Home Inspection Report

123 Home Street, Winona, MN 55987

Inspection Date:
Friday, March 11, 2016

Prepared For:

Prepared By:
Integri-Spec Home Inspections
479 Mankato Ave
Suite 204
Winona, MN 55987
507-494-8894
aaron@integrispecinspections.com

Report Number:
507-458-4566

Inspector:
Aaron Slavey

Report Summary

Items Not Operating

Observation: The kitchen vent appears to be ducted to the exterior. When the fan was turned on, the air leaked around the top of the microwave as well as the connection in the duct vent. Recommend professional contractor review and repair/replace as necessary.

Major Concerns

Dishwasher leaks beneath unit. Recommend repair

Potential Safety Hazards

Observed GFCI receptacle that did not respond to Test and Reset features. Recommend a licensed electrician review and repair/replace as necessary. (Location - in the vicinity of the hot tub)
Improper attachment of stair stringer to the deck. Recommend a contractor/licensed professional review and repair/replace as needed (Location - rear deck above the hot tub)

Deferred Cost Items

Furnace and AC Condenser units are aging and are nearing end of its useful life.

Improvement Items

As an enhancement and upgrade to the home, Recommend sealing the deck joists above the hot tub. This will help prolong the life expectancy of the treated lumber above the hot tub.
As a safety enhancement to the home, recommend a contractor review the stair riser height of the front steps and adjust as necessary so that the riser height is the same for each step.
As a safety enhancement to the home, recommend adjusting the safety reverse feature of the garage door.

Deck appeared to be in satisfactory condition, Recommend power washing/cleaning and applying a sealant on the wood will help prolong the life of the deck.

Observed smoke detectors in majority of the rooms, however the detectors were aged. Average life expectancy of smoke detectors is 8-10 years. Recommend testing all detectors and repair/replace as needed to ensure system is in full working order.

Bathroom Exhaust fan operated but was noisy. Observed minimal air flow. Recommend a contractor/licensed professional review and repair/replace as needed.
Observed unstable attic access ladder. Recommend upgrading access ladder for safety reasons.

Items To Monitor

Recommend to monitor the crack in the foundation wall for future movement.

Main floor bathroom - Observed signs of moisture damage/possible wood rot to the wood on the skylight. Recommend contractor/licensed professional review and repair/replace as needed

Additional Comments

All home heating systems require regular maintenance to function safely and efficiently.

Recommend that each sleeping room have a dedicated smoke alarm and carbon monoxide detector.
Recommend asking the seller for more information regarding the repair work done to the crack in the foundation.
Observed ash tree towards the back of the property. Recommend asking seller if the tree is within the property lines or if it belongs to the neighbors. The tree appears to have been infested by the emerald ash borer but recommend that a

Report Summary

Additional Comments

professional review and provide suggestions on options of treatment/removal.

Report Overview

House in Perspective

Well Built/Maintained

Scope of Inspection

All components designated for inspection in the InterNACHI 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
West

State of Occupancy

Vacant
Partially furnished

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Damp

Receipt/Invoice

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Inspected By: Aaron Slavey

Client:

Inspection	**Fee**
Home Inspection	$350.00
Total	**$350.00**

Roof

General

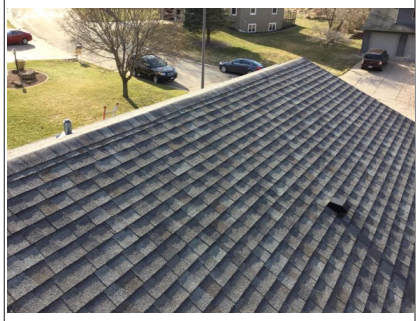
In accordance with the InterNACHI Standards of Practice pertaining to the Roof, this report describes the roof covering materials and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage system including gutters and downspouts, vents, flashings, skylights, chimneys and other roof penetrations. The inspector shall describe the type of roof covering materials as well as any observed indications of active roof leaks. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

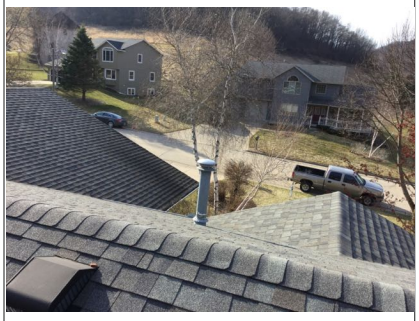
Visibility ☐ None ☒ All ☐ Partial ☐ Other

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

LIMITATIONS OF ROOF INSPECTION: It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Photos





Style of Roof

Type ☒ Gable ☒ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:

Asphalt

Layers:

1+ Layers

Age:

Unknown

Location:

Roof

Style of Roof cont.

Roof #2 ☒ None
Type:
Layers:
Age:
Location:

Roof #3 ☒ None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

☐ None ☐ N/A

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

Comments

Photos

Flashing

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

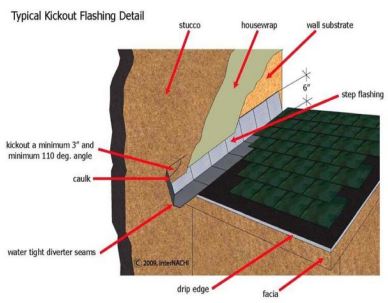
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing ☐ Other

Comments

Photos

Observed missing kickout flashing

Observed missing kickout flashing



Recommend applying sealant on the nail heads. Possible point of moisture intrusion.

Valleys

☐ N/A

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

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

Comments

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 ☐ Not Visible

Roof #2 ☒ N/A ☐ 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

Roof #3 ☒ N/A ☐ 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 Roof coverings appeared overall satisfactory.

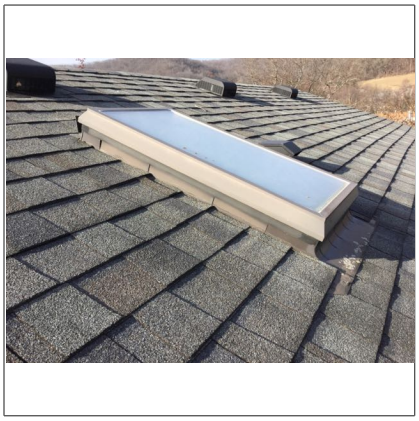
Skylights

☐ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Grounds

Service Walks

Overview In accordance with the InterNACHI Standards of Practice pertaining to the Grounds, this report describes the adjacent walkways and driveways, stairs, steps, stoops, stairways and ramps, porches, patios, decks, balconies, railings, guards and handrails. The inspector shall describe any vegetation, surface drainage, retaining walls and grading of the property where they may adversely affect the structure due to moisture intrusion. The inspector shall report as in need of correction any improper spacing between intermediate balusters, spindles and rails. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☐ None ☐ Not Visible ☒ 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

Photos

Driveway/Parking

☐ None ☐ Not Visible ☒ 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

Photos

Porch

☐ None ☐ Not Visible ☒ Visible

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

Support Pier ☐ Concrete ☒ Wood ☐ Other

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Spacing between balusters, spindles and rails. ☐ N/A ☒ Satisfactory ☐ Improper

Comments:

Grounds

Porch cont.

