



# Home Inspection Report



637 Woodbine Ave SE, Warren, OH 44483

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**Inspection Date:**

Sunday, April 11, 2021

**Prepared For:**

Rio Maligaya

**Prepared By:**

The Home Detective

1735 Twinsburg Rd

Twinsburg, OH 44087

330-998-0446

Homedetectiveohio@gmail.com

**Report Number:**

04112021-03

**Inspector:**

Joshua Farmiloe

**License/Certification #:**

**Inspector Signature:**

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# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI 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 improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## State of Occupancy

Occupied

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Damp

# Report Summary

## Potentially Costly Or Major Concerns

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-Driveway was in poor condition recommend repair and/or replacement.

## Items Needing Further Review

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-The rear window framing is damaged and missing trim. Further review from a qualified contractor is recommended.  
 -Evidence of rust in panel. Further review from a licensed electrician is recommended.

## Potential Safety Hazards

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-Broken/Cracked glass at the window. Repairs/replacement recommended for safety considerations.  
 -Handrail missing, potential safety issue. Recommend installing handrail.  
 -Smoke detector not visible on this level. Replacement recommended for safety considerations.

## Items Not Operating/Need Repair/Replacement

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-Recommend installing rain cap & screen.  
 -Downspouts had some visible damage , recommend repair/replacement of the damaged sections.  
 -Siding had some damage, recommend repairing/replacing damaged sections.  
 -Recommend repair of damaged trim by a qualified contractor.  
 -A section of fascia was missing. Repairs/replacement recommended at the affected area.  
 -Recommend installing gutters and/or downspouts at the garage.  
 -Garage trim had some damage recommend repair.  
 -Missing siding at the garage is leaving the interior exposed to weather conditions and critters. Repair(s) recommended.  
 -Outlets at the kitchen wall and counter are not functional. Repairs/replacement recommended.  
 -The bathroom overhead lighting was not functional. Repairs/replacement recommended.  
 -The bathroom outlet was not functional. Repairs/replacement recommended.

## General Maintenance/Upkeep

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-Missing/loose mortar in the brick joints - recommend tuckpointing.  
 -The garage Siding has moss present. This should be considered a minor defect, power washing or removing the moss is recommended.

## Improvement Items

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## Items To Monitor

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## Minor Concern

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## Informational Items

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-Foundation walls were showing efflorescence and some moisture. This should be considered common for basements in this climate that do not have a waterproofing system. Maintaining a proper soil pitch at the exterior perimeter of the foundation, as well as keeping the gutters & drain tiles clean will give rainwater its best opportunity to move away from the foundation. Informational item.

# Receipt/Invoice

**The Home Detective**  
**1735 Twinsburg Rd**  
**Twinsburg, OH 44087**  
**330-998-0446**

Date: Sun. Apr. 11, 2021 4:15

Inspected By: Joshua Farmiloe

Client: Rio Maligaya

**Property Address**  
**637 Woodbine Ave SE**  
**Warren, OH 44483**

Inspection Number: 04112021-03

Payment Method:

Inspection	Fee
Home Inspection	\$385.00
Home Inspection discount	-\$60.00

<b>Total</b>	<b>\$325.00</b>
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# Exterior

## Chimney(s)

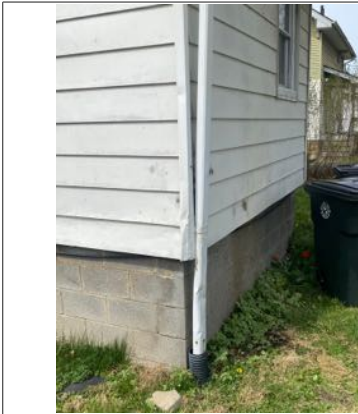
**Location(s)** ☐ None  
**Viewed From** ☐ Roof ☐ Ladder at eaves ☒ Ground (Inspection Limited) ☐ With Binoculars  
**Rain Cap/Spark Arrestor** ☐ Yes ☒ No ☒ Recommended  
**Chase** ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed  
**Evidence of** ☐ Holes in metal ☐ Cracked chimney cap ☒ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust  
☐ No apparent defects  
**Flue** ☒ Tile ☐ Metal ☐ Unlined ☐ Not Visible  
**Evidence of** ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated  
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair  
**Comments** -Missing/loose mortar in the brick joints - recommend tuckpointing.  
 -Recommend installing rain cap & screen.

