

Home Inspection Report



260 , F, TN 37328

Inspection Date:

Thursday September 27, 2018

Prepared For:

m G

Prepared By:

True Safe Home Inspections
11 Greenhouse Ln
Elora, TN 37328
(256) 527-2959

Report Number:

931

Inspector:

Craig Guntherberg

License/Certification #:

TN--1723

Receipt/Invoice

True Safe Home Inspections
11 Greenhouse Ln
Elora, TN 37328
(256) 527-2959

Date: Sep 27, 2018

Inspected By: Craig Guntherberg

Property Address
260
F, TN 37328

Inspection Number: 931

Payment Method: Check

Client: m G

Inspection	Fee
Home Inspection	\$300.00

Total	\$300.00
--------------	-----------------

Report Summary

Items Not Operating

Smoke detectors and carbon monoxide detector

Major Concerns

Gap between porch and brick needs to be caulked to keep water from going behind porch.
 Wet roof decking above bonus room needs to be repaired
 Roof leaking around chimney
 Repair all problems with duct work see pictures
 Roof leaks above Master bedroom and bathroom
 Roof leak above bedroom 3 bedroom on right at end of hall
 Need to have insurance company look at roof because of so many granules missing on shingles. Roof in my opinion needs to be replaced because of this issue and the leaks found along with all the nail pops

Potential Safety Hazards

Front porch plug needs to have weather proof cover installed and needs to be changed to a GFI outlet
 Handrail is loose needs to be secured to house at front porch area
 Need to have handrail installed at rear of deck
 Wiring needs to be in electrical boxes repair is needed in attic
 Need to repair all smoke and carbon monoxide detectors
 Need to replace glass in porthole window in the upstairs room

Deferred Cost Items

Hose bib needs to be reanchored to wall
 Down spout on front left hand side needs to be extended away from house
 Down spout at pool deck needs to be extended away from deck
 Have nail pops driven back in and sealed with premium roof caulk
 Porthole window needs to have wood gaps repaired and repainted also glass replaced
 Gutter on right front of house needs to be sloped so it will drain properly
 Gutters need to be cleaned
 Gutter on left front of house needs to be sloped so it will drain
 Gutter on back left side needs to be cleaned and sloped so it will drain also needs cleaning
 Need to have condenser coil cleaned
 Evaporator coil needs cleaning
 Weather stripping at bottom of laundry room door needs repaired
 Gas line needs to run through brick and not wall vent need to install correct
 Crawl space door is rusted and missing metal at bottom needs to be replaced
 Light switch has been pulled out of fan needs to be repaired bedroom 1
 Need to replace ceiling fan in bedroom 2
 Hole in south wall needs to be repaired in master bedroom
 Crawl space door is rusted and missing metal at bottom needs to be replaced
 Main supply duct needs to be elevated off the ground straps are broken
 All Hvac duct boots need to be insulated
 Several flexduct need to be replaced in crawlspace
 Need to replace crawl space entry door
 Replace insulation on main supply duct

Report Summary

Improvement Items

Need to have GFI outlets installed at kitchen sink

Could not inspect whirlpool tub because of no access door. Need to have access door installed

Have GFI plugs installed in bathrooms and outside outlets

Insulation does not meet R38 which is the recommended amount in this area

Items To Monitor

Roof leaks

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.

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Rain

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

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 Walkway had some cracking, but is usable.

Photos



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 had no major problems

Porch

☐ None ☐ Not Visible

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

Support Pier ☒ Concrete ☐ Wood Other: .

Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard

Comments Gap between porch and brick needs to be caulked to keep water from going behind porch.

