



Home Inspection of  
123 Oak Street, Tallahassee, FL

*Prepared for*  
John Doe

Home Inspection Report Prepared by:  
Craig Howard Lic #HI3833  
CMH Home Inspections, llc  
850-567-2603 [choward@CMHHomeInspections.com](mailto:choward@CMHHomeInspections.com)

# REPORT OVERVIEW

## CONVENTIONS USED IN THIS REPORT

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

**MARGINAL** - 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.

## THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI Standards of Practice 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 deficiencies 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.

## BUILDING DATA

Date of Inspection: 1/5/2019

Address: 123 Oak Street

Address: Tallahassee, FL

Client: John Doe

Client Phone: \_\_\_\_\_

Agent: \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Approximate Age: 33 years - Built 1986

Style: Single Family Home

State of Occupancy: Vacant

Weather Conditions: Clear

Recent Rain: No

Ground cover: Damp

## INSPECTION AGREEMENT

**(Please read carefully)**

THIS AGREEMENT is made and entered into by and between CMH Home Inspections, LLC referred to as "Inspector", and, JOHN DOE referred to as "Client."

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$350.00 for the home inspection, at the "Property," being the residence located at: 123 Oak Street, Tallahassee, FL. Additional services: Radon test \$100.00
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the (NACHI) National Association of Certified Home Inspectors Standards of Practice shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida, and if Florida laws or regulations are more stringent than the forms of the agreement, the Florida law or rule shall govern. Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If no Florida regulations apply, this report adheres to NACHI Standards, which is available upon request.
8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: Identifying the presence of: radon, formaldehyde, lead paint, asbestos, underground storage tanks, septic tanks, toxic or flammable materials in drywall, molds, fungi, other environmental hazards, pest infestation; Review of: security and fire protection systems, household appliances, humidifiers, paint, wallpaper and other treatments to windows, cosmetic damage to interior walls, ceilings, and floors, recreational equipment or facilities, pool/spa water purification systems (ozone generator/saltwater, etc.), underground storage tanks, energy efficiency measurements, motion or photo-electric sensor lighting, concealed systems, water wells, septic systems, overflow drains, heating system's accessories, solar heating systems, heat exchangers, sprinkling systems, water softener or purification systems, central vacuum systems, telephone, intercom or cable TV systems, antennae, lightning arrestors, load controllers, trees or plants, EIFS siding, potability of water supply; Determining compliance with governing building codes, ordinances, statutes, covenants, manufacturer specifications, recalls. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.
9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or Florida law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Exclusions of systems normally inspected:

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.

**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. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

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

Client agrees to release report to their realtor Yes \_\_\_ No \_\_\_

Signature of Client: \_\_\_\_\_ Date: \_\_\_\_\_

If contract was not signed at time of inspection, please sign and fax or email to inspector.  
fax 850-216-1218 email: choward@cmhhomeinspections.com

Inspector's Signature - Craig Howard:  \_\_\_\_\_ Date: 01/5/2019

Inspector's Address: 8416 Mahan Drive, Tallahassee, FL License/Certification # HI3833 Phone 850-567-2603



1/5/2019

John Doe

INVOICE

Home Inspection for 123 Oak Street, Tallahassee, FL	\$350.00
Wind Mitigation report (includes 50% discount with full home inspection)	<u>50.00</u>
Total	\$400.00

Please Mail a Check or  
Pay Online at the Following Link:

[Pay CMH Online](#)

**CMH Home Inspections, llc**  
**8416 Mahan Drive**  
**Tallahassee, FL 32309**  
**CMHHomeInspections.com**  
**850.567.2603**



# ROOF

ROOF VISIBILITY	<input checked="" type="checkbox"/> All	<input type="checkbox"/> Partial	<input type="checkbox"/> None	<input type="checkbox"/> Limited by _____
STYLE OF ROOF	<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Hip	<input type="checkbox"/> Mansard	<input type="checkbox"/> Other _____
Pitch	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Medium	<input type="checkbox"/> Steep	<input type="checkbox"/> Flat
ROOF #1	Type <u>Shingle</u>	<input type="checkbox"/> Aprox. age <u>14 years</u>		
ROOF #2	Type _____	<input type="checkbox"/> Aprox. age _____		
Roof #1 Condition	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Roof #2 Condition	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<input checked="" type="checkbox"/> Curling	<input type="checkbox"/> Cracking	<input type="checkbox"/> Ponding	<input type="checkbox"/> Burn spots	<input type="checkbox"/> Broken coverings
<input type="checkbox"/> Nail popping	<input type="checkbox"/> Granules missing	<input type="checkbox"/> Algae buildup	<input type="checkbox"/> Moss buildup	<input type="checkbox"/> Cupping
<input type="checkbox"/> Recommend replacement	<input type="checkbox"/> Evidence of leakage			
VENTILATION	<input checked="" type="checkbox"/> Soffit	<input type="checkbox"/> Ridge	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> Roof
FLASHING	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
VALLEY FLASHING	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Galv/Alum	<input checked="" type="checkbox"/> Asphalt
Condition	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
PLUMBING VENTS	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
SKYLIGHTS	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> Cracked / Broken	<input type="checkbox"/> Breached seal	<input type="checkbox"/> Rotted	<input type="checkbox"/> Evidence of leakage
CHIMNEYS	Viewed from <input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input type="checkbox"/> Ground (Inspection Limited)	
Cap/Spark Arrestor	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Damaged cap	<input checked="" type="checkbox"/> Rust <input type="checkbox"/> Leakage
Chase	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Framed	<input type="checkbox"/> Metal	<input type="checkbox"/> Brick
Flue	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Unlined	<input checked="" type="checkbox"/> Not visible
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend repair



