



Report: Checklist Address:

GENERAL INFORMATION

Inspection Conditions:

PLEASE READ: \*HI\_Carolina
Inspection Site: \*CLIENT\_NOTICE:
\*DB\_Import

Client & Site Information:

File number: \*DB\_Import
Buyer's Agent: \*DB\_Import
Date of Inspection: \*DB\_Import
Time of Inspection: \*DB\_Import
Client name: \*DB\_Import
Inspection Site: \*DB\_Import
Inspection Site City/State/Zip: \*DB\_Import
Inspector: \*Patrick\_Waddell Chip\_Sprague\_ Mike\_Turpin\_ Clifton\_Crowe Preston\_Sandlin
Inspector's Phone #: \*Patrick\_Massie Jonathan\_Butter Matthew\_Ciccolella
\*Patrick\_ Chip\_ Mike Clifton\_ Preston\_ Ralph Jonathan\_ Matthew

Building Characteristics:

Estimated Age: New\_Constructio 1\_year 2\_years 3\_years 4\_years 5\_years 6\_years 7\_years
8\_years 9\_years 10\_years 12\_years 13\_years 14\_years 15\_years 16\_years
17\_years 18\_years 19\_years 20\_years 20+\_years Dirt
Building Type: Single\_Family Multi-family Ranch Split CapeCod Condo Townhse
Stories: 1 1\_w/\_basement 1.5 2 2\_w/basement 3 3\_w/basement 4 Split
Space Below Grade: Slab Basement CrawlSpace

Climatic Conditions:

Weather: Clear Overcast PtCloudy Rain Snow
Soil Conditions: Dry Damp Wet Very\_Wet Frozen SnowCover
Outside Temperature (F): Below\_0 10-20 20-30 30-40 40-50 50-60 60-70 70-80 80-90 90-100
100-110

Utility Services:

Water Source: Public Private
Sewage Disposal: Public Private
Utilities Status: ALLON ALLOFF Elec-Off Water-Off Gas-Off Re-inspections

Other Information:

Area/Sub-division: City Suburb Country Highland\_Creek
House Occupied: Yes No Vacant\_Home
Client Present: Yes No
People Present: Purchaser Buyers\_Agent Home\_Owner Listing\_Agent Buyers\_Children
Buyers\_parents
Comments:
Areas excluded from inspection:



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**Payment Information:**

*Total Fee:*

Under\_1500sqft 1500-2000sqft\_ 2000-2500sqft 2500-3000sqft 3000-3500sqft  
3500-4000sqft 4000-4500sqft\_ Condo Termite\_Letter 20+\_years Radon\_ Pool  
Well\_-\_Bacteria Well\_-\_Full\_ Re-Insp\_\_Full Trip\_Charge

*Paid By:*

Online Check Cash

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## EXTERIOR - FOUNDATION

**Exterior Walls:**

*Siding type:* Vinyl Brick\_Veneer Fiber\_Cement Stucco Masonite Stone Wood Hardboard Shingles Wood\_paneling

*Siding condition:* OK Rotted Water\_expansion Sunken\_nail\_heads Melted/warped\_siding\_-\_repair Melted/warped\_siding\_FYI FYI\_-\_mildew FYI\_-\_All\_Stucco\_and\_Effis FYI\_-\_All\_stucco NoInspect CracksTyp CracksMaj CALLXPERT Recessed\_heads Rot\_locations: Rot\_multiple\_

*Trim materials:* Wood Metal Vinyl

*Trim Conditions:* OK Rotted\_trim Rotted\_trim/\_past\_putty\_repair Damage Loose/Det Dam/Stain Flash Paint/Fin Threshold\_seala

**Chimney:**

*Please Note: The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.*

*Chimney Exterior:*

Use\_of\_home\_has

Brick Metal Stucco Stone ConcBlk Same\_as\_home Cricket\_roof OK Repair Cricket\_roof Wood\_Rot Cap/Cracks Spark/Note Spark/Need Cracks LooseBrick DetMortar Crack@Wall Spalling Cracks InspBefore

*Flue:* Flue\_type Brick Metal\_liner Clay\_insert

*Condition:* OK\_Clean\_flue Height UnableCond Disclaimer Gas\_Fired Obstructed TreeOverh AdjacntBld SparkArest InspBefore

*Flashing:* Satisfact Attention Deteriorat AddedRoofs Action Kickout StepFLash

*Chimney Cap:* Yes No OK\_-\_Masonry Height Cracks\_in\_cap Metal\_\_OK Metal\_BAD SaggingTop EdgeNoExpo RainHat NoRainHat SparkArrestor NoSparkArrestor

*Height & Clearance:* Good Requiremen

**Foundation:**

*Type:* Slab Crawl\_space Basement

*Materials & Condition:* ConcrBlok OK\_-\_slab/basem OK\_-\_crawlspcace Rock Brick Wood Problems Engineer Stairstep\_Crack Hairline Large Horizontal\_Hairline Large No\_engineer\_crk FloatSlab TypCrack Stair\_Step DiffMovemt Shrinkage Bowing Cond\_Warrn Limited Satisfact Deterioration Failure

*Recent Movement:* No Yes Investigat

## BASEMENT - CRAWLSPACE

**Crawl space:**

*Access:* CrawlFully OK Obstruct\_views Location: Height\_/Joist Height\_/plumb Height\_/Ducts Height\_/Combo Gas\_pack CrawlLOW Entrance Access\_way Restricted Clearance WetDanger InsectsAnimals Disclaim

*Access location:* Right\_side Front\_corner Rear\_corner Middle Left\_side Front\_corner Rear\_corner Middle Rear Right\_side Left\_side Middle Front\_ Front\_corner Rear\_corner Middle Under\_deck Rear Right\_side Left\_side Front\_porch

*Method used to inspect the crawl space:* Crawled Walked Combo Under\_floor\_insulation

*Walls:* CMU 6"\_block 8\_inch\_block 10\_inch\_block 12\_inch\_block Under\_sized Concrete Brick Stone Wood

*Wall Conditions:* OK Efflorescence CallEngineer Bowing VerticlCrk Bow\_Cracks GroundPres Bending GroundPres Stair\_step StairSTPBn Settling Soft\_Mortar Disclaim