## Photos



## Gutters/Scuppers/Eavestrough

**Condition** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☐ Needs to be cleaned  
**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .  
**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks  
**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory  
**Comments** -Downspouts had some visible damage , recommend repair/replacement of the damaged sections.

**Photos**

-Downspouts had some visible damage , recommend repair/replacement of the damaged sections.



-Downspouts had some visible damage , recommend repair/replacement of the damaged sections.

**Siding****Material**

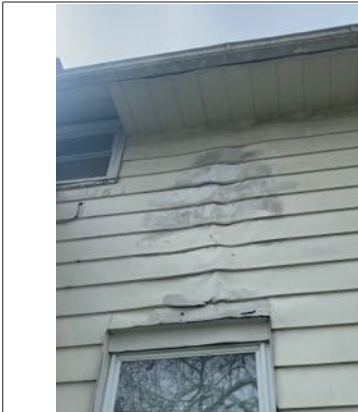
☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS\* Not Inspected  
☐ Asphalt ☐ Wood ☒ Metal/Vinyl Other: ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot  
☐ Loose/Missing/Holes

**Condition**

☒ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend repair/painting

**Comments**

-Siding had some damage, recommend repairing/replacing damaged sections.

**Photos**

-Siding had some damage, recommend repairing/replacing damaged sections.

**Trim****Material**

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

**Condition**

☒ Satisfactory ☒ Marginal ☐ Poor

**Comments**

-Recommend repair of damaged trim by a qualified contractor.

**Photos**

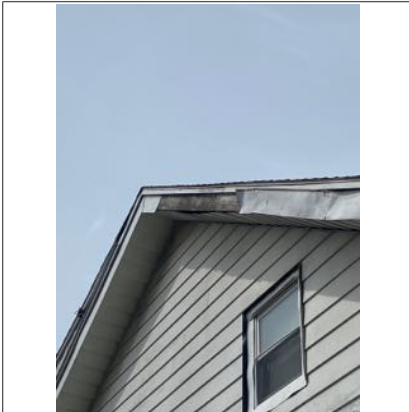
-Recommend repair of damaged trim by a qualified contractor.

**Soffit**

**Material** ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other:   
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

**Fascia**

**Material** ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting  
☐ Damaged wood Other:   
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor  
**Comments** -A section of fascia was missing. Repairs/replacement recommended at the affected area.  
**Photos**



-A section of fascia was missing. Repairs/replacement recommended at the affected area.

**Flashing**

**Material** ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other:   
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

**Caulking**

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

# Exterior

## Caulking cont.

**Condition cont.** ☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

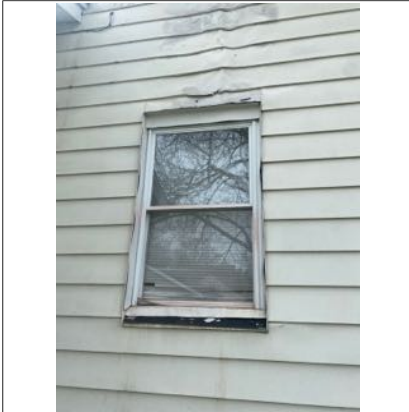
## Windows/Screens

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

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

**Comments** -The rear window framing is damaged and missing trim. Further review from a qualified contractor is recommended.

**Photos**



-The rear window framing is damaged and missing trim. Further review from a qualified contractor is recommended.

## Exterior Electrical

**Location** ☐ Underground ☒ Overhead

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

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

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

☐ Recommend GFCI Receptacles

**Comments**

## Exterior Doors

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

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

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

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

**Comments**



## Exterior Photos



# Roof

## General

**Visibility** ☐ None ☒ All ☐ Partial Limited By: .  
**Inspected From** ☐ Roof ☐ Ladder at eaves ☒ Ground ☐ With Binoculars

## Style of Roof

**Type** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .  
**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat  
**Roof** Type:Asphalt  
 Layers:One  
 Age:1-5 years

**Comments**

## Ventilation System

☐ None ☐ N/A  
**Type** ☒ Soffit ☒ Ridge ☐ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .  
**Comments**

## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .  
**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

**Comments**

## Valleys

☐ N/A  
**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .  
**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing  
**Comments**

## Condition of Roof Coverings

**Roof #1** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

**Comments**

## Skylights

☒ N/A ☐ Not Visible  
**Condition** ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Plumbing Vents

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

# Grounds

## Service Walks

☐ None ☐ Not Visible  
**Material** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home  
☐ Settling cracks ☐ Public sidewalk needs repair

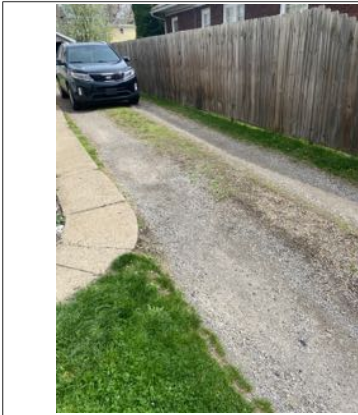
**Comments**

## Driveway/Parking

☐ None ☐ Not Visible  
**Material** ☐ Concrete ☒ Asphalt ☐ Gravel/Dirt ☐ Brick Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☒ Marginal ☒ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☒ Fill cracks and seal

**Comments** -Driveway was in poor condition recommend repair and/or replacement.

**Photos**



-Driveway was in poor condition recommend repair and/or replacement.

## Porch

☒ None ☐ Not Visible  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended  
**Support Pier** ☐ Concrete ☐ Wood Other: \_\_\_\_\_  
**Floor** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

**Comments**

## Stoops/Steps

☐ None  
**Material** ☒ Concrete ☐ Wood Other: \_\_\_\_\_ ☐ Railing/Balusters recommended  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged  
☐ Cracked ☐ Settled

**Comments**

## Patio

☒ None  
**Material** ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard  
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

**Comments**

## Deck/Balcony

☐ None ☐ Not Visible  
**Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

# Grounds

## Deck/Balcony cont.

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil  
**Finish** ☐ Treated ☒ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house  
☐ Railing loose ☐ Not Applicable

**Comments**

## Deck/Patio/Porch Covers

**Condition** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact  
☐ Moisture/Insect damage  
**Recommend** ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None  
**Comments**

## Fence/Wall

☐ Not evaluated ☒ None  
**Type** ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps  
**Gate** ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No  
**Comments**

## Landscaping affecting foundation

☐ N/A  
**Negative Grade** ☐ Satisfactory ☒ Recommend additional backfill ☐ Recommend window wells/covers  
☐ Trim back trees/shrubberies ☐ Wood in contact with/improper clearance to soil  
**Comments**

## Retaining wall

☒ None  
**Material** ☐ Brick ☐ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers Other: ☐   
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed  
☐ Drainage holes recommended  
**Comments**

## Hose bibs

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

# Garage

## Type

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

## Automatic Opener

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

## Safety Reverse

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

## Roofing

**Material** ☐ Same as house  
 Type: Asphalt  
 Approx. age: 15-20 years Approx. layers: One  
**Comments**

## Gutters/Downspouts

**Condition** ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Same as house  
**Comments** -Recommend installing gutters and/or downspouts at the garage.  
**Photos**



-Recommend installing gutters and/or downspouts at the garage.



-Recommend installing gutters and/or downspouts at the garage.

## Siding

**Material** ☐ N/A ☐ Same as house ☒ Wood ☐ Metal ☒ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting  
**Comments** -The garage Siding has moss present. This should be considered a minor defect, power washing or removing the moss is recommended.

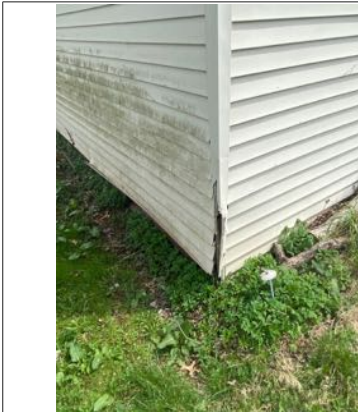
**Photos**

-The garage Siding has moss present. This should be considered a minor defect, power washing or removing the moss is recommended.