3-tab asphalt shingles were about 14 years old. Typical useful life is 14-18 years. Early stages of curling at the corners of the shingles is consistent with the age of the roof. Patching noted at back of chimney. Plumbing vents were in good condition. Roof deck felt solid. Recommend blueing roof and gutters free of debris. Panel roof over back porch.

# HVAC

## HEAT PUMP / AC #1

Outside Disconnect Condition	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Missing	<input type="checkbox"/> Not level	<input type="checkbox"/> Insulation needed
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	

## AIR HANDLER / FURNACE #1

Disconnect	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Missing		
Heat / Cool Source	<input type="checkbox"/> A/C	<input checked="" type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/> Electric/Auxiliary	<input type="checkbox"/> Gas Furnace
Evaporator Coil	<input type="checkbox"/> Clean	<input type="checkbox"/> Rusted	<input type="checkbox"/> Needs cleaning	<input checked="" type="checkbox"/> Not visible
Refrigerant Line	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Damaged	<input type="checkbox"/> Leaking	<input type="checkbox"/> Insulation missing
Condensate Lines	<input checked="" type="checkbox"/> To exterior	<input type="checkbox"/> To pump	<input type="checkbox"/> To drain	<input type="checkbox"/> Overflow pan
Thermostat On	<input checked="" type="checkbox"/> Activated	<input type="checkbox"/> Did not activate	<input type="checkbox"/> Not tested	
Temp. Differential Condition	<input type="checkbox"/> Cooling ____° F	<input checked="" type="checkbox"/> Heating <u>34</u> ° F	<input type="checkbox"/> Not tested	<input type="checkbox"/> No test due exterior temp.
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend service/repair

## DISTRIBUTION

Filter	<input checked="" type="checkbox"/> Insulated flex duct	<input checked="" type="checkbox"/> Metal duct	<input type="checkbox"/> Sub slab	<input type="checkbox"/> Asbestos-like wrap
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Needs cleaning	<input type="checkbox"/> Missing



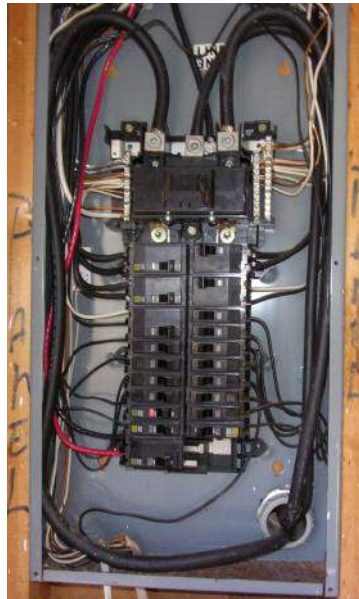
Carrier heat pump at side of home. Unit was 7 years old. Typical useful life of these components is 14-18 years.

Carrier air handler in attic. Unit was 7 years old. Typical useful life of these components is 14-18 years. The system produced a temperature differential in the normal range in the heating mode. Interior ambient temperature was too low to test system in cooling mode. Condition of interior portion of ductwork was not evaluated. Recommend annual service to optimize system.

- Recommend insulating short section of exposed condensate drain line near air handler.

# ELECTRICAL

<b>MAIN PANEL</b>	Location: <u>Garage</u>	Amperage <u>200</u>	Volts 120/240
Adequate Clearance	<input checked="" type="checkbox"/> Breakers <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Fuses <input type="checkbox"/> No	<input type="checkbox"/> Not accessible <input type="checkbox"/> Not evaluated
GFCI Breakers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Operable <input type="checkbox"/> Not Operable
Branch Wiring	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Romex <input type="checkbox"/> Double Tap	<input checked="" type="checkbox"/> Not visible <input type="checkbox"/> BX cable <input type="checkbox"/> Undersize wire	<input type="checkbox"/> Aluminum - Recommend evaluation <input checked="" type="checkbox"/> Conduit <input type="checkbox"/> Knob & tube <input type="checkbox"/> Missing wire clamp
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Recommend service/repair
<b>SERVICE ENTRY</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Overhead	<input type="checkbox"/> Weatherhead/Mast needs repair
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Overhead wires too low
<b>EXTERIOR OUTLETS</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Operable <input checked="" type="checkbox"/> Not Operable
GFCI protection	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open ground	<input checked="" type="checkbox"/> Weather proof <input type="checkbox"/> Needs weather protection
Condition	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Operable <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Failed GFCI <input type="checkbox"/> Recommend GFCI
<b>FIXTURES</b>	A representative number of installed lighting fixtures, switches and receptacles located in the house, garage and exterior walls have been tested and found to be:		
Problems Found	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open grounds	<input checked="" type="checkbox"/> Faulty GFCIs
Condition	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Aluminum branch wire <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommend service/repair



Main electric panel manufactured by Square D was in the garage. 200 amp service was indicated. Copper branch wiring noted. Main shut-off at top of panel.