*Foundation Bolts:* Yes No Finished/Unable

*Beams:* Type: Wood Enginnered Steel Laminated

*Beam Conditions:* OK Over\_spanning. Bad\_Bearing

*Floor Joist:* Type: Wood Engineered Steel

*Floor Joist Conditions:* OK Over\_spanning. Bad\_Bearing Hangers Missing\_nails P-10\_corners I-joist\_problem Bearing\_Bad No\_squash\_block Angle\_cut End\_notched Sitting\_on\_rim Flange\_Notched Holes\_-\_Bad Conv\_Wood\_Prob Notched\_1/3 Over\_notched Hole\_to\_close Hole\_to\_large Bad\_overlap N/Block\_Overlap Jst\_span\_table

*Posts / Piers:* Type Brick CMU Treated\_lumber\_ Metal Steel\_adj

*Posts / Piers Conditions:* OK Purpose Tempory\_post Soil-Wood Concrete

*Sump Pump:* Yes NotFunction SumpImprop None

*Moisture / drainage:* OK High\_all High\_limited OK\_low\_drain No\_low\_drain Pest\_Highway

*Other noted items:* Fallen\_insulation Striny/wet\_insulation Wood\_debris No\_insulation\_-\_age\_FYI Previously\_treated\_FYI Camel\_crickets High\_moisture

**Insulation & Vapor Retarders:**

*In Unfinished Areas:* VaporBarrier Floor Walls NoBarrier Recommend

**Basement:**

*Access:* BMFully BMPartial Restricted BMUnfin BMPartFin BMFin StairsOK RepStairs No\_handrai No\_Lighted Door-Damag ClogDrain NoDrain InsectsAnimals Disclaim

*Method used to inspect the basement:* Unfinished Finished

*Walls:* Concrete Block Stone Brick Wood

*Wall Conditions:* OK Efflorescence CallEngineer Bowing VerticlCrk Bow\_Cracks GroundPres Bending GroundPres Stair\_step StairSTPBn Settling Soft\_Mortar Disclaim

*Foundation Bolts:* Yes No

*Moisture:* Yes No High\_Moist Yes DamageDry DamageWet STAINING WetStains DryStains Efflor-Per MayLeakAgn DrainSys

*Beams:* Trusses Wood\_Beams Laminated\_Beams Steel\_Beams

*Beam Conditions:* OK Over\_spanning. Bad\_Bearing

*Posts & Piers:* CMU\_piers Brick\_piers Steel\_post Wood\_post Poured\_concrete OK Purpose TooSmall PierProbs Leaning Bad\_footing Missing/rmored Soil-Wood Steel\_Adj Rust Concrete SolidMason HollowMas CracksTyp CracksMaj Satisfact Repair



**Report: Checklist Address:**

NoInspect

*Floor:* Soil Gravel Concrete Slab\_-\_viewable Slab\_covered

*Floor Conditions:* OK Moisture\_barrie RemovTrash Cracks SumpOK FrenchDran DewaterSys  
NoAdequacy H20Symptom

*Windows:* Yes No EgressOK NoEgress See\_Interior\_window\_section

*Switches & Fixtures:* Yes No See\_electrical\_section\_for\_summary

*Electrical Outlets:* Yes\_ NO BadUpgrade See\_electrical\_section\_for\_summary

*Sump Pump:* Location: Behind\_bathroom AT\_HVAC\_ Closet\_ OK NotFunction SumpImprop  
List\_station\_OK

*Other Observations:* EQ\_Damage ExpanSoils

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## ROOF SYSTEM

**Roof:**

*Style:* Gable Hip Flat/Low Mansard Gambrel  
*Roof Access:* WalkedOn UnableFully Ladder Binoculars Window Foliage Complex\_design Snow Reschedule  
*Roof Covering:* Comp Slate Asbestos RolledComp Metal Plastic Tile Rubber WoodShingl OK Damage/repair Torn\_shingles\_ Torn\_apex\_shing Granual\_loss Nail\_pops Missing\_shingle Hail\_damage Felt\_showing Typ/Maint NormalAgn SevLayers LowPitch EndOfLife Improper Ice-Daming ReplacSoon CALLROOFER

**Flashings:**

*Type:* Metal Comp Rubber CricketNo CALLXpert  
*Condition:* OK Torn\_boots Cricket\_OK Cricket\_no\_view No\_cricket Improper\_flash

**Valleys:**

*Type:* Closed Open\_rolled Open\_metal\_  
*Condition:* OK wear deterioration

**Skylights:**

Good Operable OK Active\_leaks

**Eaves - Soffits - Fascias:**

*Type and condition:* Type: Wood\_all Vinyl\_all Metal\_all Wood\_facias Vinyl\_facias Metal\_facias Wood\_soffits Vinyls\_soffits Metal\_soffits OK Loose\_soffit Rotted\_soffit Torn\_soffit Facia\_damaged Facia\_rotted Facia\_missing

**Gutters & Downspouts:**

*Type:* Type: Metal\_ Plastic\_ Seamless Copper\_ Yankee Full Partial None  
*Condition:* OK Sub-surface\_dow Debris\_lower Debris\_upper Overflow Disconnected Discon\_gutter Miss\_end\_cap

**Attic & Insulation:**

*Method used to inspect attic:* Walked\_ Limited\_walk Limited\_-\_hip\_ Did\_not\_view\_ Did\_not\_inspect Low\_pitch  
*Access type:* Pull\_down\_stair Hall\_ceiling\_ Bedroom\_closet Bedroom\_ceiling Hall\_closet Garage\_ceiling Scuttle\_hole Upper Hall\_ceiling Bedroom\_closet Bedroom\_ceiling Hall\_closet Garage\_ceiling Bonus\_room\_wall Condition: OK No\_insulation Ins\_not\_attache Hollow\_core No\_weather\_stri Non-removable  
*Access:* Full Partial Accessible No\_Access ViewLimit floored\_area to\_hatch NoWalkBds MinorStain MajorStain LeakageND SignsLeaks VentsProvi AddVents Rodents WeakLadder  
*Structure:* Rafters Trusses Satisf. Action Spacing16 Spacing24 Plywood Strand\_Bd Ply\_clips No\_plyclps Open\_Slat Butted\_Brd IceDamming CALLROOFER CrackedRft Sagging TrussDefct No\_Bracing Collar\_tie No\_ColarTi Broken\_Truss  
*Ventilation:* Satisfact Attention BlockedVnt ScreensBad Insufficient RidgeVent SoffitVent Power\_vent\_fan\_ Location. OK Bad Did\_not\_inspect Too\_cold\_to\_test Turbins Cover ScreensBad TurbinBad GableEnd ScreensBad MoistBad Staining HiMoisture Frost BathVntBad Recommend  
*Insulation type:* FG\_Batts FG\_Blownd Cell\_Blownd Mineralwool Vermicula Polys  
*Depth & R-factor:* R-30 5-6\_inches 8-9\_inches 11\_inches 13\_inches 15\_inches R-11 R-19 R-26 R-32 R-38 ND OutofPlace Compacted  
*Insulation Conditions:* OK Typical\_compact Uneven None AddMore InFloor InRafters VaporBarrier Correctly Incorrect OwnInstBad NoVaporBarrier RecommendBarrie