Stoops/Steps

☐ None

Material ☐ Concrete ☒ Wood ☐ Other ☐ Railing/Balusters recommended

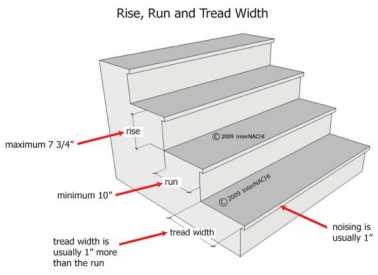
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☒ Uneven risers ☐ Rotted/Damaged ☐ Cracked ☐ Settled

Spacing between balusters, spindles and rails. ☐ N/A ☒ Satisfactory ☐ Improper

Comments:

Photos

Observed stair rise greater than 7-3/4".



Patio

☒ None

Material ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick ☐ Other

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

Comments

Photos

Deck/Balcony

☐ None ☐ Not Visible ☒ 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, Recommend power washing/cleaning and applying a sealant on the wood will help prolong the life of the deck.

Grounds

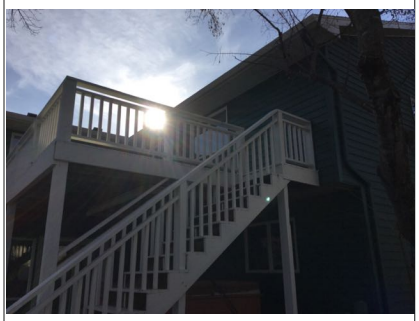
Deck/Balcony cont.

Spacing between balusters, spindles and rails. ☐ N/A ☒ Satisfactory ☐ Improper

Photos

Observed improper stair stringer attachment to the deck. Recommend a qualified/licensed contractor review and repair/replace as needed.

Observed improper stair stringer attachment to the deck. Recommend a qualified/licensed contractor review and repair/replace as needed.



Deck/Patio/Porch Covers

☒ None

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

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

Comments

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 ☐ Affecting Foundation

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

Photos

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

Grounds

Hose bibs

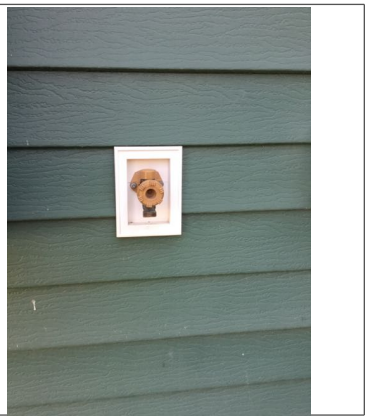
☐ N/A

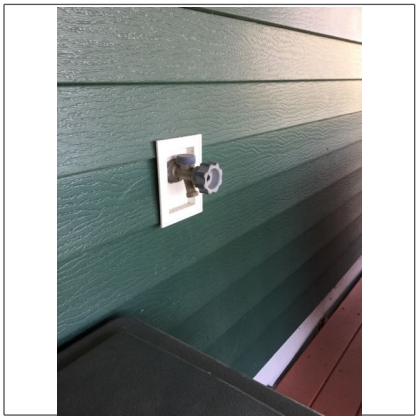
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☐ Yes ☐ No ☒ Not Tested ☐ Not On

Comments Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Photos





Exterior

Chimney(s)

Overview In accordance with the InterNACHI Standards of Practice pertaining to the Exterior, this report describes the exterior wall covering materials, flashing and trim, all exterior doors, adjacent walkways and driveways, stairs, steps, stoops, stairways and ramps, porches, patios, decks, balconies and carports, railings, guards and handrails, the eaves, soffits and fascia, and a representative number of windows. The inspector shall describe any vegetation, surface drainage, retaining walls and grading of the property where they may adversely affect the structure due to moisture intrusion. The inspector shall report as in need of correction any improper spacing between intermediate balusters, spindles and rails. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☒ N/A ☐ Yes

Location(s)

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

Photos






Gutters/Scuppers/Eavestrough

☐ None ☒ Yes

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

Exterior

Gutters/Scuppers/Eavestrough cont.

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory
Extension needed ☐ North ☐ South ☐ East ☐ West ☒ N/A
Comments

MAINTENANCE: The guttering system needs to be maintained to allow proper drainage away from the home. Monitor during a moderate to heavy rain and seal or repair as needed.

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

MAINTENANCE: Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically at least once a year- carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer s instructions.

Photos






Trim

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting ☐ Damaged wood ☐ Other
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Soffit

☐ None
Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

Exterior

Soffit cont.

Material cont. ☐ Damaged wood ☐ Other
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

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

Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.:

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 Some screens not installed.

Storms Windows

☒ None ☐ Not installed
Condition ☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting
Material ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal
Putty ☐ Satisfactory ☐ Needed ☐ N/A
Comments

Slab-On-Grade/Foundation

Foundation Wall ☒ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible ☐ Other
Condition ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☒ Not Evaluated
Concrete Slab ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
Comments

Photos

Observed vertical crack in foundation wall. Recommend asking the seller when this happened and if any repair work has been performed on it in the past. Recommend reviewing the disclosures as well.