- For improved safety, recommend installing new GFCI protection at exterior, garage, kitchen and bathroom circuits (including jetted tub).

Recommend repair of the following:



No power at one of the outlets on back porch.



GFCI outlet in garage did not trip when tested.



# PLUMBING

## WATER SERVICE

Water entry pipe	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Copper/Galv	<input type="checkbox"/> Lead	<input type="checkbox"/> Plastic PVC, CPVC
Lead other than solder	<input type="checkbox"/> Present	<input type="checkbox"/> Not present	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Service entry
Visible Distribution	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic PVC, CPVC	<input type="checkbox"/> Polybutylene
	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Valve damage	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Functional Flow	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Drain, Waste & Vent	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/> Cast Iron	<input type="checkbox"/> Copper	<input type="checkbox"/> ABS
	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Improper slope	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Functional Drainage	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	

## NAT GAS / LP / OIL

	<input checked="" type="checkbox"/> N/A	Main shut-off location: _____		
Storage Tank	<input type="checkbox"/> N/A	<input type="checkbox"/> Outside	<input checked="" type="checkbox"/> Not visible	
Gas Lines	<input type="checkbox"/> Black Iron	<input type="checkbox"/> CSST	<input type="checkbox"/> Brass/Copper	<input type="checkbox"/> Rusted
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend evaluation

## WELL PUMP

	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Well at shed	<input type="checkbox"/> Shared well	<input type="checkbox"/> Not visible
Pressure Gauge	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable	Pressure _____ psi	

## WATER HEATER #1

	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Solar	
Combustion venting	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present	<input type="checkbox"/> Improper	<input type="checkbox"/> Rusted
Condition	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Not Tested

## SEPTIC SYSTEM

<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Not inspected
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Main water shut-off at meter box in front.



Kitchen faucet was difficult to move from side to side.



Water for hall bathroom sink was turned off at valves in cabinet. No immediate evidence of leakage when faucet was tested. Inspector turned water back off at cut-off valves. Recommend review with owner.



Electric water heater was in garage. Unit was 22 years old. Typical useful life is 14-18 years. Unit functioned when tested.

## EXTERIOR



Cracking and settlement noted at driveway in a few locations. Recommend backfilling along edge of driveway and planting ground cover.



Recommend cleaning dryer duct.



Loose wood fence panel at right side.



Significant damage at chain link fence.



Recommend WDO inspection and any needed repairs. Some wood rot noted including at shutters and at beam in back porch.

## EXTERIOR

<b>SERVICE WALKS</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick
Condition	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Settling	<input type="checkbox"/> Pitched towards home (See remarks)	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Trip hazard
<b>DRIVEWAY</b>	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Gravel/Dirt	<input type="checkbox"/> Not visible
Condition	<input checked="" type="checkbox"/> Typical cracks	<input checked="" type="checkbox"/> Settling cracks	<input type="checkbox"/> Pitched towards home (See remarks)	
	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Trip Hazard
<b>PORCH / COVERED ENTRANCE</b>	<input type="checkbox"/> None	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Uneven risers
Support Pier	<input type="checkbox"/> Concrete	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Railing recommended
Condition	<input checked="" type="checkbox"/> Satisfactory			
<b>PATIO</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Block
Condition	<input type="checkbox"/> Cracking	<input type="checkbox"/> Settling	<input type="checkbox"/> Pitched Towards House	
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Erosion
<b>DECK/BALCONY</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	<input type="checkbox"/> Metal
Finish	<input type="checkbox"/> Treated	<input type="checkbox"/> Painted/Stained	<input type="checkbox"/> Wood rot	<input type="checkbox"/> Railing/Balusters recommended
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Wood in contact with soil
<b>DECK/PATIO/PORCH COVERS</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Wood rot	
Condition	<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Poor	<input type="checkbox"/> Wood in contact with soil
<b>FENCE/WALL</b>	<input type="checkbox"/> None	<input type="checkbox"/> Not evaluated		
Type	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Chain Link
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Planks missing/damaged
<b>LANDSCAPING AFFECTING FOUNDATION</b>	Negative Grade <input type="checkbox"/> Front <input type="checkbox"/> Back <input type="checkbox"/> Side			
	<input checked="" type="checkbox"/> Recommend additional backfill <input type="checkbox"/> Trim back trees/shrubberies <input type="checkbox"/> Wood with improper clearance to soil			
<b>RETAINING WALL</b>	<input checked="" type="checkbox"/> None	Material _____	<input type="checkbox"/> Leaning	<input type="checkbox"/> Rotted
Condition	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>HOSE BIBS</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Leaking	<input type="checkbox"/> Not tested
<b>GUTTERS</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Partial	<input type="checkbox"/> Recommended
Condition	<input checked="" type="checkbox"/> Aluminum/Galve.	<input type="checkbox"/> Vinyl/Plastic	<input type="checkbox"/> Leaking joints	<input type="checkbox"/> Holes
	<input type="checkbox"/> Improper Slope	<input type="checkbox"/> Extensions needed	<input type="checkbox"/> Loose	<input type="checkbox"/> Rusting
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend Cleaning
<b>SIDING</b>	<input type="checkbox"/> Metal/Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Fiberboard	<input type="checkbox"/> Composite/Cement Board
Condition	<input type="checkbox"/> Stucco	<input type="checkbox"/> Brick/Block	<input type="checkbox"/> EIFS Stucco (see general comments at back of report)	
Condition	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Peeling paint	<input type="checkbox"/> Siding Rot	<input type="checkbox"/> Holes/damage
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend painting
<b>TRIM/SOFFIT/FASCIA</b>	<input type="checkbox"/> Metal/Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Fiberboard	<input type="checkbox"/> Composite Board
Condition	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Peeling paint	<input checked="" type="checkbox"/> Wood rot	<input type="checkbox"/> Loose/Missing/Holes
	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend Painting
<b>CAULKING</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Areas needed	<input type="checkbox"/> Windows	<input type="checkbox"/> Doors	<input type="checkbox"/> Trim	<input type="checkbox"/> Penetrations
<b>WINDOWS/SCREENS</b>	<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Aluminum/Vinyl clad
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Fogged insulated glass
Screens	<input type="checkbox"/> Torn	<input type="checkbox"/> Bent	<input type="checkbox"/> Missing	<input type="checkbox"/> Recommend repairs
<b>EXTERIOR WALLS</b>	<input checked="" type="checkbox"/> Framed	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Not visible	
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend repair
<b>EXTERIOR DOORS</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Wood rot
weather stripping	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend repair
<b>SLAB/FOUNDATION (Inspection of visible area only)</b>				
Foundation	<input checked="" type="checkbox"/> Block	<input type="checkbox"/> Poured concrete	<input type="checkbox"/> _____	<input type="checkbox"/> Not visible
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Have evaluated
Slab	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Not visible