**Trim**

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

- ☐ N/A  
☐ Same as house ☐ Wood ☐ Aluminum ☒ Vinyl  
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/replace ☐ Recommend painting  
 -Garage trim had some damage recommend repair.



-Garage trim had some damage recommend repair.

**Floor**

- Material** ☐ Concrete ☒ Gravel ☐ Asphalt ☐ Dirt Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard  
**Source of Ignition within 18" of the floor** ☒ N/A ☐ Yes ☐ No  
**Comments**

**Sill Plates**

- Type** ☐ None ☐ Not Visible  
☐ Floor level ☒ Elevated  
**Condition** ☐ Rotted ☐ Damaged ☐ Needs Replaced ☒ Satisfactory

**Overhead Door(s)**

- Material** ☒ N/A ☐ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

# Garage

## Overhead Door(s) cont.

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

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

**Comments**

## Exterior Service Door

**Condition** ☒ None  
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

**Comments**

## Electrical Receptacles

☐ Yes ☒ No ☐ Not Visible Operable: ☐ Yes ☐ No  
**Reverse polarity** ☐ Yes ☐ No  
**Open ground** ☐ Yes ☐ No ☐ Safety Hazard  
**GFCI Present** ☐ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring  
☐ Recommend GFCI Receptacles

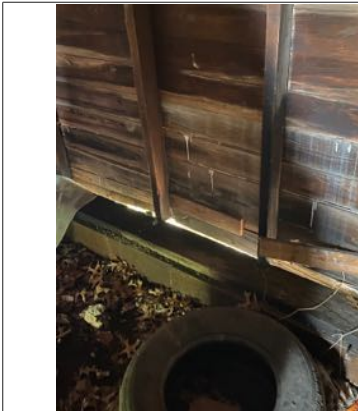
**Comments**

## Fire Separation Walls & Ceiling

**Condition** ☐ Satisfactory ☒ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)  
**Moisture Stains Present** ☐ Yes ☒ No  
**Typical Cracks** ☒ Yes ☐ No

**Comments** -Missing siding at the garage is leaving the interior exposed to weather conditions and critters. Repair(s) recommended.

**Sheathing** ☒ Planking ☐ Plywood ☐ OSB ☐ Concrete ☐ Satisfactory  
**Photos**



-Missing siding at the garage is leaving the interior exposed to weather conditions and critters. Repair(s) recommended.



# Basement

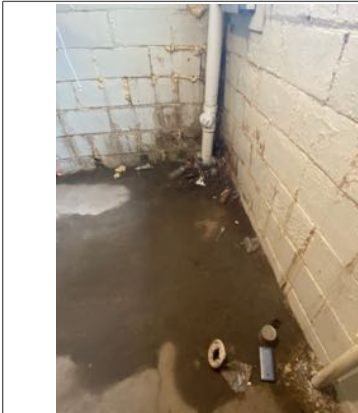
## Stairs

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven  
☐ Safety Hazard  
**Handrail** ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended  
**Headway over stairs** ☒ Satisfactory ☐ Low clearance ☐ Safety hazard  
**Comments**

## Basement Interior and Foundation

**Condition** ☒ Satisfactory ☒ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated  
**Material** ☐ ICF ☐ Brick ☒ Concrete block ☐ Stone Masonry ☐ Poured concrete ☐ wood  
**Indication of moisture** ☒ Yes ☐ No ☐ Fresh ☐ Old stains  
**Comments** -Foundation walls were showing efflorescence and some moisture. This should be considered common for basements in this climate that do not have a waterproofing system. Maintaining a proper soil pitch at the exterior perimeter of the foundation, as well as keeping the gutters & drain tiles clean will give rainwater its best opportunity to move away from the foundation. Informational item.

## Photos



-Foundation walls were showing efflorescence and some moisture. This should be considered common for basements in this climate that do not have a waterproofing system. Maintaining a proper soil pitch at the exterior perimeter of the foundation, as well as keeping the gutters & drain tiles clean will give rainwater its best opportunity to move away from the foundation. Informational item.

