

Home Inspection Report



51234 Main Street, Winona, MN 55987

Inspection Date:

Sunday, January 1, 2017

Prepared For:

Home Buyer

Prepared By:

Integri-Spec Home Inspections

479 Mankato Ave

Suite 204

Winona, MN 55987

507-458-4566

aaron@integrispecinspections.com

Report Number:

5074584566

Inspector:

Aaron Slavey

License/Certification #:

2986

Inspector Signature:

A handwritten signature in black ink, appearing to read "Aaron Slavey", written over a horizontal line.

Report Summary

Items Not Operating

- ~Observed garbage disposal that did not run when turned on by switch and appears to be seized. Recommend licensed professional review and repair as needed. Location 1st floor kitchen.
- ~Receptacle on back of home exterior did not work. Recommend licensed electrician review and repair as necessary.

Major Concerns

- ~Water drain was marginal, have system evaluated by a qualified plumber. 2nd floor kitchen sink drain
- ~Water flow was marginal, have system evaluated by a qualified plumber. 1st floor kitchen sink
- ~Observed what appears to be a previous repair using tape to stop a leaking drain fitting. Recommend licensed plumber review and repair as necessary. 1st floor kitchen sink drain.
- ~Observed faucet leak. Location: 1st floor bathroom sink. Leaking faucet is creating water pooling under sink in base of cabinet.
- ~Observed major water damage to ceiling. 1st floor bedroom 6. Recommend licensed professional review and provide evaluation of work to be performed.
- ~Observed damage to wall material below tub faucet which may create a point of moisture intrusion. Recommend professional review and repair as necessary. Location 1st floor bathroom 3
- ~~Water drainage was poor. Have system evaluated by a qualified plumber. 1st floor bathroom 3 tub and sink.
- ~Observed dryer vent not vented to exterior. Recommend professional review and repair.
- ~Observed water leak near boiler. Recommend licensed professional review and repair as needed to ensure leak is eliminated. Basement near boiler.
- ~Observed water leak under bath tub. Viewed from basement. Appears to be bathroom 3

Potential Safety Hazards

- ~Observed 2 receptacle near kitchen sink with open ground. Recommend licensed electrician review and repair/replace as needed. Location: 2nd floor kitchen
- ~Observed receptacle with open ground. Recommend licensed electrician review and repair/replace as needed. Location: bedroom 2
- ~As a safety upgrade to the home, recommend that non GFCI receptacles be replaced with GFCI receptacles in the kitchen.
- ~Observed receptacle with open ground. Recommend licensed electrician review and repair/replace as needed. Location: 1st floor kitchen
- ~Observed signs of electrical burns at receptacles. Recommend licensed electrician review. Location: 1st floor dining room.
- ~Observed ceiling mounted light not correctly installed. Recommend licensed electrician review and repair as necessary. Location 1st floor dining room.
- ~Observed ceiling mounted light not enclosed in appropriate enclosure. Recommend licensed electrician review and repair as necessary. 1st floor living room.
- ~Observed receptacle with open ground. Recommend licensed electrician review and repair/replace as needed. Location: 1st floor bedroom 6
- ~Observed light in shower that does not appear to be rested for wet conditions. Recommend licensed electrician review and repair as necessary. Location basement bathroom.
- ~As a safety upgrade to the home, recommend that non GFCI receptacles be replaced with GFCI receptacles on the exterior of the home.
- ~Observed exterior light Not installed correctly. Recommend licensed electrician review and repair as necessary. Location rear of home above rear door.

Deferred Cost Items

- ~Water Heating system was in normal working condition at the time of inspection, however based on average system life expectancy may be nearing the end of its useful life. Recommend budgeting for the purchase of a new system and/or components.
- ~Average life expectancy of water heater is 6-12 years.

Report Summary

Deferred Cost Items

~Boiler Heating system was in normal working condition at the time of inspection, however based on average system life expectancy may be nearing the end of its useful life. Recommend budgeting for the purchase of a new system and/or components.