Handrail is loose needs to be secured to house

Photos

Grounds



Gap between porch and brick needs to be caulked to keep water from going behind porch



Handrail is loose needs to be secured to house

Stoops/Steps

☐ None

Material

☐ Concrete ☐ Wood Other: Brick ☐ Railing/Balusters recommended

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Front steps are in good condition
 Need to have handrail installed

Photos

Grounds



Need to have handrail installed

Deck/Balcony

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

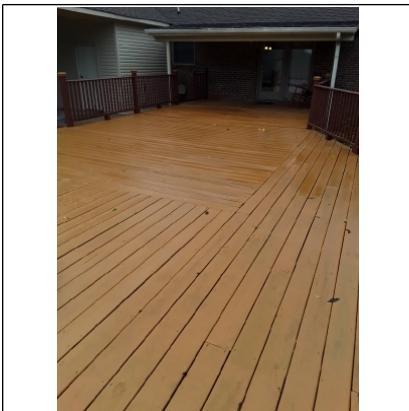
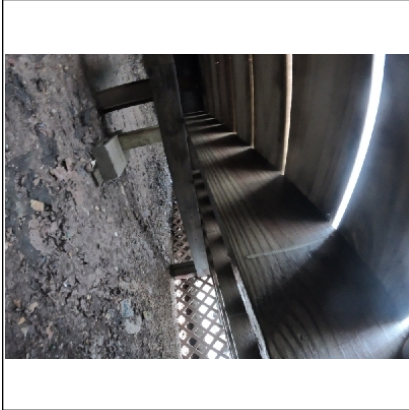
Finish

☐ Treated ☒ Painted/Stained Other: ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Comments

Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck.

Photos



Deck/Patio/Porch Covers

☐ None

Grounds

Deck/Patio/Porch Covers cont.

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

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

Comments Front porch cover is in good condition

Photos



Landscaping affecting foundation

☐ N/A

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

Comments Down spout on front left hand side needs to be extended away from house
 Down spout at pool deck needs to be extended away from deck

Photos



Down spout at pool deck needs to be extended



Down spout on front left hand side needs to be extended

Hose bibs

☐ N/A

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Hose bib needs to be reanchored to wall

Photos

Grounds



Hose bib needs to be reanchored
to wall



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 #1 Type: Asphalt
Layers: 1 Layer
Age: Older
Location: All of house

Comments

Ventilation System

☐ None ☐ N/A

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

Comments Soffit/Eave
Gable
Ridge

Photos



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 All the flashing was not visible

Photos

Roof



Valleys

☐ N/A

Material

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

Condition

☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing

Comments

Valleys where in good condition at time of inspection

Photos



Condition of Roof Coverings

Roof #1

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

Comments

Have nail pops driven back in and sealed with premium roof caulk
 Several shingles have granules missing

Photos

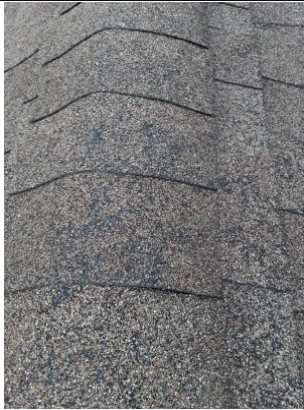
Roof



Nail pops need to be repaired
over carport section oh house



Have nail pops driven back in and
sealed with premium roof caulk
Over carport



Several granuals missing and
burnt spots

Skylights

☐ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Skylight was in satisfactory condition at time of inspection

Photos



Plumbing Vents

☐ Not Visible ☐ Not Present

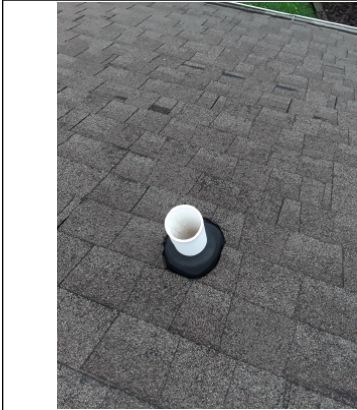
Roof

Plumbing Vents cont.