## Floor

**Material** ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Not Visible  
**Comments**

## Drainage

**Sump pump** ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested  
**Floor drains** ☒ Yes ☐ Not Visible ☐ Drains not tested  
**Comments**

## Girders/Beams

**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted



# Basement

## Girders/Beams cont.

**Material** ☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible  
**Comments**

## Columns

☐ Not Visible  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted  
**Material** ☒ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible  
**Comments**

## Joists

☐ Not Visible  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Material** ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type  
☐ Sagging/altered joists  
**Comments**

## Subfloor

☐ Not Visible  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting  
**Comments**

## Basement Photos



# Laundry Room

## Laundry

**Faucet leaks** ☐ Yes ☒ No

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

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

**Heat source present** ☐ Yes ☒ No

**Room vented** ☒ Yes ☐ No

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

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

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

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

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

**Comments**

# Plumbing

## Water service

**Main shut-off location** Basement

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

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☒ N/A

Type:

**Traps proper P-Type** ☒ Yes ☐ No ☐ P-traps recommended

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

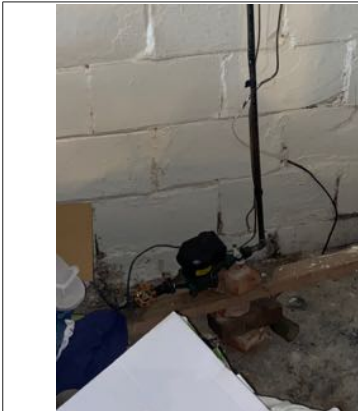
**Interior fuel storage system** ☐ N/A ☒ Yes ☐ No Leaking: ☐ Yes ☒ No

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

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

**Comments**

**Photos**



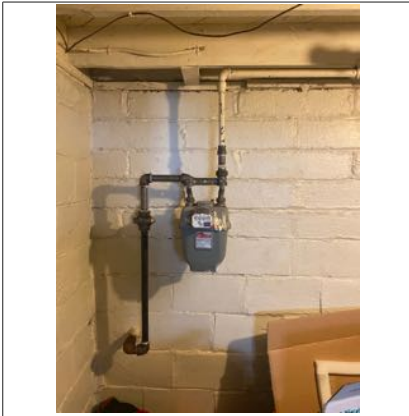
Main water shutoff/meter

## Main fuel shut-off location

☐ N/A

**Location** Basement

**Comments**

**Photos**

Main gas shutoff/meter

**Water heater #1**

**General** ☐ N/A  
 Brand Name: Reliance  
 Serial #:  
 Capacity: 40 gal  
 Approx. age: One Year

**Type** ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: \_\_\_\_\_

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

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

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



Water heater information tag

# Heating System

## Heating system

### Unit #1

Brand name: Carrier

Approx. age: 11 years

☐ Unknown Model #: Serial #: ☒ Satisfactory ☐ Marginal ☐ Poor

☐ Recommended HVAC technician examine

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

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

**Heat exchanger** ☐ N/A ☐ Sealed ☒ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted  
☐ Carbon/soot buildup

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

Tester:

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

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

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

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

**Filter** ☒ Standard ☐ Electrostatic ☒ Satisfactory ☐ Needs cleaning/replacement ☐ Missing

☐ Electronic (not tested)

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

**Heat pump** ☐ N/A ☐ Supplemental electric ☒ Supplemental gas

**Sub-slab ducts** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

**System not operated due to** ☒ N/A ☐ Exterior temperature Other:

### Comments

### Photos



Furnace information tag

# Electric System

## Main panel

**Location** Basement

**Condition** ☒ Satisfactory ☐ Poor

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

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

**Breakers/Fuses** ☒ Breakers ☐ Fuses

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

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

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

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

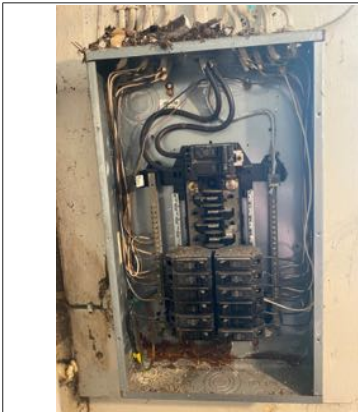
**Branch wire condition** ☐ Satisfactory ☐ Poor ☒ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable  
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse  
☐ Panel not accessible ☐ Not evaluated

Reason:

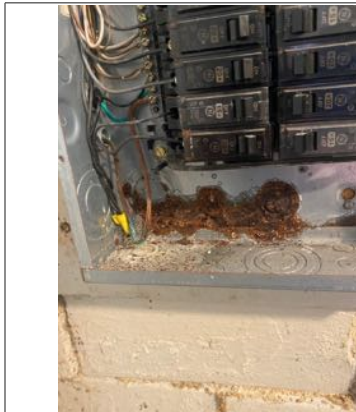
**Branch wire** ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

**Comments** -Evidence of rust in panel. Further review from a licensed electrician is recommended.

## Photos



Open main electrical panel



-Evidence of rust in panel. Further review from a licensed electrician is recommended.