Service Entry

Location [X] Underground [ ] Overhead
Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Weather head/mast needs repair [ ] Overhead wires too low
Exterior receptacles [X] Yes [ ] No Operable: [X] Yes [ ] No Condition: [X] Satisfactory [ ] Marginal [ ] Poor
[ ] Weatherproof Cover Used
GFCI present [X] Yes [ ] No Operable: [X] Yes [ ] No [ ] Safety Hazard [ ] Reverse polarity [ ] Open ground(s)
[ ] Recommend GFCI Receptacles
Comments
Service conductor drip loop [X] N/A [ ] Satisfactory [ ] Not present
Service masthead [X] N/A [ ] Satisfactory [ ] Damaged
Electric meter and base [ ] N/A
Service entrance conductors [X] N/A [ ] Satisfactory [ ] Safety Hazard
Service entrance clearance [X] N/A [ ] Satisfactory
Comments:
[ ] Safety Hazard
Service mast support [X] N/A [ ] Satisfactory [ ] Guy-wires missing and required [ ] Mast supporting other cables
Service mast conduit [X] N/A [ ] Satisfactory attachment [ ] Missing attachment clamps

Photos

Observed GFCI receptacle that did not respond to Test and Reset features. Recommend a licensed electrician review and repair/replace as necessary. (Location - in the vicinity of the hot tub)

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☒ Framed ☐ Masonry ☐ Other
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
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
Photos

Main entrance exterior door

Garage door

Door located off of the dining room

Door located off of the main floor living room

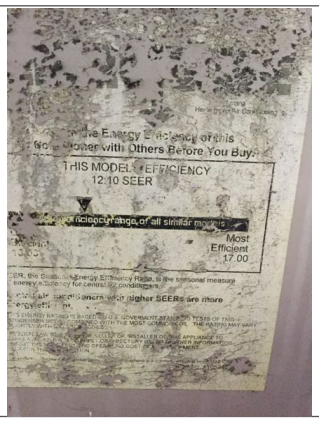
Observed paint chipping/peeling of exterior door.

Location: Exterior door close to hot tub

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
Location:
Brand:
Amana
Model #:
High Efficiency 12
Serial #: Nameplate not visible
Approximate Age:
Unknown

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): Fuses/Breakers installed (amps):
☐ 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
Photos

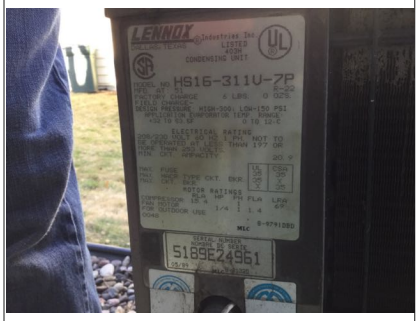


Observed possible improper clearance of unit to other objects. Improper clearance can lead to poor air flow.

Exterior A/C - Heat pump #2

Unit #1 ☐ N/A
Location:
Brand:
Lennox
Model #:
HS16-311V-7P
Serial #:
Approximate Age:
20-25+

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): Fuses/Breakers installed (amps):
☐ 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
Photos



Cooling System

Evaporator Coil Section Unit #1

In accordance with the InterNACHI Standards of Practice pertaining to the Cooling System, this report describes the cooling system using normal operation controls, location of the thermostat for the cooling system and the cooling method. Inspectors are required to open readily openable access panels and visually inspect the installed cooling system equipment. The Cooling System inspection is not technically exhaustive. The inspector will test the cooling system using the thermostat and/or other controls. The inspector shall report in need of correction any cooling system that did not operate and if the cooling system was deemed inaccessible. Integri-Spec highly recommends that a standard, seasonal or yearly Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire homes cooling system as well as maintaining it at peak efficiency thereby increasing service life. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☐ No Cooling System

General ☒ Central system ☐ Wall unit

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

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

Thermostat location Location: Main floor living room

Comments A/C was not operated due to outside temperature.

Photos

Evaporator Coil Section Unit #2

In accordance with the InterNACHI Standards of Practice pertaining to the Cooling System, this report describes the cooling system using normal operation controls, location of the thermostat for the cooling system and the cooling method. Inspectors are required to open readily openable access panels and visually inspect the installed cooling system equipment. The Cooling System inspection is not technically exhaustive. The inspector will test the cooling system using the thermostat and/or other controls. The inspector shall report in need of correction any cooling system that did not operate and if the cooling system was deemed inaccessible. Integri-Spec highly recommends that a standard, seasonal or yearly Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire homes cooling system as well as maintaining it at peak efficiency thereby increasing service life. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☐ No Cooling System

General ☒ Central system ☐ Wall unit

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

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

Thermostat location Location:

Comments A/C was not operated due to outside temperature.

Photos

Kitchen

Countertops

Condition [X] Satisfactory [ ] Marginal [ ] Recommend repair/caulking
Comments
Photos

Cabinets

Condition [X] Satisfactory [ ] Marginal [ ] Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks [ ] Yes [X] No
Pipes leak/corroded [ ] Yes [X] No
Sink/Faucet [X] Satisfactory [ ] Corroded [ ] Chipped [ ] Cracked [ ] Recommend repair
Functional drainage [X] Satisfactory [ ] Marginal [ ] Poor
Functional flow [X] Satisfactory [ ] Marginal [ ] Poor
Comments
Faucets reversed [ ] Yes [X] No

Walls & Ceiling

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Moisture stains
Comments

Heating/Cooling Source

[X] Yes [ ] No
Comments

Floor

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Sloping [ ] Squeaks
Comments

Appliances

Disposal [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Oven [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Range [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Dishwasher [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Trash Compactor [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Exhaust fan [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Refrigerator [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Microwave [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Other : Operable: [ ] Yes [ ] No
Dishwasher airgap [ ] Yes [X] No [ ] N/A
Dishwasher drain line looped [X] Yes [ ] No [ ] N/A

Kitchen

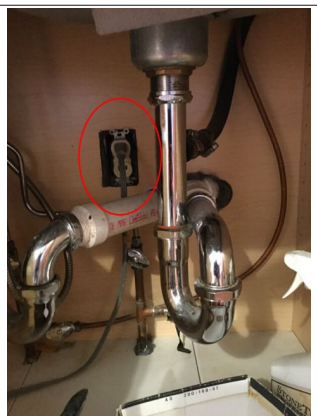
Appliances cont.

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 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection
Dishwasher leaks beneath unit. Recommend repair
Dishwasher drain before trap ☒ Yes ☐ No
Smoke detector present ☒ Yes ☐ No
Photos

Observed water leaking out of the dishwasher when a cycle was ran.

Observation: The kitchen vent appears to be ducted to the exterior. When the fan was turned on, the air leaked around the top of the microwave as well as the connection in the duct vent. Recommend professional contractor review and repair/replace as necessary.

Recommend GFCI receptacles for all receptacles above countertop. The marked receptacles were not GFCI protected.



Observed missing cover plate from receptacle. Observed loose receptacle. Recommend a licensed electrician review and repair/replace as needed.