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## ELECTRICAL SYSTEM

**Service:**

*Type & Condition:* OH UG 110 110/220 Breakers Fuses OK DAMAGE Loose OVERHEAD  
TooClose TreeLimbs OH-Replace

*Grounding Equipment:* Plum/Rod Ground\_rod NoGroundRod

**Electrical Distribution Panels:**

*Main Panel Location:* Garage Right\_wall Rear\_wall Left\_wall Basement Laundry\_room Exterior\_storag  
Closet Bedroom Utility Exterior Left\_side\_ Right\_side Rear\_of\_home  
AmperageND BreakerOff

*Main panel inspection notes:* 200\_amp\_service 175\_amp\_service 150\_amp\_service 125\_amp\_service  
100\_amp\_service 100\_single\_fami

*# of 110 volt circuits*

*# of 220 volt circuits*

*Main Panel Condition:* OK Wood\_screws ALUM-110v HVAC\_incorrect\_ STAB-LOCK\_FPE  
Zinsco\_Panel 6+Breakers 6orLess-OK SizingOK Damage Ground\_OK Loose  
NoGround DoubleTaps FusesMisin Overfused No\_A/O@220 Outdated  
MisnCover MisnHanTie Openings Knockouts StrainRelf Corrosion CallXPRT  
LooseTerms MoLabels

*Sub Panel #1:* Location A/C\_Equip Garage Basement Attic Kitchen UtilRoom Exterior OK  
Double\_tap Improper BreakerOff Ground\_OK Loose NoGround FusesMisin  
Overfused ALUM-110v No\_A/O@220 Outdated MisnCover MisnHanTie  
Openings Knockouts StrainRelf Corrosion LooseTerms MoLabels

*Sub Panel #2:* Location A/C\_Equip Garage Basement Attic Kitchen UtilRoom Exterior OK  
Double\_tap Improper BreakerOff Ground\_OK Loose NoGround DoubleTaps  
FusesMisin Overfused ALUM-110v No\_A/O@220 Outdated MisnCover  
MisnHanTie Openings Knockouts StrainRelf Corrosion LooseTerms MoLabels

*Sub Panel #3:* Location A/C\_Equip Garage Basement Attic Kitchen UtilRoom Exterior OK  
Double\_tap Improper BreakerOff Ground\_OK Loose NoGround DoubleTaps  
FusesMisin Overfused ALUM-110v No\_A/O@220 Outdated MisnCover  
MisnHanTie Openings Knockouts StrainRelf Corrosion LooseTerms MoLabels

*Sub-Panel Condition:* OK Wood\_screws ALUM-110v HVAC\_incorrect\_ STAB-LOCK\_FPE  
Zinsco\_Panel 6+Breakers 6orLess-OK SizingOK Damage Ground\_OK Loose  
NoGround DoubleTaps FusesMisin Overfused No\_A/O@220 Outdated  
MisnCover MisnHanTie Openings Knockouts StrainRelf Corrosion CallXPRT  
LooseTerms MoLabels

**Conductors:**

*Entrance Cables:* Copper Aluminum ND

*Branch Wiring:* Copper Aluminum OK AL@110 Altered Damage Unsafe OpenJBoxes  
No\_JBoxes BareWires PoorAttach Abandoned

**Switches & Outlets:**

*Condition:* \*OK Lights\_out Storltems MisnCovers Hot/Neutral GFCI\_locations  
GFCI\_Info/dates Refrig2prong Washer2prong JBoxCvrMsn Inproper\_wired\_3-way  
2prong\_to3prong FanInopMar Monitor House\_Alarm Alarm\_FYI Electrician

**Switches & Outlets:**

*Condition:* OK Lights\_out Storltems MisnCovers Hot/Neutral GFCI\_locations  
GFCI\_Info/dates Refrig2prong Washer2prong JBoxCvrMsn Inproper\_wired\_3-way  
2prong\_to3prong FanInopMar Monitor House\_Alarm Alarm\_FYI Electrician

## HEATING - AIR CONDITIONING

### Main Floor Heating Equipment:

*Type:* ForcedAir Fan\_Assist 90%+ Gravity ForcedH2O Steam Radiant Baseboard HeatPump ElectricBackup Elec\_Wire SpaceHtrs Stove/FP Elect.Rest Solar  
 Location: Basement Garage Floor Wall Utility Closet Attic Exterior  
 PoorAccess EquipOff COtesterIN

*Location:* Crawl\_space Attic Garage Exterior\_storag Interior\_hall\_c Bonus\_attic  
 Kitchen\_HVAC\_closet

*Fuel Source:* NatGas Elec LPG Oil Kero Wood Leakage@ NoDripLeg NoProtectn  
 NoShutOff BadSupport UncapedPip FlexGasCon OilTnkAban Electronic Pilot  
 StoredItem

*Gas Meter Location:* Right\_side Left\_side Rear\_of\_home Front\_of\_home

*Capacity:* 50,000\_BTU's 75,000\_BTU's 100,000\_BTU's 125,000\_BTU's 150,000\_BTU's  
 175,000\_BTU's ServicLife PlanReplac

*Approximate age:*

*Main Floor Unit:* OK HPump\_above\_60 Hpump\_below\_60 NoResponse NoUtil NoLightPil  
 NotTested Corrosion Scorching LooseDoor BadFit LowTempRise Air\_-\_Air  
 Water-Air CleanIt Noisy Uneven RegisterND

*Burners / Heat Exchangers:* OK Nolgnition Flame-Typ OddFlame RustChambr Soot/Char ClosedSys  
 CracksHole BurnerProb NoMakUpAir Neglected HEXDisclam LEAKTESTIT  
 TooHot TempBad Gen\_Cond. Blocked CallXpert

*Pump / Blower Fan:* OK Damage PumpOld PumpLeak PumpNoise Vibration Bearings BeltsLoose  
 Dirty

*Combustion Air:* Adequate Inadequate VentsBlokd VentMissin BadAirSour

*Flues, Vents:* OK Metal MetToMason Lined Clay\_Tile Metal 80%NoLiner Plastic  
 HTPV\_Recal Disclaim Attention ActionNow Corrosion Slope-Mtl Slope\_Plas  
 Bad\_Joints MasonryBad Induct\_Fan 80%NoLiner NoSecondaryAir Backvent  
 Soot OpenOpenin BadHoodFit NoClOutCvr Clearance ImproperMT BadJoints  
 N/I Unvented DetBricks AirLeaks Asbestos