## GARAGE / CARPORT

<b>TYPE</b>	<input type="checkbox"/> Detached <input checked="" type="checkbox"/> 1-Car	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> 2-Car	<input type="checkbox"/> 3-Car	<input type="checkbox"/> 4-Car
<b>POWER OPENER</b> Safety Reverse	<input type="checkbox"/> None <input checked="" type="checkbox"/> Operable	<input checked="" type="checkbox"/> Present <input type="checkbox"/> None	<input checked="" type="checkbox"/> Operable <input checked="" type="checkbox"/> Needs adjusting	<input type="checkbox"/> Not operable <input type="checkbox"/> Safety hazard
<b>FLOOR</b> Condition Burners less than 18" above floor Condition	<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Typical cracks <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Asphalt <input type="checkbox"/> Spalling <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Marginal	<input type="checkbox"/> Gravel <input type="checkbox"/> Ponding <input type="checkbox"/> No <input type="checkbox"/> Poor	<input type="checkbox"/> Dirt <input type="checkbox"/> Offset cracks <input type="checkbox"/> Yes/Safety hazard <input type="checkbox"/> Recommend evaluation
<b>SILL PLATES</b> Condition	<input checked="" type="checkbox"/> Not visible <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Floor level <input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Elevated <input type="checkbox"/> Rotted/damaged	<input type="checkbox"/> Recommend repair
<b>OVERHEAD DOOR</b> Condition	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Wood <input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Metal <input type="checkbox"/> Poor	<input type="checkbox"/> Fiberglass <input type="checkbox"/> Recommend repair
<b>SERVICE DOOR</b>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>OUTLETS</b>	<input type="checkbox"/> None <input type="checkbox"/> Reverse polarity <input type="checkbox"/> Extension cord wiring	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Open ground	<input checked="" type="checkbox"/> Operable <input type="checkbox"/> GFCI <input type="checkbox"/> Handyman wiring	<input type="checkbox"/> Not Accessible <input checked="" type="checkbox"/> Recommend GFCI
<b>FIRE SEPARATION</b> Fire Door	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Verifiable	<input type="checkbox"/> Missing <input type="checkbox"/> Not a fire door	
<b>WALLS / CEILING</b>	<input type="checkbox"/> Moisture stains <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Typical cracks <input type="checkbox"/> Marginal	<input type="checkbox"/> Wall Damage <input type="checkbox"/> Poor	



For improved safety, recommend lowering reverse sensors for overhead door to within 6" of the ground.



## INTERIOR



Some patching noted at back panel of fireplace. Recommend monitoring for future wear and replace as needed.



Insulation was in contact with fireplace flue in attic. Recommend moving all combustibles away from flue and fireplace in attic. A 2" clearance should be maintained.



Recommend moving insulation away from blocked soffit vents in attic.



Recommend ducting master bathroom fan to roof or gable vent in attic.