# Kitchen

## Countertops

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

## Cabinets

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

## Plumbing

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

## Walls & Ceiling

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

## Floor

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

## Appliances

**Disposal** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Oven** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Range** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Dishwasher** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Exhaust fan** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Refrigerator** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Microwave** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Other** : Operable: ☐ Yes ☒ No  
**Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☒ No  
**GFCI** ☒ Yes ☐ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☐ Yes ☐ No  
☐ Potential Safety Hazard(s)

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

**Comments** -Outlets at the kitchen wall and counter are not functional. Repairs/replacement recommended.



## Photos

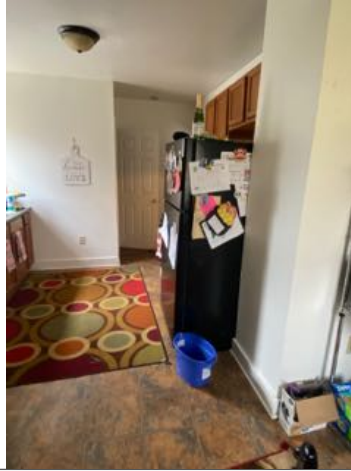


-Outlets at the kitchen wall and counter are not functional. Repairs/replacement recommended.



-Outlets at the kitchen wall and counter are not functional. Repairs/replacement recommended.

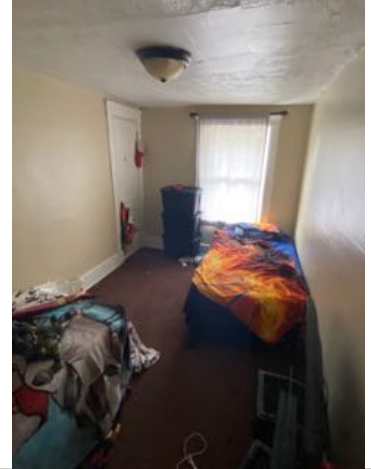
## Kitchen Photos



# Bedrooms

<b>Room</b>	
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan/Lighting</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	

## Bedrooms Photos



# Interior

## Rooms and Dining Room

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

**Moisture stains** ☐ Yes ☒ No

Where:

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

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

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

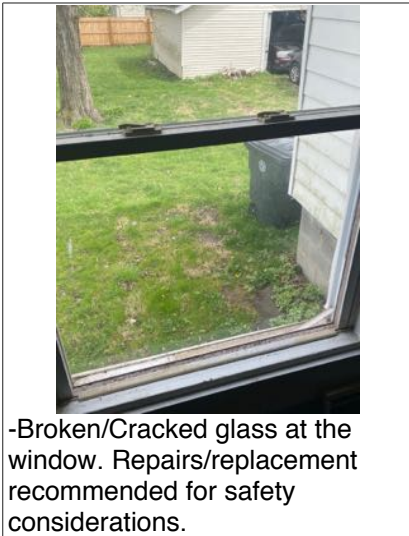
**Heating source present** ☒ Yes ☐ No

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

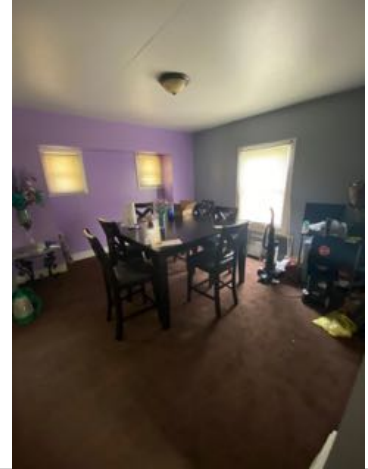
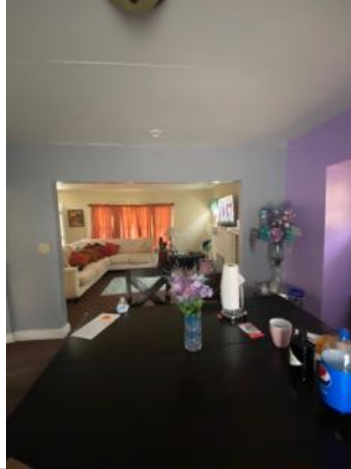
**Windows** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