Condition ☐ Satisfactory ☐ Marginal ☒ Poor

Comments

Photos



Crack in plumbing boot needs to be replaced



Crack in plumbing boot needs to be replaced

Exterior

Chimney(s)

☐ None

Location(s) Middle of Roof

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 Hole in vinyl needs to be filled on chimney

Photos



Hole in vinyl needs to be filled on chimney



Gutters/Scuppers/Eavestrough

☐ None

Condition ☐ 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

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

Comments Gutter on right front of house needs to sloped so it will drain properly
 Gutters need to be cleaned
 Gutter on left front of house needs to be sloped so it will drain
 Gutter on back left side needs to be cleaned and alopmed so it will drain

Photos

Exterior



Gutter on right front of house needs to sloped so it will drain properly.



Gutters need to be cleaned



Gutter need to be sloped so it will drain



Gutter on back left side needs to be cleaned and aloped so it will drain

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 appeared to be all intact and in overall satisfactory condition.

Trim

Material

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

Condition

☒ Satisfactory
 ☐ Marginal
 ☐ Poor

Comments

Trim was in need of normal painting maintenance.

Photos

Exterior



Soffit

☐ None

Material

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

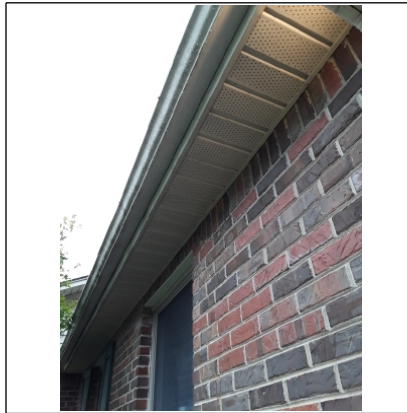
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

No problems found in soffit at time of inspection

Photos



Fascia

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Caulking

☐ None

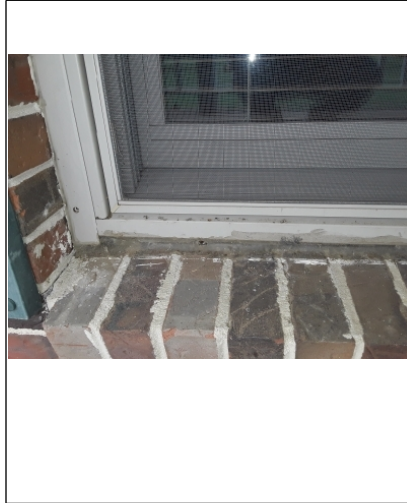
Exterior

Caulking cont.

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

Comments Caulking around bottom of windows at main entrance front porch area needs repaired
 -Copy:

Photos



Windows/Screens

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

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

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments Port hole window need to have wood gaps repaired and repainted

Photos



Slab-On-Grade/Foundation

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

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

Exterior

Slab-On-Grade/Foundation cont.

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

Comments No apperant problems in foundation walls and slab at time of inspection

Service Entry

Location ☒ Underground ☐ Overhead

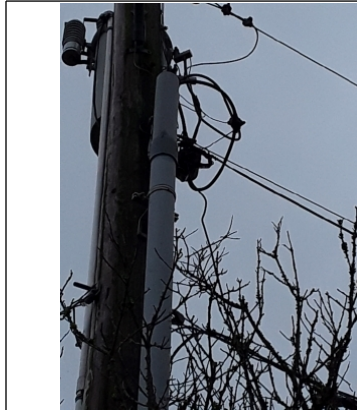
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

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

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

Comments Front porch plug needs to have weather proof cover installed and needs to be changed to a GFI outlet

Photos



Front porch plug needs to have weather proof cover installed and needs to be changed to a GFI outlet

Building(s) Exterior Wall Construction

Type ☐ Not Visible ☐ Framed ☒ Masonry Other:

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

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

Exterior Doors

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

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

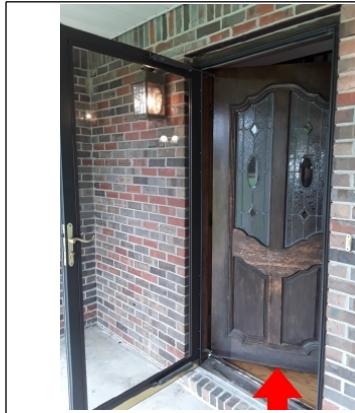
Master Bedroom Sliding Door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Laundry Room Exterior Door ☐ N/A Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

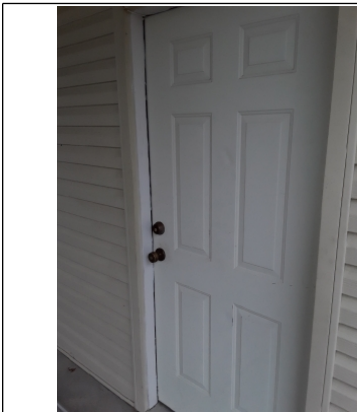
Comments

Photos

Exterior



Weather stripping at bottom of door is torn a little



Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Lefthand side of house

Brand: Trane

Model #: 2WCC3036A1000AA

Serial #: 8295WCT9H

Approximate Age: Unit is a 2008 model 3 & 1/2 ton heat pump with 5kw heat strips

Condition

☒ Satisfactory

☐ Marginal

☐ Poor

☐ Cabinet/housing rusted

Energy source

☒ Electric

☐ Gas

Other: .

Unit type

☒ Air cooled

☐ Water cooled

☐ Geothermal

☐ Heat pump

Outside Disconnect

☒ Yes

☐ No

Maximum fuse/breaker rating (amps): 40 Fuses/Breakers installed (amps): 40

☐ Improperly sized fuses/breakers

Level

☒ Yes

☐ No

☐ Recommend re-level unit

Condenser Fins

☐ Damaged

☒ Need cleaning

☐ Damaged base/pad

☐ Damaged Refrigerant Line

☐ Satisfactory

Insulation

☒ Yes

☐ No

☐ Replace

Improper Clearance (air flow)

☐ Yes

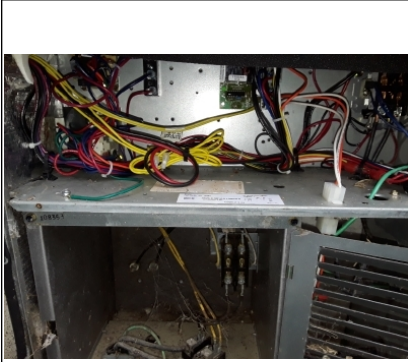
☒ No

Comments

Need to have condenser coil cleaned

Photos

Exterior



Garage/Carport

Type

☐ None

Type

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

Comments

Photos



Automatic Opener

☐ None ☒ N/A

Operation

☐ Operable ☐ Inoperable

Comments

Safety Reverse

☐ None ☒ N/A

Operation

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

Comments

Roofing

Material

☒ Same as house

Type: Asphalt

Approx. age: Unknown Approx. layers: 1

Comments

Shingles were in good condition at time of inspection

Siding

☐ N/A

Material

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

Condition

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

Comments

Siding is in good condition

Photos

Garage/Carport



Floor

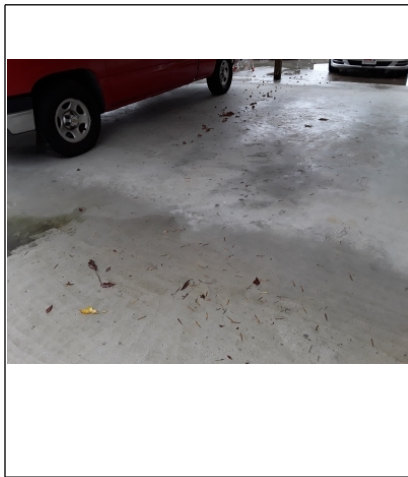
Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