Dining Room

Dining Room

Location First floor

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

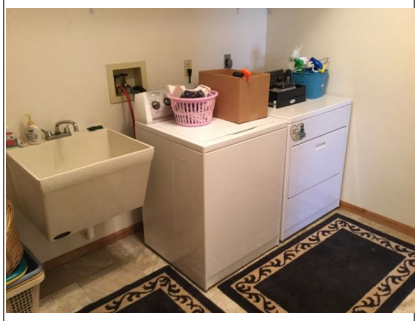
Comments

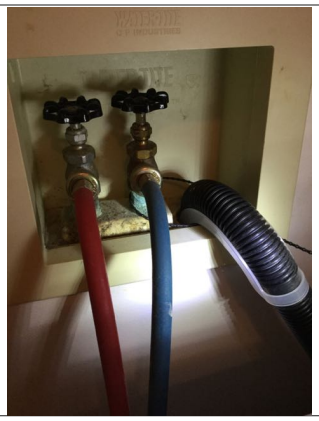
Photos

Laundry Room

Laundry

Laundry sink ☒ Yes ☐ N/A
Faucet leaks ☐ Yes ☒ No
Pipes leak ☐ Yes ☒ No ☐ Not Visible
Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Room vented ☒ Yes ☐ No
Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard
Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles
Appliances ☒ Washer ☒ Dryer ☒ Water heater ☒ Furnace/Boiler
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☒ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible
Comments Observed flexible transition dryer vent duct. Recommend limiting the length of flexible duct used and if possible using solid smooth metal duct instead of flexible.
Photos





Living Room

Living Room

Location First floor

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

Comments

Smoke detector present [ ] Yes [X] No

Photos

Master Bathroom

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Drain stop missing

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

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

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

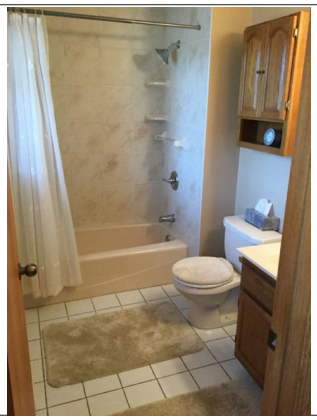
How water temperature at tub/shower Deg Fahrenheit: ☐ Safety Hazard

Faucets reversed ☐ Yes ☒ No

MAINTENANCE: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Comments

Photos



Master Bedroom

Room

Location First floor

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

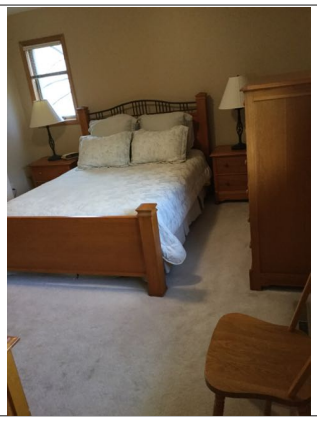
Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

Comments

Smoke detector present [X] Yes [ ] No

Photos



Bedroom 2

Room

Location First floor
SW

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No
Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

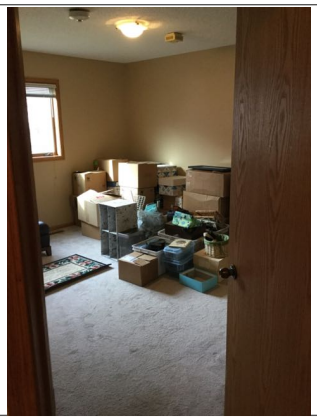
Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass
[ ] Broken/Missing hardware

Comments

Smoke detector present [X] Yes [ ] No

Photos



Bedroom 3

Room

Location SW

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

Comments

Smoke detector present [X] Yes [ ] No

Photos

Bedroom 4

Room

Location Basement

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

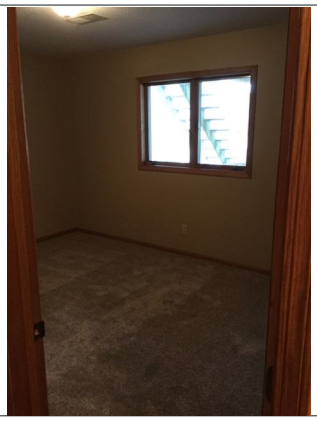
Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

Comments

Smoke detector present [X] Yes [ ] No

Photos



Bedroom 5

Room

Location Basement

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage

Moisture stains [ ] Yes [X] No

Where:

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard

Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace

Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable

Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing

Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings

Bedroom Egress restricted [ ] N/A [ ] Yes [X] No

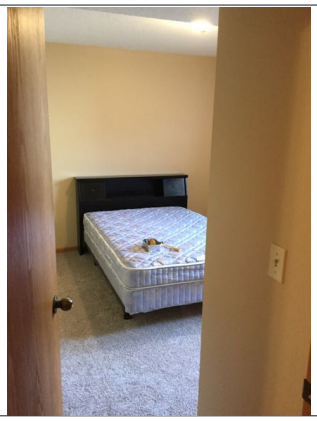
Doors [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Broken/Missing hardware

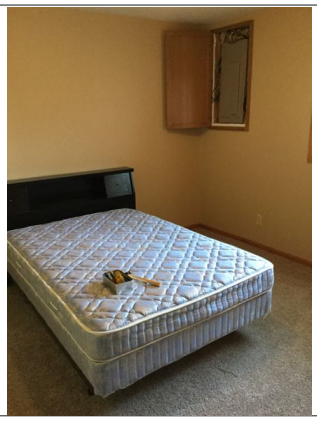
Windows [ ] None [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracked glass [ ] Evidence of leaking insulated glass [ ] Broken/Missing hardware

Comments

Smoke detector present [X] Yes [ ] No

Photos





Bathroom 2

Bath

Location First floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Drain stop missing

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

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

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

Hot water temperature at tub/shower Deg Fahrenheit: ☐ Safety Hazard

Faucets reversed ☐ Yes ☒ No

MAINTENANCE: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Comments

Photos

Bathroom 3

Bath

Location Basement bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Drain stop missing

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

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

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

Hot water temperature at tub/shower Deg Fahrenheit: ☐ Safety Hazard

Faucets reversed ☐ Yes ☒ No

MAINTENANCE: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Comments Bathroom Exhaust fan operated but was noisy. Observed minimal air flow. Recommend a contractor/licensed professional review and repair/replace as needed.