## KITCHEN

COUNTERS       Satisfactory       Marginal       Poor       Recommend caulking

CABINETS       Satisfactory       Marginal       Poor       Recommend repair

PLUMBING       Faucet leaks       Drain leaks       Pipes corroded       Sink chipped

Functional Flow       Satisfactory       Marginal       Poor

Functional Drainage       Satisfactory       Marginal       Poor

COMMENTS \_\_\_\_\_

WALLS / CEILING       Typical cracks       Holes / damaged       Moisture stain

Condition       Satisfactory       Marginal       Poor

HEATING / COOLING SOURCE       Present       Missing

FLOOR       Sloping       Squeaks       Moisture damage

Condition       Satisfactory       Marginal       Poor       Recommend repairs

APPLIANCES       Refrigerator       Operable       Not operable       Not tested

Stove       Operable       Not operable       Not tested

Oven       Operable       Not operable       Not tested

Dishwasher       Operable       Not operable       Not tested

Disposal       Operable       Not operable       Not tested

Hood Fan       Operable       Not operable       Not tested

Microwave Oven       Operable       Not operable       Not tested

Dishwasher airgap       Yes       No       Drain line looped

ELEC. OUTLETS       Present       Not Present       Operable

Condition       Reverse Polarity       Open Ground       Safety Hazard

GFCI Protection       Present       Not Present       Operable

COMMENTS      Kitchen faucet was difficult to move from side to side. GFCI protection was not present at kitchen outlets.

## LAUNDRY ROOM

Appliances Present       Washer       Dryer       Water heater       HVAC

Washer hook-ups       Leaking       Corroded       Not visible

Dryer Venting       Through wall       Through floor       Ceiling       None / Safety hazard

Plastic dryer vent duct not recommended

Laundry Sink       Present       Faucet leaks       Drain leaks       Cross connections

Electrical Outlets       Present       Not present       Operable       Not operable

Reverse polarity       Open ground       Safety hazard

GFCI Protection       Present       Not present       Operable       Recommend GFCI

Gas Shut-off Valve       N/A       Present       Not visible       None / Safety hazard

Heat Source       Present       Not present       Room vented       Room not vented

COMMENTS      Washer and dryer activated properly by controls. Recommend cleaning of dryer duct.

# BATHROOMS

## #1 LOCATION

### Master Bathroom

Sinks	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Tub <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Shower <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Whirlpool <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable	<input type="checkbox"/> Not tested	<input type="checkbox"/> No access panel
Shower/Tub Surround	<input checked="" type="checkbox"/> Ceramic	<input type="checkbox"/> Plastic/Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Solid panels
	<input type="checkbox"/> Caulking needed	<input type="checkbox"/> Grout cracks	<input type="checkbox"/> Damaged floor	<input type="checkbox"/> Damaged walls
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Toilet	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Bowl loose	<input type="checkbox"/> Leaks	<input type="checkbox"/> Runs Continuously
Water flow	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Drainage	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Moisture Stains	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Floor	<input type="checkbox"/> Cabinets
Windows / Doors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Exhaust Fan	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not Operable
<b>ELEC. OUTLETS</b>	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
Condition	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	
GFCI Protection	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable

**COMMENTS** Motor for tub jets activated when tested

## #2 LOCATION

### Hall Bathroom

Sinks	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Tub <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Shower <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Faucet operable	<input type="checkbox"/> Faucet leaks	<input checked="" type="checkbox"/> Drain operable	<input type="checkbox"/> Drains Slowly
Whirlpool <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable	<input type="checkbox"/> Not tested	<input type="checkbox"/> No access panel
Shower/Tub Surround	<input checked="" type="checkbox"/> Ceramic	<input type="checkbox"/> Plastic/Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Solid panels
	<input type="checkbox"/> Caulking needed	<input type="checkbox"/> Grout cracks	<input type="checkbox"/> Damaged floor	<input type="checkbox"/> Damaged walls
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Toilet	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Bowl loose	<input type="checkbox"/> Leaks	<input type="checkbox"/> Runs Continuously
Water flow	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Drainage	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Moisture Stains	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Floor	<input type="checkbox"/> Cabinets
Windows / Doors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Exhaust Fan	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not Operable / Noisy
<b>ELEC. OUTLETS</b>	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
Condition	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	
GFCI Protection	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable

**COMMENTS** Water for hall bathroom sink was turned off at valves in cabinet. No immediate evidence of leakage when faucet was tested. Inspector turned water back off at cut-off valves. Recommend review with owner.

# ROOMS

**ROOM/LOCATION** Master Bedroom

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes / Squeaks
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ROOM/LOCATION** Back Bedroom

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ROOM/LOCATION** Front Bedroom

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# ROOMS

**ROOM/LOCATION** Living Room

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes / Squeaks
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ROOM/LOCATION** \_\_\_\_\_

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ROOM/LOCATION** \_\_\_\_\_

Walls & Ceilings	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture stains - location _____	
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Floors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Slopes
Windows / Doors	<input type="checkbox"/> Faulty hardware	<input type="checkbox"/> Missing hardware	<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Thermal pane breach
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Ceiling Fan	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Egress Restricted	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> Yes / Safety hazard	
Heat Source	<input type="checkbox"/> Present	<input type="checkbox"/> Not present		
Electrical Outlets	<input type="checkbox"/> Present	<input type="checkbox"/> Not Present	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable
	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> Safety Hazard	

