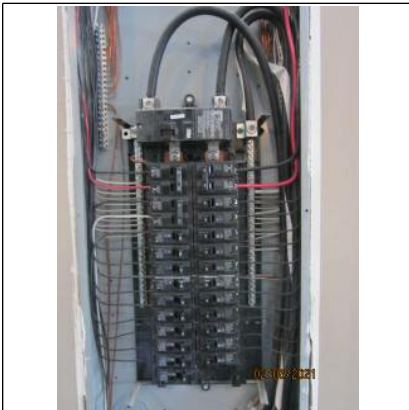
**Main wire** ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory  
☐ Marginal ☐ Poor

**Branch wire** ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

**Branch wire condition** ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable  
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse  
☐ Panel not accessible ☐ Not evaluated

**Comments** The service panel in garage north wall is very dirty & dusty on and around the breakers. Recommend having cleaned by a qualified licensed electrician.

## Photos



Main service panel garage

## Evaporator Coil Section Unit #1

☐ N/A

**General** ☒ Central system ☐ Wall unit

Location: In furnace cabinet, but not observed.

Age: 6 years.

**Evaporator coil** ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

**Condensate line/drain** ☐ To exterior ☐ To pump ☒ Floor drain Other: .

**Secondary condensate line/drain** Present: ☐ Yes ☒ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged  
☐ Recommend technician evaluate

**Operation** Differential: Not operated due to cold conditions outside.

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

## Comments



# Living Room

## Living Room

**Location** First floor

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

**Moisture stains** ☒ Yes ☐ No

Where: There were two ceiling cracks observed. One running north to south and had been previously corrected, but reopened. It is my opinion that this crack is not a structural issue as it is not wider than 1/8" and does not run continuously into the wall. I believe that it was not fixed correctly to begin with. It should have had mud tape applied that would have prevented the mud from drying out and reopening. The other crack is not as long. Recommend further evaluation and repair by a qualified sheet rock specialist. There was also a stain at the southwest corner ceiling that looks to be old. Could not identify what form or when it occurred.

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

**Ceiling fan** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☐ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

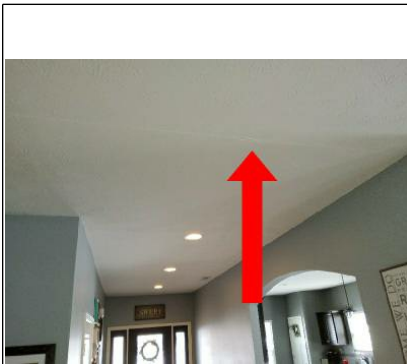
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

**Comments**

**Photos**



Living room ceiling. North to south.



Living room ceiling by hallway



Living room southwest corner stain

# Dining Room

## Dining Room

**Location** First floor

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

**Moisture stains** ☐ Yes ☒ No

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

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

**Comments**