Photos

Basement

Stairs

In accordance with the InterNACHI Standards of Practice pertaining to the Basement, Foundation, Crawlspace & Structure, this report describes the foundation, basement, crawlspace and structural components. The inspector shall describe the type of foundation and location of the access to the under-floor space. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. The inspector shall report in need of correction observed indications of wood in contact with or near soil, observed indications of active water penetration, observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out of square door frames, and unlevel floors, and any observed cutting, notching and boring of framing members that may in the inspectors opinion, present a structural or safety concern. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. Integri-Spec suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

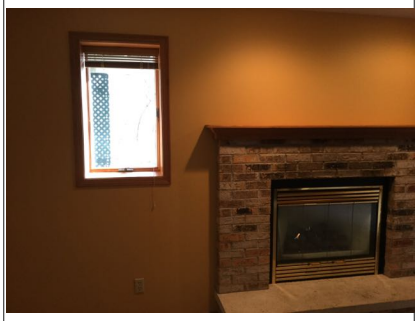
Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical wear and tear [ ] Need repair [ ] Risers Uneven [ ] Safety Hazard

Handrail [X] Yes [ ] No Condition: [X] Satisfactory [ ] Loose [ ] Handrail/Railing/Balusters recommended

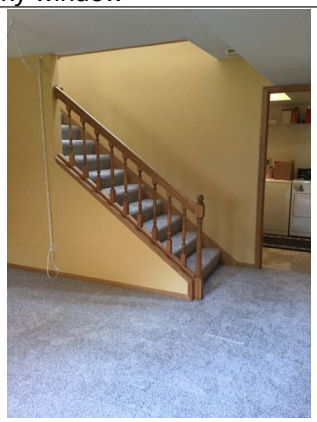
Headway over stairs [X] Satisfactory [ ] Low clearance [ ] Safety hazard

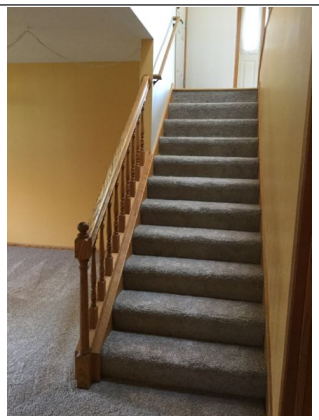
Comments

Photos



Sticky window





Basement

Foundation

Condition ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated ☒ Not Visible
Material ☐ ICF ☐ Brick ☒ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ wood
Horizontal cracks ☐ None ☐ North ☐ South ☐ East ☐ West
Step cracks ☐ None ☐ North ☐ South ☐ East ☐ West
Vertical cracks ☐ None ☐ North ☐ South ☐ East ☐ West
Covered walls ☐ None ☐ North ☐ South ☐ East ☐ West
Movement apparent ☐ None ☐ North ☐ South ☐ East ☐ West
Indication of moisture ☐ Yes ☒ No ☐ Fresh ☐ Old stains
Comments

Floor

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

Seismic bolts

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

Drainage

Sump pump ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested
Floor drains ☐ Yes ☒ Not Visible ☒ Drains not tested
Comments
Observed indications of wood in contact with or near soil ☐ Yes ☒ No

Girders/Beams

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

Columns

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

Joists

☒ Not Visible ☐ Visible
Condition ☐ Satisfactory ☐ Marginal ☐ Poor
Material ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/altered joists
Comments
Observed cut/notched/boring of framing members ☐ N/A ☐ Yes ☐ No
Comments:

Subfloor

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

Crawl Space

Crawl space

In accordance with the InterNACHI Standards of Practice pertaining to the Basement, Foundation, Crawlspace & Structure, this report describes the foundation, basement, crawlspace and structural components. The inspector shall describe the type of foundation and location of the access to the under-floor space. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. The inspector shall report in need of correction observed indications of wood in contact with or near soil, observed indications of active water penetration, observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out of square door frames, and unlevel floors, and any observed cutting, notching and boring of framing members that may in the inspectors opinion, present a structural or safety concern. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. Integri-Spec suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☒ N/A

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

Conditioned (heated/cooled) ☐ Yes ☐ No

Comments

Access

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

Inspected from ☐ Access panel ☐ In the crawl space

Comments

Foundation walls

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

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

Comments

Floor

Material ☐ Concrete ☐ Gravel ☐ Dirt ☐ Other

Condition ☐ Typical cracks ☐ Not Visible ☐ Vapor barrier present

Comments

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

Observed indications of wood in contact with or near soil ☐ Yes ☐ No

Ventilation

☐ N/A

Location ☐ Wall vents ☐ Power vents ☐ None apparent

Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage

Comments

Crawl Space

Ventilation cont.

Approximate Square Footage Sq. Ft: ☐ 1:150 No Vapor Retarder ☐ 1:1,500 W/Vapor Retarder # Vents Needed:

Girders/Beams/Columns

Material ☐ Steel ☐ Wood ☐ Masonry
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered
Comments

Joists

Material ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists
Comments
Condition ☐ Satisfactory ☐ Marginal ☐ Poor
Observed cut/notched/boring of framing members ☐ N/A ☐ Yes ☐ No
Comments:

Subfloor

☐ Not Visible
Condition ☐ Indication of moisture stains/rotting
Comments

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

In accordance with the InterNACHI Standards of Practice pertaining to the Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source, venting connections, TPR valves, Watts 210 valves and seismic bracing and location of the main water and main fuel supply shut-off valves. The inspector shall inspect the interior water supply including all fixtures and faucets by running the water, all toilets for proper operation by flushing, all sinks, tubs and showers for functional drainage, the drain, waste and vent system and drainage sump pumps with accessible floats. The inspector shall describe whether the water supply is public or private based upon observed evidence, the location of any observed fuel-storage systems and the capacity of the water heating equipment if labeled. The inspector shall report as in need of correction deficiencies in the water supply by viewing the functional flow, deficiencies in the installation of hot and cold water faucets, missing mechanical drain stops or non-operable drain stops if installed, toilets that were damaged, had loose connections to the floor, were leaking or had tank components that did not operate. Inspectors are required to open readily openable access panels and visually inspect the plumbing system and equipment. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

Water Service Type ☒ Public ☐ Private

Main water shut-off location In the basement

Main fuel shut-off location On the side exterior wall

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

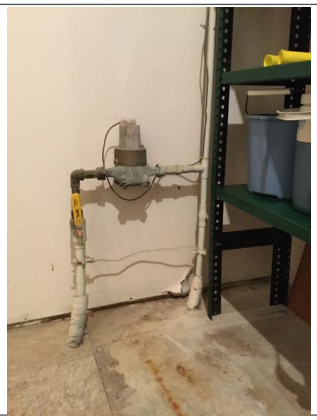
Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

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



Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No

Sealed Crock Sealed crock: ☐ Yes ☐ No

Check Valve Check valve: ☐ Yes ☐ No

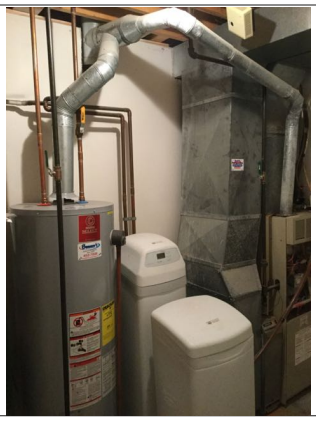
Plumbing

Sanitary/Grinder pump cont.