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## INTERIOR

<b>WINDOWS / GLASS</b>	<input checked="" type="checkbox"/> Representative number of windows operated	<input type="checkbox"/> Repairs needed
	<input type="checkbox"/> Faulty hardware <input type="checkbox"/> Missing hardware <input type="checkbox"/> Cracked glass <input type="checkbox"/> Thermal pane breach <input type="checkbox"/> Need adjustment <input type="checkbox"/> Safety glazing needed - Safety hazard <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor	
Security Bars	<input type="checkbox"/> Present <input type="checkbox"/> Not tested <input type="checkbox"/> Test mechanism before moving in & periodically	
COMMENTS	_____	

<b>FIREPLACE</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas	<input type="checkbox"/> Wood burning stove
	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Prefabricated	<input type="checkbox"/> Cast iron / Metal	<input type="checkbox"/> Stove insert
Material	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Not operable	<input type="checkbox"/> Missing	<input type="checkbox"/> Modified for gas
Damper	<input type="checkbox"/> Present	<input type="checkbox"/> Operable	<input type="checkbox"/> Not operable	<input type="checkbox"/> Not tested
Blower	<input checked="" type="checkbox"/> Hearth adequate	<input type="checkbox"/> Hearth short	<input type="checkbox"/> Mantel loose	<input type="checkbox"/> Doors in need of repair
Condition	<input type="checkbox"/> Open joints in fire brick/panels	<input type="checkbox"/> Recommend flue cleaning	<input type="checkbox"/> Poor	<input type="checkbox"/> Not Tested
	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal			
COMMENTS	<u>Some patching noted at back panel of fireplace. Recommend monitoring for future wear and replace as needed.</u>			

<b>STAIRS/BALCONIES</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Safety hazard
Handrails	<input type="checkbox"/> Recommend handrail			
Risers / Tread	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Uneven

<b>SMOKE DETECTORS</b>	<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Not Tested	<input checked="" type="checkbox"/> Recommend Installing New
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<b>ATTIC</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Stairs	<input type="checkbox"/> Pulldown	<input checked="" type="checkbox"/> Scuttle
	<input type="checkbox"/> Attic-full access	<input checked="" type="checkbox"/> Attic-partial access	<input type="checkbox"/> From ladder	<input type="checkbox"/> Not accessible
Inspected from	<input type="checkbox"/> Complete	<input type="checkbox"/> Partial	<input checked="" type="checkbox"/> None	
Flooring	<input type="checkbox"/> Batts	<input checked="" type="checkbox"/> Loose fill	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Cellulose
Insulation	<input checked="" type="checkbox"/> Displaced	<input type="checkbox"/> Compressed	<input type="checkbox"/> Missing	Depth <u>4" - 12"</u>
	<input checked="" type="checkbox"/> Installed between ceiling joists		<input type="checkbox"/> Installed on underside of roof deck	
	<input type="checkbox"/> Recommend additional insulation		<input type="checkbox"/> Recommend baffles	
Vapor Barrier	<input type="checkbox"/> Kraft/Foil faced	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> None/Improperly installed
Ventilation	<input type="checkbox"/> Appears adequate	<input checked="" type="checkbox"/> Recommend additional Ventilation		
Fans Exhaust to	<input type="checkbox"/> Outside	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Attic	
HVAC Ducts	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Leaking
	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Repair	<input type="checkbox"/> Recommend insulation	
Chimney Chase	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Needs repair
Roof Structure	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Not visible	
	<input checked="" type="checkbox"/> Trusses	<input type="checkbox"/> Rafters	<input type="checkbox"/> Collar ties	<input type="checkbox"/> Knee walls
Roof Sheathing	<input type="checkbox"/> OSB	<input checked="" type="checkbox"/> Plywood	<input type="checkbox"/> Planking	<input type="checkbox"/> Spaced planking
	<input type="checkbox"/> Moisture stains	<input type="checkbox"/> Wood rot	<input type="checkbox"/> Delamination	<input checked="" type="checkbox"/> Not visible
Ceiling Joists	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Not visible	
Firewalls	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present	<input type="checkbox"/> Missing	<input type="checkbox"/> Repairs needed
Electrical	<input type="checkbox"/> Open junction box	<input type="checkbox"/> Handyman Wiring	<input type="checkbox"/> Knob and tube	<input type="checkbox"/> Extension cord wiring

COMMENTS Insulation in contact with fireplace flue in attic. Recommend moving all combustibles away from flue and fireplace in attic. A 2" clearance should be maintained.

Recommend moving insulation away from blocked soffit vents in attic.

Recommend ducting master bathroom fan to roof or gable vent in attic.