*Plenum:* OK Repairs

*Supply heat temperature:* Degrees

*Air Filters:* OK Change\_Dirty Extremely\_dirty HighrMedia Reusable Cut\_to\_fit Missin/Dam  
 EAC/HUM-NT

*Normal Controls:* Location Living\_room Dining\_room Hallway Upper\_hallway Master\_bedroom  
 Bonus\_room Secondary\_bedro Formal\_dining\_ Formal\_living Foyer OK\_  
 Electronic MultiZone HeatPmpThr Defects TherBroke RepairCont NonFunction  
 BadLocation HumidifierIN Wiring Plumbing NoDischarg NoBackFlow

*General suggestions:*

*Electric Baseboard Heat:* Primary Secondary Satisfact IncorrectInstal Inad\_Clear Outlet\_Abv 1NotFunct  
 Thermost.

### Main Floor Air Conditioning:

*Type:* Central Electric Window Wall None\_Present NoElec Below65F Noisy Damage  
 Foliage GetService

*Fuel Source:* 110 220 Disc-Yes Disc-No BadWiring NoGround

*Exterior disconnect provided:* Yes No. Yes\_diff\_locati

*Capacity of unit:* 1\_ton 1.5\_ton 2\_ton 2.5\_ton 3\_ton 3.5\_ton 4\_ton 4.5\_ton 5\_ton

*Approximate Age:* Over\_10\_

*Exterior unit condition:* OK\_ Exterior\_freon\_ Not\_level Damage\_fins Dog\_pee Recommend\_mulch

*Main Return Air Temp Main:*



**Report: Checklist Address:**

*Main Supply Air Temp Main:*  
*Main Air Temp Drop Main:*  
*Main System Condition:* OK Interior\_freon\_ BadAirDrop Rust\_in\_catch\_pan Insulation\_in\_pan Damage BadOperatn Inop CallXPERT  
*Condensate Line:* CDLPresent OK In\_Laundry\_pipe None\_installed CantSeeCDL CDL-EndND RepairCDL  
*Secondary condensate safety type:* Drain\_line Float\_Switch  
*Normal Controls:* OK TherBroke MoreThan1 RepairCont 2\_\_story\_1\_unit

**First Floor Heating Equipment:**

*Type:* ForcedAir Fan\_Assist 90%+ Gravity ForcedH2O Steam Radiant Baseboard HeatPump ElectricBackup Elec\_Wire SpaceHtrs Stove/FP Elect.Rest Solar Location: Basement Garage Floor Wall Utility Closet Attic Exterior PoorAccess EquipOff COTesterIN  
*Location:* Crawl\_space Attic Garage Exterior\_storag Interior\_hall\_c Bonus\_attic  
*Fuel Source:* NatGas Elec LPG Oil Kero Wood Leakage@ NoDripLeg NoProtectn NoShutOff BadSupport UncapedPip FlexGasCon OilTnkAban Electronic Pilot StoredItem  
*Gas Meter Location:* Right\_side Left\_side Rear\_of\_home Front\_of\_home  
*Capacity:* 50,000\_BTU's 75,000\_BTU's 100,000\_BTU's 125,000\_BTU's 150,000\_BTU's ServicLife PlanReplac  
*Approximate age:*  
*First Floor Unit:* OK HPump\_above\_60 Hpump\_below\_60 NoResponse NoUtil NoLightPil NotTested Corrosion Scorching LooseDoor BadFit LowTempRise Air\_-\_Air Water-Air CleanIt Noisy Uneven RegisterND  
*Burners / Heat Exchangers:* OK Nolgnition Flame-Typ OddFlame RustChambr Soot/Char ClosedSys CracksHole BurnerProb NoMakUpAir Neglected HExDisclam LEAKTESTIT TooHot TempBad Gen\_Cond. Blocked CallXpert  
*Pump / Blower Fan:* OK Damage PumpOld PumpLeak PumpNoise Vibration Bearings BeltsLoose Dirty  
*Combustion Air:* Adequate Inadequate VentsBlokd VentMissin BadAirSour  
*Flues, Vents:* OK Metal MetToMason Lined Clay\_Tile Metal 80%NoLiner Plastic HTPV\_Recal Disclaim Attention ActionNow Corrosion Slope-Mtl Slope\_Plac Bad\_Joints MasonryBad Induct\_Fan 80%NoLiner NoSecondaryAir Backvent Soot OpenOpenin BadHoodFit NoClOutCvr Clearance ImproperMT BadJoints N/I Unvented DetBricks AirLeaks Asbestos  
*Plenum:* OK Repairs  
*First Floor Supply heat temperature:* Degrees\_  
*First Floor Air Filters:* OK Change\_Dirty Extremely\_dirty HighrMedia Reusable Cut\_to\_fit Missin/Dam EAC/HUM-NT  
*First Floor Controls:* Location Living\_room Dining\_room Hallway Upper\_hallway Master\_bedroom Bonus\_room Secondary\_bedro Formal\_dining\_ Formal\_living OK\_ Electronic MultiZone HeatPmpThr Defects TherBroke RepairCont NonFunction BadLocation HumidifierIN Wiring Plumbing NoDischarg NoBackFlow  
*First Floor General suggestions:*  
*Electric Baseboard Heat:* Primary Secondary Satisfact IncorrectInstal Inad\_Clear Outlet\_Abv 1NotFunct Thermost.