Shut-off Valve Shut-off valve: ☐ Yes ☐ No
Vented ☐ Yes ☐ No
Comments

Water heater #1

☐ N/A
General Brand Name:
State Select
Serial #: 1342A007703
Capacity:
50
Approx. age:
1-5+
Type ☒ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material
Vent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments
Photos



Heating System

Heating system #1

In accordance with the InterNACHI Standards of Practice pertaining to the Heating System, this report describes the heating system using normal operation controls, location of the thermostat for the heating system, the energy source and the heating method. Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys. The Heating System inspection is not technically exhaustive. The inspector will test the heating system using the thermostat and/or other controls. The inspector shall report in need of correction any heating system that did not operate and if the heating system was deemed inaccessible. Integri-Spec highly recommends that a standard, seasonal or yearly Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire homes heating system as well as maintaining it at peak efficiency thereby increasing service life. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

Unit #1 Brand name:
Amana
Approx. age:
20-25+
☐ Unknown Model #: GUCA045AX30 Serial #: 9903251457 ☒ 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 To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.:

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

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)
MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

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

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

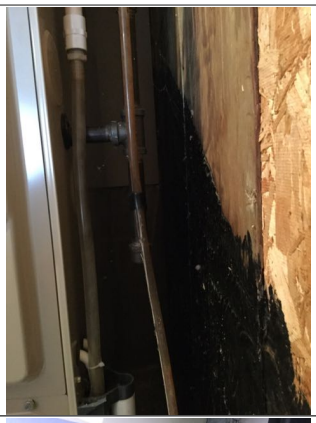
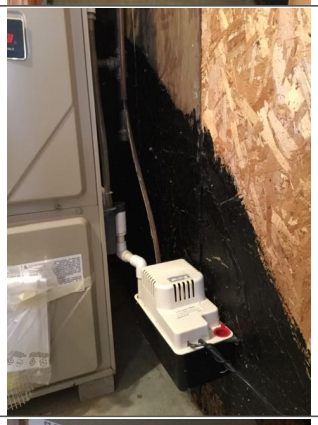
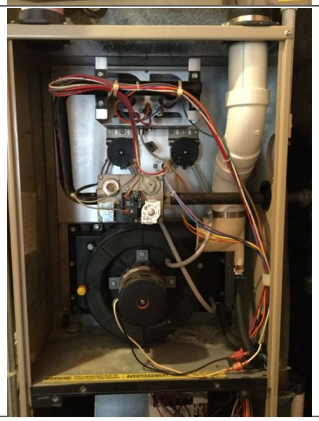
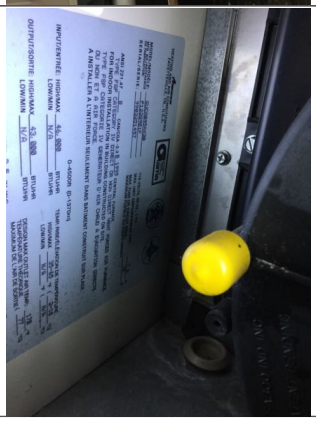
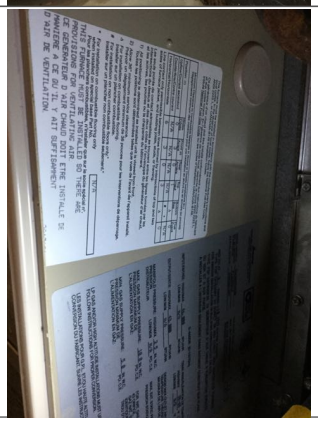
System not operated due to ☒ N/A ☐ Exterior temperature ☐ Other

Location of thermostat Location:
Main floor living room

Comments

Photos



Heating system #2

In accordance with the InterNACHI Standards of Practice pertaining to the Heating System, this report describes the heating system using normal operation controls, location of the thermostat for the heating system, the energy source and the heating method. Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys. The Heating System inspection is not technically exhaustive. The inspector will test the heating system using the thermostat and/or other controls. The inspector shall report in need of correction any heating system that did not operate and if the heating system was deemed inaccessible. Integri-Spec highly recommends that a standard, seasonal or yearly Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire homes heating system as well as maintaining it at peak efficiency thereby increasing service life. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

Unit #1

Brand name:

Lennox

Approx. age:

25+

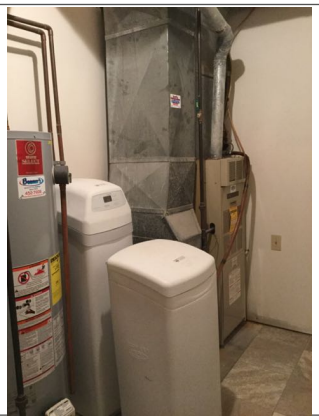
☐ Unknown Model #: G16Q3-75-7 Serial #: 5889E18369 ☒ Satisfactory ☐ Marginal ☐ Poor

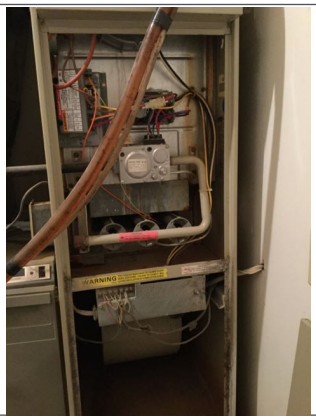
Heating System

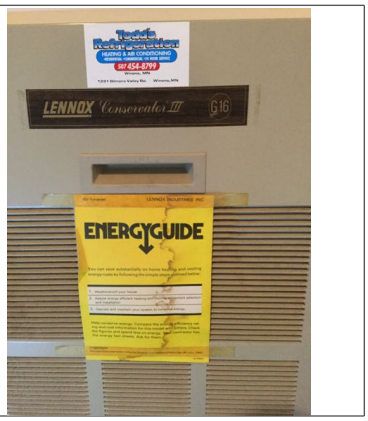
Heating system #2 cont.