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 Crack needs to be filled to keep concrete from chipping

Photos



Sill Plates

☒ None ☐ Not Visible

Type ☐ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Overhead Door(s)

☒ N/A

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

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

Recommend Priming/Painting Inside & Edges ☐ Yes ☐ No

Comments

Garage/Carport

Exterior Service Door

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments Service door in satisfactory condition

Photos



Fire Separation Walls & Ceiling

☒ N/A ☐ Present ☐ Missing ☐ Recommend repair

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

Moisture Stains Present ☐ Yes ☐ No

Typical Cracks ☐ Yes ☐ No

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

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

Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Counter tops are in good condition

Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets are in good condition

Photos



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 Plumbing is in good condition

Photos

Kitchen

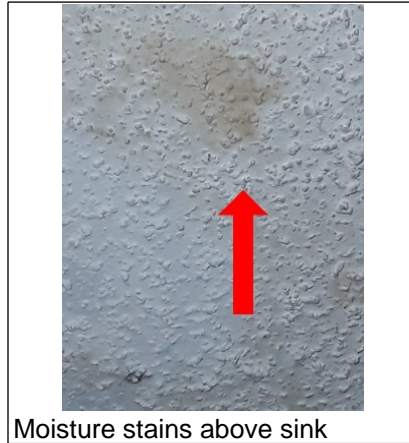
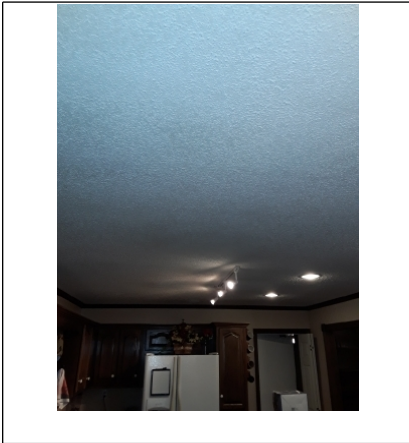


Walls & Ceiling

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

Comments Old water stain above kitchen sink

Photos



Moisture stains above sink

Heating/Cooling Source

☒ Yes ☐ No

Comments

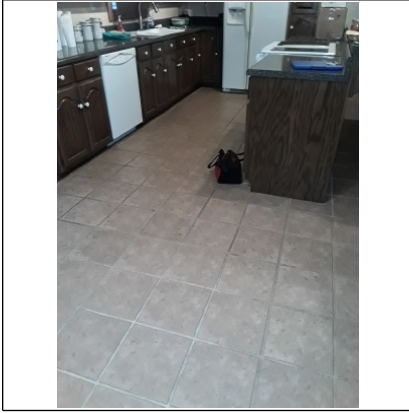
Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments Tile floor is in good condition

Photos

Kitchen



Appliances

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

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

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

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

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

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

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

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

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☐ Yes ☒ No

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

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

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

Comments Need to have GFI outlets installed at sink

Bathroom (1) Hallway Bath

Bath

Location First floor bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

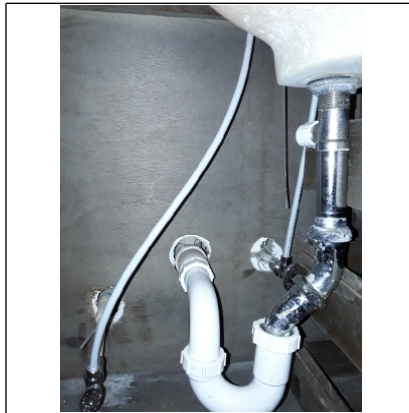
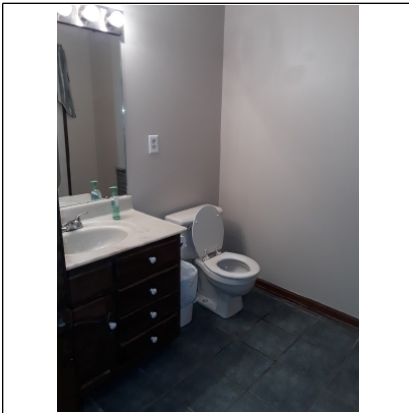
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments Mixing valve is loose pipes need to be strapped inside wall