Report: Checklist Address:

**First Floor Air Conditioning:**

Type: Central Electric Window Wall None\_Present NoElec Below65F Noisy Damage Foliage GetService

Fuel Source: 110 220 Disc-Yes Disc-No BadWiring NoGround

Exterior disconnect provided: Yes No. Yes\_diff\_locati

Capacity of unit: 1\_ton 1.5\_ton 2\_ton 2.5\_ton 3\_ton 3.5\_ton 4\_ton 4.5\_ton 5\_ton

Approximate Age: Over\_10\_

Exterior unit condition: OK\_ Exterior\_freon\_ Not\_level Damage\_fins Dog\_pee Recommend\_mulch

Main Return Air Temp Main:

Main Supply Air Temp Main:

Main Air Temp Drop Main:

Main System Condition: OK Interior\_freon\_ BadAirDrop Rust\_in\_catch\_pan Insulation\_in\_pan Damage BadOperatrn Inop CallXPERT

Condensate Line: CDLPresent OK In\_Laundry\_pipe None\_installed CantSeeCDL CDL-EndND RepairCDL

Secondary condensate safety type: Drain\_line Float\_Switch

Normal Controls: OK TherBroke MoreThan1 RepairCont 2\_\_story\_1\_unit

**Second Floor Heating Equipment:**

Type: ForcedAir Fan\_Assist 90%+ Gravity ForcedH2O Steam Radiant Baseboard HeatPump ElectricBackup Elec\_Wire SpaceHtrs Stove/FP Elect.Rest Solar Location: Basement Garage Floor Wall Utility Closet Attic Exterior PoorAccess EquipOff COTesterIN

Location: Crawl\_space Attic Garage Exterior\_storag Interior\_hall\_c Bonus\_attic

Fuel Source: NatGas Elec LPG Oil Kero Wood Leakage@ NoDripLeg NoProtectn NoShutOff BadSupport UncapedPip FlexGasCon OilTnkAban Electronic Pilot StoredItem

Gas Meter Location: Right\_side Left\_side Rear\_of\_home Front\_of\_home

Capacity: 50,000\_BTU's 75,000\_BTU's 100,000\_BTU's 125,000\_BTU's 150,000\_BTU's ServicLife PlanReplac

Approximate age:

Second Floor Unit: OK HPump\_above\_60 Hpump\_below\_60 NoResponse NoUtil NoLightPil NotTested Corrosion Scorching LooseDoor BadFit LowTempRise Air\_-\_Air Water-Air CleanIt Noisy Uneven RegisterND

Burners / Heat Exchangers: OK Nolgnition Flame-Typ OddFlame RustChambr Soot/Char ClosedSys CracksHole BurnerProb NoMakUpAir Neglected HEXDisclam LEAKTESTIT TooHot TempBad Gen\_Cond. Blocked CallXpert

Pump / Blower Fan: OK Damage PumpOld PumpLeak PumpNoise Vibration Bearings BeltsLoose Dirty

Combustion Air: Adequate Inadequate VentsBlokd VentMissin BadAirSour

Flues, Vents: OK Metal MetToMason Lined Clay\_Tile Metal 80%NoLiner Plastic HTPV\_Recal Disclam Attention ActionNow Corrosion Slope-Mtl Slope\_Plac Bad\_Joints MasonryBad Induct\_Fan 80%NoLiner NoSecondaryAir Backvent Soot OpenOpenin BadHoodFit NoClOutCvr Clearance ImproperMT BadJoints N/I Unvented DetBricks AirLeaks Asbestos

Plenum: OK Repairs

Second Floor Supply Heat Temperature: Degrees

Second Floor Air Filters: OK Change\_Dirty Extremely\_dirty HighrMedia Reusable Cut\_to\_fit Missin/Dam



Report: Checklist Address:

EAC/HUM-NT  
 Second Floor Controls: Location Living\_room Dining\_room Hallway Upper\_hallway Master\_bedroom Bonus\_room Secondary\_bedro Formal\_dining\_ Formal\_living OK\_ Electronic MultiZone HeatPmpThr Defects TherBroke RepairCont NonFunction BadLocation HumidifierIN Wiring Plumbing NoDischarg NoBackFlow

General suggestions for second floor:

Electric Baseboard Heat: Primary Secondary Satisfact IncorrectInstal Inad\_Clear Outlet\_Abv 1NotFunc Thermost.

**Second Floor Air Conditioning:**

Type: Central Electric Window Wall None\_Present NoElec Below65F Noisy Damage Foliage GetService

Fuel Source: 110 220 Disc-Yes Disc-No BadWiring NoGround

Exterior disconnect provided: Yes No. Yes\_diff\_locati

Capacity of unit: 1\_ton 1.5\_ton 2\_ton 2.5\_ton 3\_ton 3.5\_ton 4\_ton 4.5\_ton 5\_ton

Approximate Age: Over\_10\_

Exterior unit condition: OK\_ Exterior\_freon\_ Not\_level Damage\_fins Dog\_pee Recommend\_mulch

Main Return Air Temp Main: Main Supply Air Temp Main: Main Air Temp Drop Main: Main System Condition: OK Interior\_freon\_ BadAirDrop Rust\_in\_catch\_pan Insulation\_in\_pan Damage BadOperatn Inop CallXPERT

Condensate Line: CDLPresent OK In\_Laundry\_pipe None\_installed CantSeeCDL CDL-EndND RepairCDL

Secondary condensate safety type: Drain\_line Float\_Switch

Normal Controls: OK TherBroke MoreThan1 RepairCont 2\_\_story\_1\_unit

**Basement/3rd Floor Heating Equipment:**

Type: ForcedAir Fan\_Assist 90%+ Gravity ForcedH2O Steam Radiant Baseboard HeatPump ElectricBackup Elec\_Wire SpaceHtrs Stove/FP Elect.Rest Solar Location: Basement Garage Floor Wall Utility Closet Attic Exterior PoorAccess EquipOff COTesterIN

Location: Crawl\_space Attic Garage Exterior\_storag Interior\_hall\_c Bonus\_attic

Fuel Source: NatGas Elec LPG Oil Kero Wood Leakage@ NoDripLeg NoProtectn NoShutOff BadSupport UncapedPip FlexGasCon OilTnkAban Electronic Pilot StoredItem

Gas Meter Location: Right\_side Left\_side Rear\_of\_home Front\_of\_home

Capacity: 50,000\_BTU's 75,000\_BTU's 100,000\_BTU's 125,000\_BTU's 150,000\_BTU's ServicLife PlanReplac

Approximate age: Basement/3rd Floor Unit: OK HPump\_above\_60 Hpump\_below\_60 NoResponse NoUtil NoLightPil NotTested Corrosion Scorching LooseDoor BadFit LowTempRise Air\_-\_Air Water-Air CleanIt Noisy Uneven RegisterND

Burners / Heat Exchangers: OK Nolgnition Flame-Typ OddFlame RustChambr Soot/Char ClosedSys CracksHole BurnerProb NoMakUpAir Neglected HExDisclam LEAKTESTIT TooHot TempBad Gen\_Cond. Blocked CallXpert

Pump / Blower Fan: OK Damage PumpOld PumpLeak PumpNoise Vibration Bearings BeltsLoose Dirty