Unit #1 cont. ☐ 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 To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.:
Carbon monoxide ☐ N/A ☐ Detected at plenum ☐ Detected at register ☒ Not tested
Tester:
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)
MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested
Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No
System not operated due to ☒ N/A ☐ Exterior temperature ☐ Other
Location of thermostat Location:
Main floor hallway
Comments All home heating systems require regular maintenance to function safely and efficiently.
Furnace was in normal working order at the time of the inspection.
Furnace was marginal and aging, unit was nearing end of its useful life.

Photos







Boiler system

	☒ N/A
General	Brand name:
	Approx. age:
	Model #:
	Serial #:
Energy source	☐ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel
Distribution	☐ Hot water ☐ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor
Circulator	☐ Pump ☐ Gravity ☐ Multiple zones
Controls	Temp/pressure gauge exist: ☐ Yes ☐ No Operable: ☐ Yes ☐ No
Oil fired units	Disconnect: ☐ Yes ☐ No
Combustion air venting present	☐ Yes ☐ No ☐ N/A
Relief valve	☐ Yes ☐ No ☐ Missing Extension proper: ☐ Yes ☐ No ☐ Recommend repair/replace
Operated	When turned on by thermostat: ☐ Fired ☐ Did not fire
Operation	Satisfactory: ☐ Yes ☐ No ☐ Recommend HVAC technician examine before closing
Comments	
Location of thermostat	Location:

Other systems

	☒ N/A
Type	☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove
Proper operation	☐ Yes ☐ No
System condition	☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine
Comments	

Fireplace

Fireplace

In accordance with the InterNACHI Standards of Practice pertaining to Fireplaces, this report describes the type of fireplace, readily accessible and visible portions of the fireplaces and chimneys, lintels above the fireplace openings, damper doors operation by opening and closing them, cleanout doors and frames. The inspector shall report as in need of correction evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers, manually operated dampers that did not open and close, the lack of a smoke detector and carbon-monoxide detector in the same room as the fireplace and cleanouts not made of metal, pre-cast cement, or other non-combustible material. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

☐ None

Location(s) Basement - Unit 1

Living room - Unit 2

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 ☒ N/A ☐ No

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

Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

☐ Not evaluated

Lintel ☒ N/A ☐ Non-combustible material ☐ Not Visible ☐

Clean-out doors and frames clearance ☒ N/A ☐ Top edge >= 6" below lowest inlet opening

Comments:

Smoke detector in same room ☐ N/A ☒ Yes ☐ No

Carbon monoxide detector in same room ☐ N/A ☐ Yes ☒ No

Cleanouts not made of metal, pre-cast cement, or other non-combustible material ☒ N/A ☐ Yes ☐ No

Comments

Photos

Fireplace was operable. Observed noisy fan motor when speed was turned to high. Recommend unit be cleaned as needed to prolong life expectancy of components.

Smoke Detectors

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 Recommend that each sleeping room have a dedicated smoke alarm and carbon monoxide detector. Observed smoke detectors in majority of the rooms, however the detectors were aged. Average life expectancy of smoke detectors is 8-10 years. Recommend testing all detectors and repair/replace as needed to ensure system is in full working order.

Electrical

Main panel

In accordance with the InterNACHI Standards of Practice pertaining to the Electrical Systems, this report describes the amperage rating of the service, the location of the main disconnect and any sub panel(s), the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the overhead service conductors and attachment point, the service head, gooseneck and drop loops, the service mast, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding and bonding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters (GFCI), arc fault circuit interrupters (AFCI) and a representative number of installed lighting fixtures, switches and receptacles. The inspector shall report as in need of correction deficiencies in the integrity of the service entrance conductors, the presence of solid conductor aluminum branch circuit wiring if readily visible, any unused panel opening that was not filled, any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

Location Basement

Condition [X] Satisfactory [ ] Poor

Adequate Clearance to Panel [X] Yes [ ] No

Amperage/Voltage [ ] Unknown [ ] 60a [ ] 100a [ ] 150a [X] 200a [ ] 400a [ ] 120v/240v

Breakers/Fuses [X] Breakers [ ] Fuses [ ] Same Brand [ ] Different Brand(s)

Appears grounded [X] Yes [ ] No [ ] Not Visible

GFCI breaker [ ] Yes [X] No Operable: [ ] Yes [ ] No

AFCI breaker [ ] Yes [X] No Operable: [ ] Yes [ ] No [ ] Not Tested

Main wire [ ] Copper [X] Aluminum [ ] Not Visible [ ] Double tapping of the main wire
Condition: [X] Satisfactory [ ] Marginal [ ] Poor

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

Branch wire [X] Copper [ ] Aluminum [ ] Solid Branch Aluminum Wiring [ ] Not Visible [ ] Safety Hazard

Double Tapping - Hot Conductors [X] Yes [ ] No

Double Tapping - Grounding/Grounded Conductors [X] Yes [ ] No

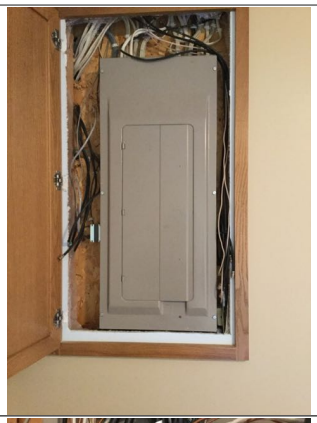
Handle Ties Present [X] Yes [ ] No [ ] N/A

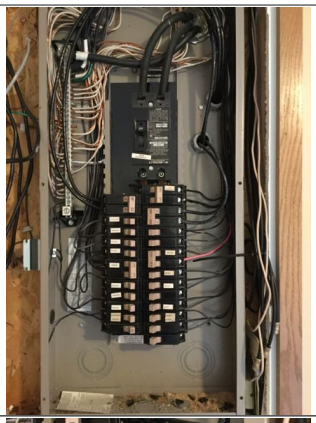
Knockout Hole Plugs Missing [ ] Yes [X] No [ ] N/A

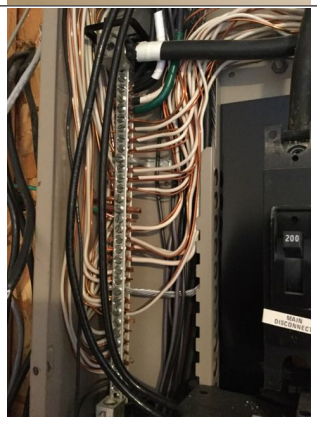
NM Cable Connectors Used In Enclosure [X] Yes [ ] No [ ] N/A