# SUMMARY

## ITEMS DAMAGED OR NOT OPERATING

HVAC: Recommend insulating short section of exposed condensate drain line near air handler

Electric: No power at one outlet on porch

Failed GFCI outlet in garage

Recommend installing new GFCI protection to exterior, garage, kitchen and bathroom circuits (including jetted tub)

Plumbing: Kitchen sink faucet was difficult to move from side to side

Water was turned off at hall bathroom sink - review with owner

Exterior: Some fence damage

A few areas of wood rot

Some cracking and settlement at driveway

Garage: Recommend lowering garage door reverse sensors to within 6" of the floor

Recommend cleaning dryer duct

Interior: Some patching noted at back panel of fireplace

Insulation in contact with flue in attic

Clear insulation away from blocked soffit vents

Duct master bathroom fan to roof or gable vent

**DEFERRED COST ITEMS** *Items that have reached or are reaching their normal life expectancy and may require repair or replacement anytime during the next five (5) years.*

Roof

Water heater

\* Items listed in this report may inadvertently have been left off the Summary Sheet.

Customer should read the entire report, including the Remarks.

## AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

*MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.*



INSPECTION REPORT PREPARED BY:  
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RICK SCOTT, GOVERNOR JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA  
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

HOME INSPECTORS LICENSING PROGRAM

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

**HOWARD, CRAIG MARSHALL**  
 8416 MAHAN DR  
 TALLAHASSEE FL 32309

LICENSE NUMBER: HI3833  
 EXPIRATION DATE: JULY 31, 2020

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State of Florida  
 Home Inspector  
 License #HI3833

Florida HEALTH

STATE OF FLORIDA  
 DEPARTMENT OF HEALTH

012722  
 Audit Control No.

Division of Disease Control and Health Protection  
 Bureau of Environmental Health, Radon Program  
 4052 Bald Cypress Way, Bin A12  
 Tallahassee, FL 32399-1720

Duplicate - Customer File

Under the provisions of Chapter 404, Florida Statutes, this person is a certified RADON MEASUREMENT TECHNICIAN and may perform indoor radon measurements only through a certified radon measurement business.

Craig Howard  
 8416 Mahan Drive  
 Tallahassee, FL 32309

Certification No. R2239  
 Issue Date: May 16, 2018  
 Certification Automatically Expires On: May 15, 2019

State of Florida  
 Radon Technician  
 License #R2239

**Certificate of Completion**

This certificate is awarded to

*Craig Howard*  
 FL License: HI3833

For successfully completing the International Association of Certified Home Inspectors' online course and examination on the topic of  
**How to Perform Wind Mitigation Inspections**

Issued by the International Association of Certified Home Inspectors  
 1750 30th Street  
 Boulder, CO 80501

Issued On: 6/6/2016  
 Exam Code: EDU-0000-7640-03  
 Credit Hours: 16.00 Hours

FL Licensing 0000099 Provider # Provider PVD06, Provider 0004455

State of Florida approved Wind Mitigation Inspector  
 Exam Completion Code: EDU-0000-7640-03

International Association of Certified Home Inspectors

InterNACHI

Craig HOWARD

InterNACHI ID Number:  
**NACHI12010602**

To verify membership  
 http://www.nachi.org/verify

Certified Professional Inspector

NACHI Certified Home Inspector  
 ID Number: NACHI12010602



# GROUNDS

## SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

## PATIOS

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

## GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

## ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

## WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

## RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

## RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

## DEFINITIONS

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

**MARGINAL** - 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.

## ROOF

**Valleys and flashing** that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

**Tar and Gravel Roofs** - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

**Flat Roofs** are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

<b>ROOF TYPE</b>	<b>LIFE EXPECTANCY</b>	<b>SPECIAL REMARKS</b>
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles.
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas.
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs.
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles.
<i>Wood Shingles*</i>	10-40 years <sub>1</sub>	Treat with preservative every 5 years to prevent decay.
<i>Clay Tiles*</i> , <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, * requiring a good subsurface base.
<i>Slate Shingles*</i>	30-100 years <sub>2</sub>	Extremely durable, but brittle and expensive.
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair.
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
<i>Single Ply</i>	15-25 years	New material; not yet passed test of time.
<i>Membrane (mfg'r's claim) Polyurethane with Elastomeric Coating</i>	5-10 years <sub>1</sub>	Used on low slope roofs.

\* Not recommended for use on low slope roof

<sub>1</sub> Depending on local conditions and proper installation

<sub>2</sub> Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

# EXTERIOR

## CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. Unlined Chimney - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

## NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

## CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

## GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

## SIDING

Wood siding should not come in contact with the ground. Wood rot and insect intrusion will more readily occur.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs.

Some composite siding tiles on older homes may contain asbestos. The risk is fairly minimal because the tiles are rigid and asbestos fibers seldom become airborne. Some additional disposal costs could be incurred if siding is removed. If concerned recommend having siding tested by an accredited lab.

## EIFS SIDING (Exterior Insulation and Finish System - Synthetic Stucco)

Determining if EIFS application and underlying components were properly installed, cannot be determined by a visual inspection alone and is beyond the scope of this inspection. In some cases stucco systems may allow moisture to penetrate the exterior and become trapped, creating latent problems. Consider consulting a certified stucco specialist to further evaluate any stucco system to determine if the architectural details are correct; and to test for the possibility of moisture intrusion.

## DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It maybe a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

## CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

## GARAGE

### OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

### GARAGE SILL PLATES

Garage sill plates should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

### BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor.

## CRAWL SPACE

### CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur). The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas. Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

### MONITOR

Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

### HAVE EVALUATED

Have evaluated indicates our recommendation that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

### FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, basement/crawlspace storage makes areas inaccessible or edges of slabs have been covered with stucco or other decorative facing . No representation is made as to the condition of these walls.

### MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No repre-sentation is made to future moisture that may appear.



# BASEMENT

## BASEMENT/CRAWLSPACE

Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

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## INSULATED CONCRETE FORMS

(ICF'S) are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

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## HAVE EVALUATED

Have evaluated indicates our recommendation that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

## VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

## MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No representation is made to future moisture that may appear.

## PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

## DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

## BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

# INTERIOR

## PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

## PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

## WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

## NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

## CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

## APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if cycle begins. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

## ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing. Some acoustic ceiling paint spray-on coatings contain asbestos. Textured ceiling paints that contain asbestos were banned in the late 1970s. If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection. Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint (lead paints were widely used until the late 1970s), urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards. Review the EPA's website for additional information about lead paint, asbestos and other hazardous substances.

## WINDOWS

A representative number of windows are inspected.

## WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

## DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

## CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

## COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

# INTERIOR

## FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

## WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

## VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

## INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper and that soffit vents are not blocked.

## VAPOR BARRIERS

The vapor barrier should be toward the interior of the home. Most older homes were built without vapor barriers. If the vapor barrier is towards outside of the home, it should be sliced or removed. Most vapor barriers in the attic are properly covered by insulation and therefore, not visible.

## SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended. Unless otherwise stated these alarms have not been tested by the inspector.

## SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

## INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

## LEAD BASED PAINT

Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. If you did not have us test for lead in paint, you may want to contact the Environmental Protection Agency (E.P.A.) for more information and guidance, and a list of testing labs in your area.

# BATHROOMS

## STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

## CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

## EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

## SLOW DRAINS

Slow drains on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

## SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

## WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

# PLUMBING

## WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

## SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

## WATER PIPES

Galvanized water pipes rust from the inside out. Useful life varies widely from 45 to 65 years. Copper pipes usually have more life expectancy and may last as long as 60 -80 years before needing to be replaced.

## HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

## WATER HEATER

The life expectancy of a water heater is 14-18 years. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard. Historically drip pans under water heaters have not always been required. Current best practices require a pan under water heaters that are located in living areas. Pan should drain to an acceptable location.

## WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

## PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

## SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year. None of these valves have been operated by the inspector.

## POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

## CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.



## HEATING AND AIR CONDITIONING

Units have limited lives. Normal lives are:

GAS-FIRED HOT AIR . . . . .	15-25 years
OIL-FIRED HOT AIR . . . . .	20-30 years
CAST IRON BOILER . . . . .	30-50 years
STEEL BOILER . . . . .	30-40 years
COPPER BOILER . . . . .	10-20 years
CIRCULATING PUMP (Hot water) . . . . .	10-15 years
AIR CONDITIONING COMPRESSOR . . . . .	8-12 years
HEAT PUMP . . . . .	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing Caution: do not add water to a hot boiler!

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. During a visual inspection it is not possible to determine if the humidifier is working.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection.

the phrase "have HVAC technician examine" indicates that a condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

# ELECTRICAL

## SERVICE / AMPERAGE

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service. Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

## GFCI

We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I. If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly.

## KNOWN PROBLEMS

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation.

Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See [www.google.com](http://www.google.com) (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

## ARC FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safety.

## REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct. Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

## COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer.

Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode. Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

## A/C CONDENSER COIL

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

## ROUTINE MAINTENANCE

- I. FOUNDATION and MASONRY:** Basements, Exterior Walls: To prevent seepage and condensation problems.
  - a. Check basement for dampness and leakage after wet weather.
  - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
  - c. Maintain grading sloped away from foundation walls.
- II. ROOFS, GUTTERS, and EAVESTROUGH:** To prevent roof leaks, condensation, seepage, and decay problems.
  - a. Check for damaged, loose or missing shingles, blisters.
  - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
  - c. Check flashing around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
  - d. Check fascias and soffits for paint flaking, leakage and decay.
- III. EXTERIOR WALLS:** To prevent paint failure, decay, and moisture penetration problems.
  - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
  - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.
- IV. DOORS AND WINDOWS:** To prevent air and weather penetration problems.
  - a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.
- V. ELECTRICAL:** For safe electrical performance, mark and label each circuit.
  - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
  - b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
  - c. Check exposed wiring and cable for wear or damage.
  - d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.
- VI. PLUMBING:** For preventive maintenance.
  - a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
  - b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
  - c. Have septic tank cleaned every 2 years.
- VII. HEATING and COOLING:** For comfort, efficiency, energy conservation and safety.
  - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
  - b. Clean and service humidifier. Check periodically and annually.
  - c. Have oil burning equipment serviced annually.
- VIII. INTERIOR:** General house maintenance.
  - a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.
  - b. Close crawl vents in winter and open in summer.
  - c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.
- IX. KNOW THE LOCATION OF:**
  - Main water shutoff valve.
  - Main emergency shutoff switch for the heating system.
  - Main electrical disconnect or breaker.