Combustion Air: Adequate Inadequate VentsBlokd VentMissin BadAirSour



**Report: Checklist Address:**

*Flues, Vents:* OK Metal MetToMason Lined Clay\_Tile Metal 80%NoLiner Plastic HTPV\_Recal Disclaim Attention ActionNow Corrosion Slope-Mtl Slope\_Plas Bad\_Joints MasonryBad Induct\_Fan 80%NoLiner NoSecondaryAir Backvent Soot OpenOpenin BadHoodFit NoClOutCvr Clearance ImproperMT BadJoints N/I Unvented DetBricks AirLeaks Asbestos

*Plenum:* OK Repairs

*Basement/3rd Floor Supply heat temperature:* Degrees

*Basement/3rd Floor Air Filters:* OK Change\_Dirty Extremely\_dirty HighrMedia Reusable Cut\_to\_fit Missin/Dam EAC/HUM-NT

*Basement/3rd Floor Controls:* Location Living\_room Dining\_room Hallway Upper\_hallway Master\_bedroom Bonus\_room Secondary\_bedro Formal\_dining\_ Formal\_living OK\_Electronic MultiZone HeatPmpThr Defects TherBroke RepairCont NonFunction BadLocation HumidifierIN Wiring Plumbing NoDischarg NoBackFlow

*Basement/3rd Floor General suggestions:*

*Electric Baseboard Heat:* Primary Secondary Satisfact IncorrectInstal Inad\_Clear Outlet\_Abv 1NotFunc Thermost.

**Basement/3rd Floor Air Conditioning:**

*Type:* Central Electric Window Wall None\_Present NoElec Below65F Noisy Damage Foliage GetService

*Fuel Source:* 110 220 Disc-Yes Disc-No BadWiring NoGround

*Exterior disconnect provided:* Yes No. Yes\_diff\_locati

*Capacity of unit:* 1\_ton 1.5\_ton 2\_ton 2.5\_ton 3\_ton 3.5\_ton 4\_ton 4.5\_ton 5\_ton

*Approximate Age:* Over\_10\_

*Exterior unit condition:* OK\_ Exterior\_freon\_ Not\_level Damage\_fins Dog\_pee Recommend\_mulch

*Main Return Air Temp Main:*

*Main Supply Air Temp Main:*

*Main Air Temp Drop Main:*

*Main System Condition:* OK Interior\_freon\_ BadAirDrop Rust\_in\_catch\_pan Insulation\_in\_pan Damage BadOperatn Inop CallXPERT

*Condensate Line:* CDLPresent OK In\_Laundry\_pipe None\_installed CantSeeCDL CDL-EndND RepairCDL

*Secondary condensate safety type:* Drain\_line Float\_Switch

*Normal Controls:* OK TherBroke MoreThan1 RepairCont 2\_\_story\_1\_unit

**Ductwork / Distribution:**

*Ducts / Air Supply:* FlexRound OK InSlab RadPlenum InsulMetal FGductbd Defects Corrosion DiscDucts Crushed LooseInsul Retape LowAirFlow ZoneInop CallXpert

**Auxiliary Equipment:**

*Whole House Attic Fan:* Marginal Older-Lube Inop OK

*Swamp Cooler:* DirtyMedia Inop

## INTERIOR ROOMS

**Doors:**

*Main Entry Door:* Ok Repair Str\_Pla\_handle Dead\_bolt\_strik Drill\_Hole\_dead Both\_dont\_align Weather\_strip

*Other Exterior Doors:* Rear\_door\_type SG French Side/Rear Ok Repair Strike\_plate Dead\_bolt\_strik Drill\_Hole\_dead Both\_dont\_align Weather\_strip Miss\_Screen Side\_door\_type Garage\_service\_ Garage\_entry Side\_patio/deck OK Repair: Strike\_plate Dead\_bolt\_strik Drill\_Hole\_dead Both\_dont\_align Weather\_strip Miss\_Screen

*Overall Interior Door Condition:* Ok Location: Foyer\_coat\_ Formal\_dining Formal\_living Office Upper Front\_right\_ Front\_left\_bed Right\_rear\_bed Left\_rear\_bed Middle\_bed Mother-in-law Closet\_door Left\_side\_bifol Right\_side\_bifo Left\_side\_slide Right\_side\_slid 1/2\_bathroom\_entry\_door\_ Hall\_bathroom\_entry\_door Master\_bathroom\_entry\_door\_ Kitchen\_pantry\_door Repair Strike\_plate Missing\_door\_stopper Sticking Engineer Hole/stopper Hole Carpet Ball\_latch Magnetic Bi-fold\_adjust: Bi-fold\_replace Track\_guide Keyed\_dead\_bolt

**Windows:**

*General Type & Condition:* Vinyl Alum. Wood Steel Clad Insulated Single\_pane Sliding Casement S\_Hung Dbl\_Hung Insulated

*Condition:* OK Repair Bad\_seal\_ Bad\_springs Painted\_shut GlazingDet Professional\_Tilt\_in\_levers

**Walls:**

*General Material:* Drywall Plaster Paneling Wallcover

*Condition:* OK Repair Moisture TypCracks MajCracks Engineer Storltems Hole\_in\_wall

**Ceilings:**

*General Type:* Drywall Plaster Wood Tile

*Condition:* OK Moisture\_active Moisture\_inacti Mositure\_vacant

**Floors:**

*Type:* Carpet Wood Wood\_Laminate Tile Vinyl Stone/Slate Stained\_concret

*Condition:* OK Rugs Stains Floor\_squeak\_ Repair Moisture\_damage Color\_differenc Cracked\_tile

**Stairs & Handrails:**

*Condition:* OK HandrailOK Repair: 3\_or\_more Over\_30" Over\_4"\_spacing Less\_than\_36" Loose Rise\_of\_run

**Smoke / Fire Detector:**

OK\_ Batteries No\_responce No\_Co2 Add\_more Addition\_added

**Fireplace/Wood burning devices**

*Type/Location* Wood\_burning Gas\_logs\_vented Ventless\_logs Living\_room Great\_room Master\_bedroom Formal\_dining\_ Formal\_living Addition OK Pilot\_not\_lit Repair: CO\_leak\_ Thermo\_coupler Switch\_not\_resp

*Condition:* OK Pilot\_not\_lit Repair: CO\_leak\_ Thermo\_coupler Switch\_not\_resp

## KITCHEN - APPLIANCES

**Kitchen Sink:**

*Type:* SS Porcelian Solid\_surface w/\_sprayer\_wand  
*Condition:* Dish\_Block OK\_Minor\_wear HeavyWear Sprayer\_functio Did\_not\_test Repair: Sprayer\_leak LeakNoted S-trap High\_Loop\_DishW