Photos



Bathroom (2)

Bath

Location First floor bath
- Unit 2

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 Drainage was a little slow at sink and shower

Photos



Bathroom (3)

Bath

Location Master bath

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

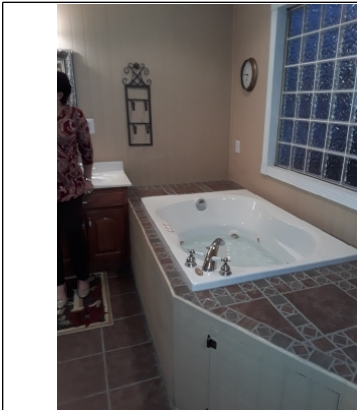
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments

Photos



Bedroom (1)

Room

Location South

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

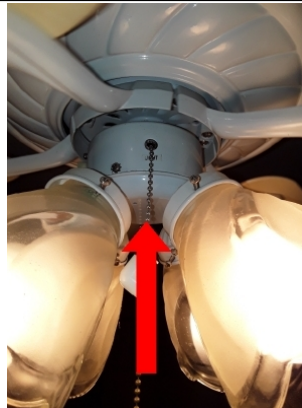
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Floor is bowed and has gaps in wood looks like it has been wet before
Light switch has been pulled out of fan needs to be repaired bedroom 1

Photos



Light switch has been pulled out of fan need to be repaired



Floor is bowed and has gaps in wood looks like it has been wet before

Bedroom (2)

Room

Location South
East

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No
Where:

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

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

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

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

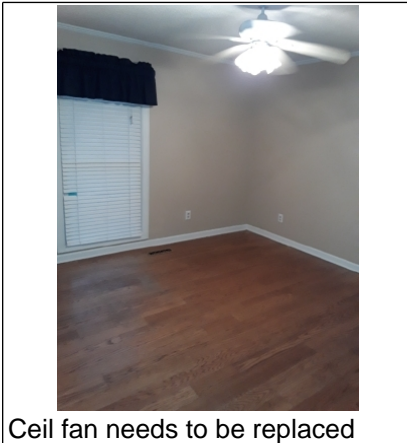
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Need to replace ceiling fan in bedroom 2

Photos



Bedroom (3)

Room

Location NW

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

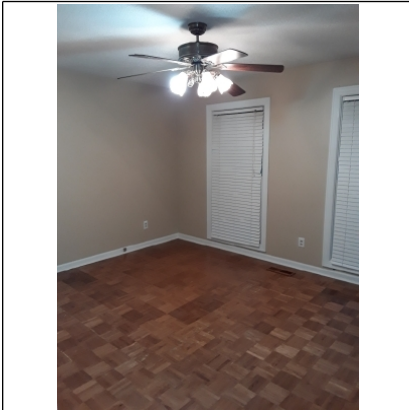
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments No problems found

Photos



Bedroom (4)

Room

Location First floor

Type MASTER BEDROOM

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

Moisture stains ☒ Yes ☐ No

Where: In ceiling above windows

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

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

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

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

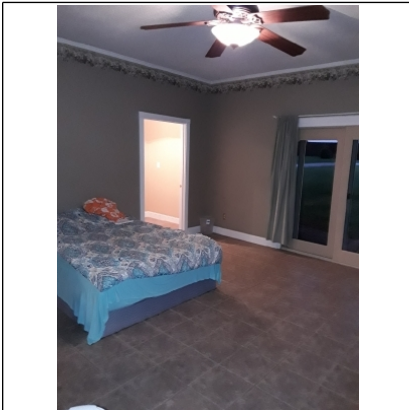
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Moisture stains in ceiling above windows
Hole in south wall needs to be repaired