Comments Panel size appeared to be compatible to service size.
Branch breaker distribution appeared normal.
No signs of overheating were evident at the time of the inspection.
IMPROVEMENT: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

Photos

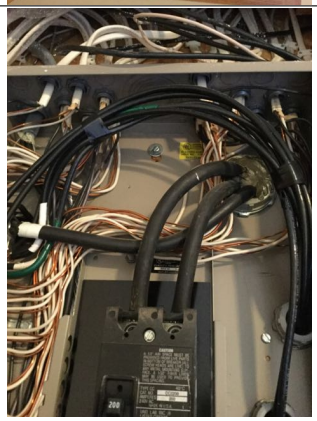






Observed ground and neutral conductor sharing the same lug. Neutral and ground conductors should not share the same lug.

Recommend consulting with a licensed electrician regarding proper grounding techniques.



Observed multiple conductors sharing the same lug. Conductors should not share the same lug.

Recommend consulting with a licensed electrician regarding double tapping of conductors.

Observed multiple conductors sharing the same lug. Conductors should not share the same lug.

Recommend consulting with a licensed electrician regarding double tapping of conductors.

Electrical

Sub panel(s)

☐ None apparent

Location(s) Location 1:
Basement
Location 2:
Location 3:

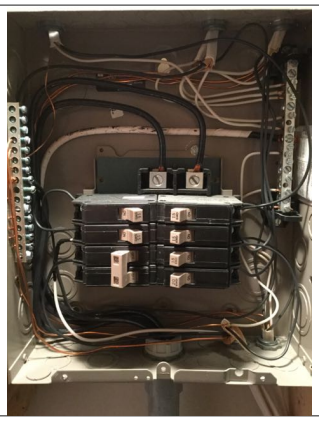
Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

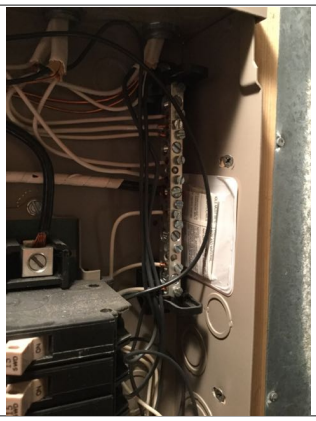
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

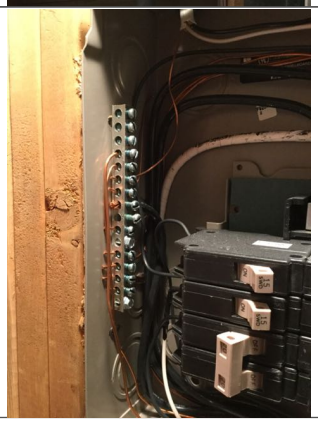
Neutral Bus Bar Isolated ☒ Yes ☐ No ☐ N/A

Comments Comment:

Photos







Attic

General

Overview In accordance with the InterNACHI Standards of Practice pertaining to Attics, Insulation & Ventilation, this report describes the method used to inspect any accessible attics and describes the type of insulation observed in unfinished spaces including attics, crawlspaces and foundation areas as well as the ventilation observed in unfinished spaces including attics, crawlspaces and foundation areas. Inspectors are required to inspect mechanical exhaust systems in the kitchen, bathrooms and laundry area and describe the type of insulation observed in unfinished spaces as well as the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction the general absence of insulation or ventilation in unfinished spaces. Refer to the complete Standards of Practice published by InterNACHI at: https://www.nachi.org/sop.htm

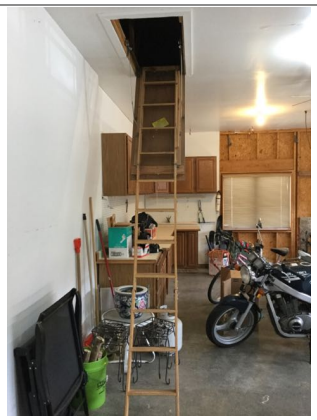
Visibility ☐ None ☐ All ☒ Partial ☐ Other

Inspected From ☐ Not inspected ☐ Attic access ☒ Within the attic

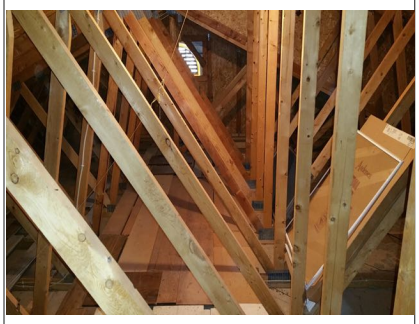
Type of Insulation : blown in cellulose

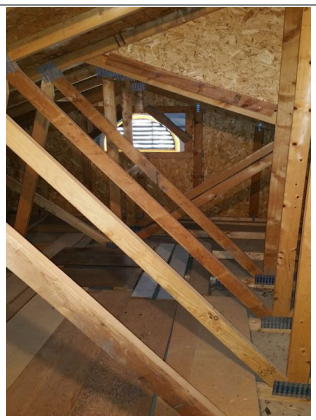
Average Depth of Insulation ☒ Not inspected Depth In Inches:

Photos



Observed unstable attic access ladder. Recommend upgrading access ladder for safety reasons.





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

Photos

Safety Reverse

☐ None ☐ N/A

Operation ☒ Operable ☐ Not Operable ☒ Need(s) adjusting ☐ Safety hazard

☐ Photo eyes and pressure reverse tested

Comments Single garage door test for pressure reverse tested successfully.
Dual garage door test for pressure reverse did NOT test successfully. Recommend door adjustment.
Single garage door was not equipped with photo eye safety sensors and therefore not tested.
Dual garage door was equipped with photo eye safety sensors and DID pass test.

Roofing

Material ☒ Same as house

Type:

Approx. age: Approx. layers:

Comments

Garage/Carport

Gutters/Eavestrough

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

Siding

☐ N/A
Material ☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
Comments

Trim

☐ N/A
Material ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
Comments

Floor

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

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

Exterior Service Door

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

Electrical Receptacles

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

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair
Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)
Moisture Stains Present ☐ Yes ☒ No
Typical Cracks ☒ Yes ☐ No
Fire door ☒ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

Garage/Carport

Fire Separation Walls & Ceiling cont.

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

Comments