**Range/ Cooktop / Oven:**

*Cooktop Type:* Gas\_ Electric  
*Condition:* OK NO\_CO2 Did\_not\_test\_el Did\_not\_test\_ga Repair BurnerInop Front,\_left Front,\_right Rear,\_right\_ Rear,\_left\_ Warmer Gas\_ignitor\_bad Front,\_left\_ Front,\_right Rear,\_left\_ Rear,\_right Middle\_griddle BroilInop BakeInop BadHinges No\_Anti-tip No\_power CO2\_leak None\_installed  
*Oven type:* Gas Electric\_oven Double\_oven w/\_convection  
*Oven condition:* Lower\_ele\_OK Broiler\_OK Convection\_OK Light\_ok Do\_not\_test\_tim Anti-tip\_FYI\_ Did\_not\_test\_el Did\_not\_test\_ga Repair: Light\_out Bad\_ele Bad\_broiler Bad\_conv\_fan  
 Lower\_ele\_OK Broiler\_OK Convection\_OK Light\_ok Do\_not\_test\_tim Anti-tip\_FYI\_ Did\_not\_test\_el Did\_not\_test\_ga Repair: Light\_out Bad\_ele Bad\_broiler Bad\_conv\_fan

**Ventilation:**

*Type:* External\_ External\_micro External\_hood Internal\_ Internal\_microw Jenn\_air  
*Condition:* OK Did\_not\_test None Repair FanHoodBAD NoFan/Hood Noisy Dirty LightInop Bad\_termination None\_-\_no\_windo

**Refrigerator:**

*Condition:* Do\_not\_test Though\_we\_do\_no Ice\_off Noisy NotLevel Condensate GasketWorn ShelvesBad

**Dishwasher:**

*Service switch type:* Wall\_switch Breaker Wall\_plug  
*Condition:* OK None Portable FYI\_-\_wall\_swit Did\_not\_test Repair: Inop No\_water Leaking Rusting Staining BadGasket BadSprings Bad\_soap\_dish

**Garbage Disposal:**

*Condition:* None OK\_ Did\_not\_test Repair Leak\_ Rusting Missing\_ele\_cov Worn\_safety\_gas No\_responce\_ Blades\_locked  
 None OK\_ Did\_not\_test Repair Leak\_ Rusting Missing\_ele\_cov Worn\_safety\_gas No\_responce\_ Blades\_locked

**Trash Compactor:**

*Condition:* Do\_not\_test

**Other Built-ins:**

*Microwave:* OK\_ Did\_not\_test Repair Not\_functioning Suf\_lights\_out Int\_light\_out Tray\_missing Tray\_bad Handle\_broken\_ Int\_screen\_burn Vent\_fan\_bad Sparking

*Instant Hot Water Dispenser:* OK Leaking Inop Disconectd NoPower Did\_not\_test

**Interior components:**

*Cabinet type:* Cabinet\_type: Wood Metal\_  
*Cabinet Conditions:* OK Pull\_outs\_OK Lazy\_Susan Repair Support\_Bracket Broke\_Hinge Broke\_Door Pull\_outs\_bad Bad\_Lazy\_Susan  
*Counter Tops are* Laminate Granite Corian Stained\_Concret Tile  
*Counter top conditions:* OK Repair Crack\_ Caulk\_ Chipped\_ Water\_damag



Report: Checklist Address:

## LAUNDRY AREA

**Laundry:**

<i>Location:</i>	Garage_entry_ Basement ServiceMF Closet 2ndFloor Kitchen HallCloset RearPorch Vent No_Vent
<i>Waste Lines:</i>	OK No_Trap ActBasLeak FloorDrain
<i>Catch pan terminates:</i>	Rear_of_home_ Garage_ Left_side_ Right_side_ Undetermined No_flood_test
<i>Catch pan condition:</i>	Catch_pan_OK No_catch_pan Drain_no_pan Cracked_pan
<i>Clothes Washer:</i>	OK Did_not_test
<i>Clothes Dryer:</i>	Type: Elec_3-prong Elec_4-prong GasOnly Both_gas/elec Condition: OK NotTested
<i>Dryer Vent:</i>	Vented NoExterior OK FYI_-_plastic_vent_duct NoVent clogged VentAtAC VentAttic VentProblem

Report: Checklist Address:

## PLUMBING SYSTEM

**Main Line:**

*Material:* CU Galv Plastic Poly\_statement WaterSoft  
*Condition:* OK Repairs:  
*Main water shut off location:* Garage Left\_wall\_ Right\_wall Rear\_wall Closet\_floor: Hall\_closet\_ Foyer\_coat\_clos Kitchen\_pantry Master\_closet Color: Yellow\_handle Red\_handle Green\_handle Blue\_handle Black\_handle Painted  
*Main shut off condition:* OK Metal\_allen\_key

**Supply Lines:**

*Material:* CU Galv Plastic Poly ND  
*Condition:* OK Galvan\_50 Leaks\_/\_low\_vol Damage MinorCorr Leaks LoosePipe Hammer PressLoss

**Waste Lines:**

*Material:* Plastic Cast Galv Copper Lead Metal\_  
*Condition:* OK Rust Leaks Open\_Waste Vent-OK Vents-Bad

**Hose Bibs / Hookups:**

*General:* OK Bad HandleMisn No\_pressure Leak\_ HoseWarn

**Water Heater:**

*Power Source:* Gas Flue\_vented Direct\_vent Tankless NoGasValve Elec Oil Propane  
*Capacity:* 30 38 40 50 52 66 75\_gallon 80 2\_40\_gal Special Tankless DemandUnit To\_Small  
*Location:* Garage Basement Exterior\_Closet Hall\_Closet Kitchen\_closet  
*Condition:* OK Tankless\_OK Tankless\_BAD PilotOff Gas\_off Electic\_off Leaks Rust Sitting\_directly\_on\_concrete\_surface Corrosion Deposits Yellow/Red\_flame\_color No\_Dielect TPR=OK ExtendDL Blanket Vent\_collar Neg-Horz BadClearnc SolarAssist SeismicStraps StrapsInadequet  
*Water Temperature:* G\_water\_heater E\_Water\_heater Over\_125\_degree