Photos



Room (5)

Room

Location Second floor

Type FAMILY ROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Need to replace window in upstairs room

Photos



Interior

Fireplace

☐ None

Location(s) Living room

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

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

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

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

Hearth extension adequate ☒ Yes ☐ No

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

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

Comments Didnt lighth due to gas not turned on

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 Need to repair smoke detector and carbon monoxide detector

Attic/Structure/Framing/Insulation

☐ N/A

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: 8 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

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of leaking ☒ Yes ☐ No

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

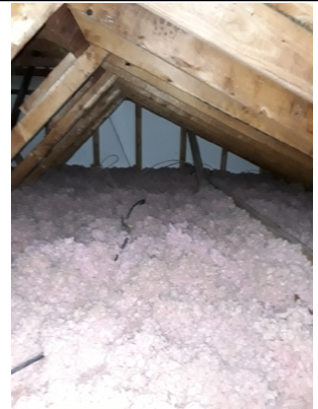
Electrical ☐ No apparent defects ☐ Open junction box(es) ☒ Handyman wiring
☐ Knob and tube covered with insulation ☒ Safety Hazard

Comments Wet roof decking above bonus room need to repair roof leak
 Wiring need to be in electrical boxes repair is needed
 Insulation does not meet R38 which is what is recommended in this area

Photos



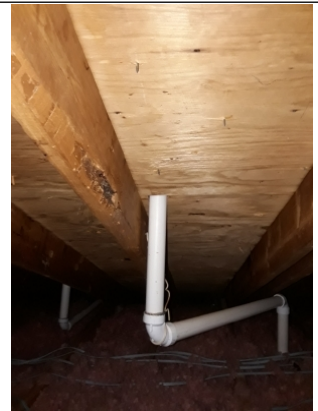
Wet roof decking above bonus room need to repair roof leak



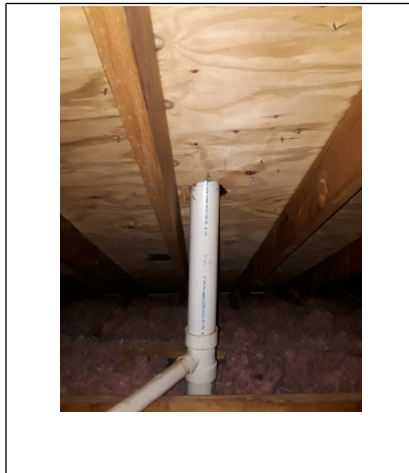
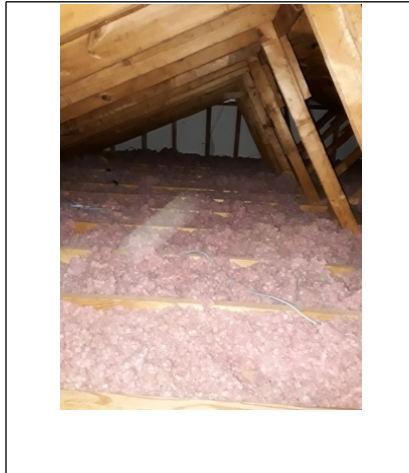
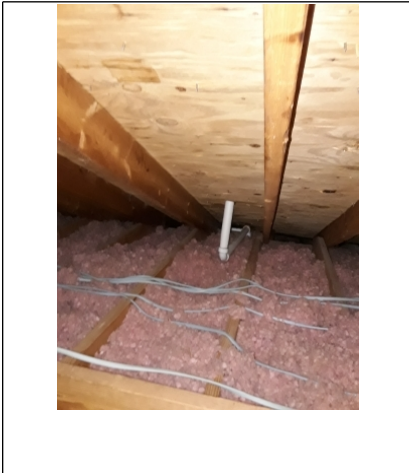
Wet roof decking above master bedroom need to repair roof leak