**Comments** -Broken/Cracked glass at the window. Repairs/replacement recommended for safety considerations.

### Photos



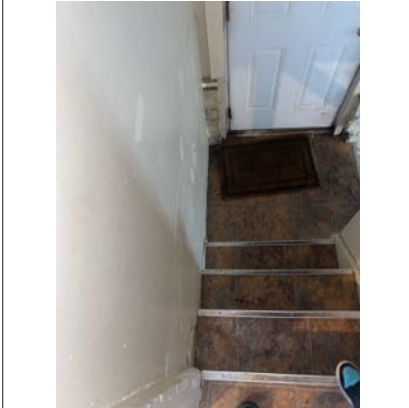
## Interior Photos



# Interior Safety & Fireplace

## Stairs/Steps/Balconies

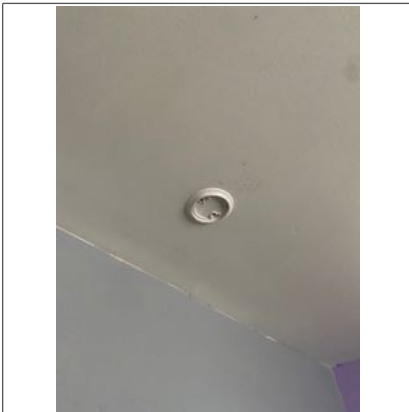
☐ None  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing  
**Handrail** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety hazard ☒ Hand Rail/Railing/Balusters recommended  
**Risers/Treads** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard  
**Comments** -Handrail missing, potential safety issue. Recommend installing handrail.  
**Photos**



-Handrail missing, potential safety issue. Recommend installing handrail.

## Smoke/Carbon Monoxide detectors

**Smoke Detector** ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard  
**CO Detector** ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard  
**Comments** -Smoke detector not visible on this level. Replacement recommended for safety considerations.  
**Photos**



-Smoke detector not visible on this level. Replacement recommended for safety considerations.

# Bathroom

## Bath

**Location** Hallway

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

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

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

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

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

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

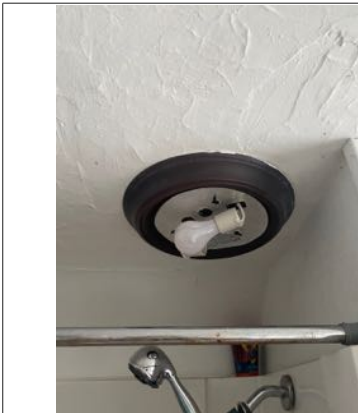
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

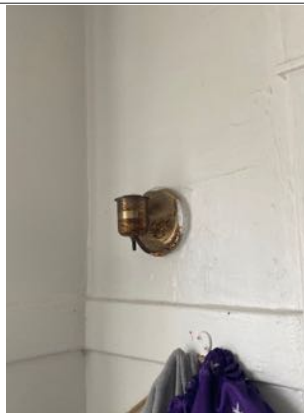
**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

**Comments** -The bathroom overhead lighting was not functional. Repairs/replacement recommended.  
 -The bathroom outlet was not functional. Repairs/replacement recommended.

## Photos



-The bathroom overhead lighting was not functional. Repairs/replacement recommended.



-The bathroom overhead lighting was not functional. Repairs/replacement recommended.



-The bathroom outlet was not functional. Repairs/replacement recommended.



## Bathroom Photos



# Attic

## Attic/Structure/Framing/Insulation

**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .  
Access limited by:

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

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

**Flooring** ☐ Complete ☐ Partial ☒ None

**Insulation** ☐ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
Depth: 6 inches ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed  
☐ Recommend additional insulation

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

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

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

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

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

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

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

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

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

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

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

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

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

**Comments**