**Second Water Heater:**

*Power Source:* Gas Flue\_vented Direct\_vent Tankless NoGasValve Elec Oil Propane  
*Capacity:* 30 38 40 50 52 66 75\_gallon 80 2\_40\_gal Special Tankless DemandUnit To\_Small  
*Location:* Garage Basement Exterior\_Closet Hall\_Closet Kitchen\_closet  
*Condition:* OK Tankless\_OK Tankless\_BAD PilotOff Gas\_off Electic\_off Leaks Rust Sitting\_directly\_on\_concrete\_surface Corrosion Deposits Yellow/Red\_flame\_color No\_Dielect TPR=OK ExtendDL Blanket Vent\_collar Neg-Horz BadClearnc SolarAssist SeismicStraps StrapsInadequet  
*Water Temperature:* G\_water\_heater E\_Water\_heater Over\_125\_degree

**Septic System:**

*Septic Tank Location:* Front Rear Left Right Unknown  
*Drain Field Location:* Front Rear Left Right Unknown  
*System Condition:* Not\_Inspected SeeSeparateRepo Marginal Inop Signs Sewage Odor Marshy Breakout Mold Depression RecentWork CallXpert Potential NoConnect

Report: Checklist Address:

## BATHROOMS

### Bathroom Area:

*Location:* Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro

*Condition of sink:* Location: Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro OK Repair: Bad\_Stopper Stopper\_missing Hot/Cold\_revers Crack Caulk Tinkering\_ptrap S-trap Overflow\_bad Overflow\_leak

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*Tub/Shower fixture conditions:* Location: Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro OK Repair: Shower\_head\_lea Hot/cold\_rev Caulk\_Spout\_loose Slow\_drain Bad\_stopper Stopper\_missing Drip Diverter\_bad Diverter\_garden

*Tub/Shower wall conditions:* Location: Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro Type: Pre-fab Tile Tile\_floor Plastic\_floor Marble Condition: OK FYI\_-\_weep\_hole Repair: Weep\_hole\_clogd Caulk\_Grout Shower\_door\_adj Tile\_seat\_slope Soap\_bad\_slope Window\_slope

*Whirlpool tub:* Location: Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro OK Wall\_switch GFCI\_OK NO\_access NO\_GFCI

*Bathroom ventilation:* Location: Master\_Bathroom Upper Hall\_bathroom Left\_side Right\_side Middle\_of\_home Rear\_of\_home Guest\_bathroom Jack\_and\_Jill 1/2\_bathroom Bonus\_room Basement\_bathro Type: Power\_vent Vent\_w/heat Window Condition: OK Repair: No\_responce Improper\_termin Heater\_bad Light\_out\_

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**Report: Checklist Address:**

*Whirlpool tub:* Condition: OK FYI\_-weep\_hole Repair: Weep\_hole\_clogd Caulk\_ Grout Shower\_door\_adj Tile\_seat\_slope Soap\_bad\_slope Window\_slope  
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Report: Checklist Address:

## GARAGE - CARPORT

**Type:**

Attached Detached 1car 2car 3car 4car

**Roof:**

*Condition:* SameHouse SeeRoofRpt

**Ceilings:**

*Condition:* OK Leaks\_noted

**Walls:**

Drywall\_condito Drywall\_full Drywall\_-\_parti OK\_ Stored\_items

**Garage Door:**

*Material:* Wood Metal

*Condition:* OK\_ MinorDamag MajorDamag DetHardwar Adj/Servic Locked Lock\_warning  
FYI\_-\_key\_pad Repair Wood\_rot Dented Spring\_broken Eye\_Beams\_low  
Beams\_outofline

*Garage Door Operation:* OpenerOK OpenerINOP Unplugged Manual Tension\_bad Tension\_no\_eyes

**Floor:**

*Condition:* OK TypCracks MajCracks Repair StorItems SaltDamage

Report: Checklist Address:

## GROUNDS

### Paving conditions:

*Driveway:* Type: Concrete Earth Gravel Brick\_ Paver\_stone Condition: OK\_ Cracks\_Typ Snow Repair Raise-Set Spalling PieceMisn Trip Slope\_bad Poor\_Drain SaltDamage

*Walks:* Sidewalk\_type: Conc Brick Paver/Tile Wood Flagstone Condition: OK Cracks\_Typ Snow Repair Raise-Set Spalling PieceMisn Sloped Erosion Seal Poor\_Drain SaltDamage

### Rear Patio:

*Construction material:* Patio\_type: Conc Brick Paver Wood\_decking with\_screens Condition: OK\_ Cracks\_Typ Carpet\_block Repair: SaltDamage Raise-Set Spalling Sloped

*Structure/Post:* Type: Open SameStru Shed FG\_Panel Metal Condition: OK\_ Repair: DeterBase Rotted\_trim Post\_rotted Rotted\_spindle Over\_36" OverSpan

*Cover / Roof:* SameAsHouse Shed FG Metal\_ OK Repair:

### Front porch:

*Structure/Post:* Type: Open SameStru Shed FG\_Panel Metal W/\_screens Condition: OK\_ Repair: DeterBase Rotted\_trim Post\_rotted Rotted\_spindle Over\_36" OverSpan

*Cover / Roof:* SameAsHouse Shed FG Metal\_ OK Repair:

*Staircase:* OK Point\_up Settled Wood\_rot

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*Structure/Post:* Type: Open SameStru Shed FG\_Panel Metal W/\_screens Condition: OK\_ Repair: DeterBase Rotted\_trim Post\_rotted Rotted\_spindle Over\_36" OverSpan

*Cover / Roof:* SameAsHouse Shed FG Metal\_ OK Repair:

*Staircase:* OK Point\_up Settled Wood\_rot

### Decks / Balcony:

*Type:* Wood Wood\_composite Concrete

*Condition:* OK Wood Conc Waterproof Snow No\_view Access\_blocked Handrail\_OK Repair: Deteriorat HandLoose Over\_36" Spindle\_Over\_4" NO\_lag\_bolts Over\_spanned Loose\_deck\_boar Handrail\_bowed Hand\_rotted

### Fences & Gates:

*Type:* Wood Metal\_ Vinyl Chain\_link

*Condition:* OK\_ Locked\_gate Repair: LoosePost MissingBd Gate\_lock Gate\_draggs\_grou Loose\_chain Pool\_-\_wrong

### Grading:

*Site:* FlatSite Gentle Steep StairStep DrainOK Correct Evidence PitchAway LowerSoil EarthWood Snow

### Retaining Walls:

*Condition:* Retaining\_type Conc Masonry Timber Rock Brick Facade OK\_ Repair: Rotted\_ Rotted\_dead\_men Damage DispTyp DispMajor FYI\_-\_All\_RR\_Tie\_walls

### Landscaping:

*Condition:* OK\_ Repair Sprinkler\_syste Trim\_Away Tree\_Close Vines\_remove Slope\_bad Tree\_Hang Low\_VoltNT