~Average life expectancy of boiler heating system is 10-20 years.

Improvement Items

~Refer to sections within the report for details regarding improvements.

Items To Monitor

~Observed what appears to be water stain and possible microbial growth. Recommend monitoring location for signs of active water intrusion. Location bedroom 2 closet on 2nd floor.

~Observed what appears to be water stain and possible moisture damage resulting in what may be microbial growth. Recommend to monitor location for signs of future active water intrusion. Location 1st floor kitchen closet near bathroom.

Additional Comments

~Observed switch mounted at front of kitchen counter near sink. Unsure of what it operates. Recommend asking seller prior to closing.

~Two prong receptacles throughout the home are excluded from the scope of inspection. Recommend licensed electrician review and provide evaluation of system if further evaluation is needed.

~Observed unknown supply lines. Unsure of operation or what liquid/gas may be supplied. Recommend asking sellers prior to closing. Location 2nd floor bedroom 2

~Recommend professional review fireplace and provide scope of work needed in order to bring fireplace to an operable condition. Do not use until professional has evaluated and signed off in safety of use.

This residence was, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our contract agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to \$37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at <http://www.epa.gov/lead>

Report Overview

Scope of Inspection

Dear Client,

Thank You for choosing Integri-Spec Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

This inspection is not a guarantee or warranty of any kind.

Integri-Spec endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate.

This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Integri-Spec's express written permission.

Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Aaron Slavey

Owner/Certified Professional Inspector

Integri-Spec LLC

Mobile: 507-458-4566

aaron@integrispecinspections.com

www.integrispecinspections.com

House In Perspective

Locations will be referenced as Left, Right, Front, Back. Perspective is standing and looking at the front of the house.

State of Occupancy

Vacant
Partially furnished

Weather Conditions

Sunny
Snow

Recent Rain

No

Ground Cover

Snow
Wet

Use Of Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Receipt/Invoice

Integri-Spec Home Inspections
479 Mankato Ave
Suite 204
Winona, MN 55987
507-458-4566

Date: Sun. Jan. 1, 2017 9:00

Inspected By: Aaron Slavey

Client: Home Buyer

Property Address
51234 Main Street
Winona, MN 55987

Inspection Number: 5074584566

Payment Method:

Inspection	Fee
Home Inspection	\$450.00
Total	\$450.00

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>

Material Condition

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

Comments Photos



Driveway/Parking

Material Condition

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

Comments

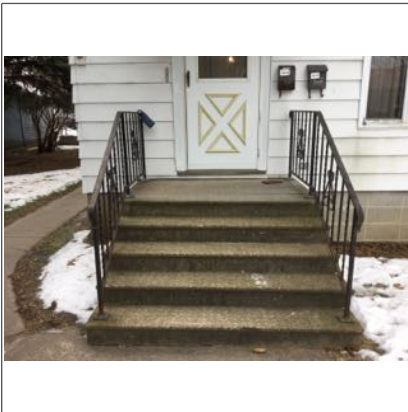
Grounds not visible due to snow cover and as such an inspection of the grounds was not performed.

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:

Stoops/Steps

☐ None ☐ Not Visible ☒ Visible
Material ☒ Concrete ☐ Wood ☐ 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:
 Observed loose handrails.

Photos**Patio**

☒ None ☐ Not Visible ☐ Visible
Material ☐ Concrete ☐ Flagstone ☐ Brick Other: .
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks
Comments

Deck/Balcony

☒ None ☐ Not Visible ☐ 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

Grounds

Deck/Balcony cont.

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

Landscaping / Grading

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

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

Hose bibs

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

Comments

Recommend removing hoses before winter to prevent freezing.

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.

Hose bins not tested due to exterior temperature.