Wet roof decking above bonus room need to repair roof leak



Interior



Crawl Space

Crawl space

☒ N/A

Type ☐ Full crawlspace ☐ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☐ Yes ☐ No

Comments Crawl space door is rusted and missing metal at bottom needs to be replaced
Main supply duct needs to be elevated off the ground straps are broken
All hvac supply boots need to be insulated
Replace insulation on main supply duct

Photos



Crawl space door is rusted and missing metal at bottom needs to be replaced



All Hvac duct boots need to be insulated



Flex duct needs to be replaced or repaired



Hvac duct boot missing insulation



Flexduct needs to run as straight as possible for maximum air flow.
Needs to be replaced



Flexduct needs to be straightened

Crawl Space



Main supply duct needs to be elevated off the ground straps are broken



Installed incorrect not suppose to tap off the end of main supply duct need to be repaired



Replace insulation on main supply duct

Access

Location ☒ Exterior ☐ Interior hatch/door ☐ Via basement ☐ No access

Inspected from ☐ Access panel ☒ In the crawl space

Comments Need to replace crawl space entry door

Photos



Foundation walls

Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

Material ☒ Concrete block ☐ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

Comments No problems found

Photos

Crawl Space



Floor

Material ☐ Concrete ☐ Gravel ☒ Dirt Other: .
Condition ☐ Typical cracks ☐ Not Visible ☒ Vapor barrier present
Comments No problems found

Seismic bolts

☒ N/A ☐ None visible
Condition ☐ Appear satisfactory ☐ Recommed evaluation
Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested
Standing water ☐ Yes ☒ No ☐ Not Visible
Evidence of moisture damage ☐ Yes ☒ No
Comments

Ventilation

☐ N/A
Location ☒ Wall vents ☐ Power vents ☐ None apparent
Comments Gas line needs to ran through brick and not wall vent need to install correct
 Ventilation was good no moisture problems

Photos

Crawl Space



Gas line needs to ran through brick and not wall vent need to install correct

Girders/Beams/Columns

Material ☐ Steel ☐ Wood ☒ Masonry

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Photos



Joists

Material ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Crawl Space

Subfloor

☐ Not Visible

Comments

In good condition

Photos



This on the other side of the front porch no damage yet need to caulk between porch floor and brick

Insulation

☒ None

Type

☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Location

☐ Walls ☐ Between floor joists Other: .

Comments

Vapor barrier

Present

☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Material

☐ Kraft/foil faced ☒ Plastic ☐ Not Visible Other: .

Condition

☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Plumbing

Water service

Main shut-off location Outside at curbside

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 Main drain exits under house at back and left of deck

Photos



Main drainage exits rear of house and left of deck



Main fuel shut-off location

☐ N/A

Location At propane tank

Comments

Electric/Cooling System

Main panel

Location Closet

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

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

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

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

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

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

Comments No problems found at time of inspection

Photos



Evaporator Coil Section Unit #1

☐ N/A

General ☒ Central system ☐ Wall unit

Location: Package unit

Age:

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

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

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

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

Operation Differential: 15

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

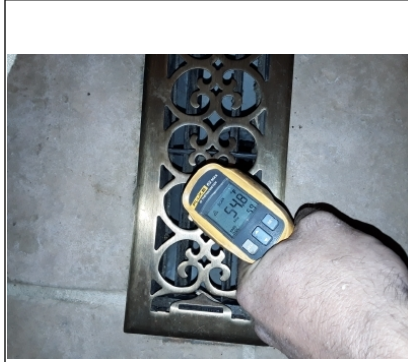
Comments Evaporator coil needs cleaning

Photos

Electric/Cooling System



Evaporator coil needs cleaning



Supply air temperature 54



Return air temperature

Living Room

Living Room

Location First floor
South

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

Moisture stains ☐ Yes ☒ No
Where:

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

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

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

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

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

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

Comments No problems found

Photos