Photos



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 Limited By: access

Inspected From

☐ Roof ☒ Ladder at eaves ☒ Ground ☐ With Binoculars

Limitations

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.

Style of Roof

Type

☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch

☒ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1

Type:

Asphalt

Rubber

Layers:

1+ Layers

Age:

Unknown

Comments

Ventilation System

Type

☐ None ☐ N/A

Comments

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

Flashing

Material

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

Condition

☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments

Photos

Observed gap in siding which may be a possible point of moisture intrusion.

Condition of Roof Coverings**Roof #1**

- ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments

The roof was not inspected due to snow cover and as such the condition of the roof coverings could not be evaluated.

Photos**Skylights**

- ☒ N/A ☐ Not Visible ☐ Present
☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

**Condition
Comments**

Roof

Plumbing Vents

- ☐ Not Visible
- ☐ Not Present
- ☒ Present
- ☒ Satisfactory
- ☐ Marginal
- ☐ Poor

Condition
Comments
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 ☒ Visible

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 ☐ Framed

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Not evaluated

Comments

Recommend installing rain cap/spark arrestor

Chimney flue was not accessible so not evaluated

Condition not evaluated due to limited roof access.

Photos



Gutters/Scuppers/Eavestrough

☐ None ☒ Present

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned

Material

☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment

☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Comments

Gutters on only a portion of the house, recommend additional gutters where needed.

Photos**Siding****Material**

☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☐ Stucco
 ☐ EIFS* Not Inspected
☐ Asphalt
 ☐ Wood
 ☐ Vinyl
 ☒ Metal
 ☐ Other

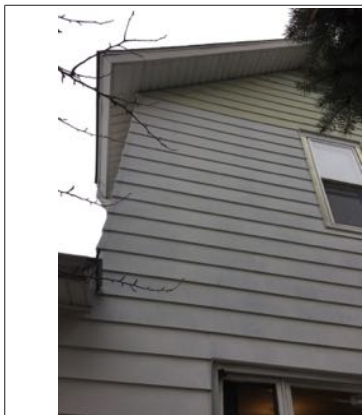
Condition

☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/painting
 ☐ Typical Cracks
 ☐ Peeling Paint
☐ Wood Rot
 ☒ Loose/Missing/Holes

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



Observed loose siding.

Trim

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

Soffit

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

**Fascia**

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

Flashing

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

Caulking

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

Exterior

Caulking cont.

MAINTENANCE 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

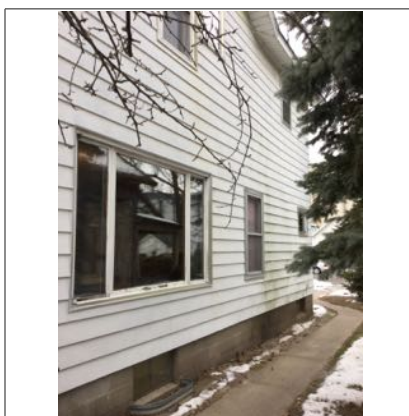
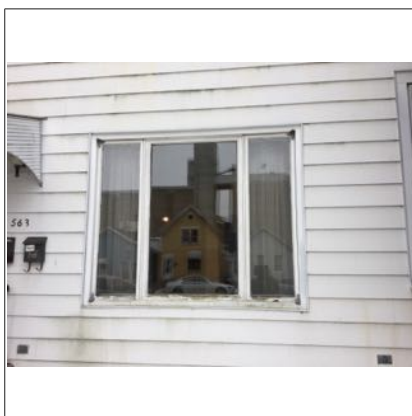
Condition ☒ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☒ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

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

Screens ☐ Torn ☐ Bent ☒ Not installed ☒ Satisfactory

Comments

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

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

Comments

Photos



Service Entry

Location ☐ Underground ☒ Overhead

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

Service conductor drip loop ☐ N/A ☒ Satisfactory ☐ Not present

Service masthead ☐ N/A ☒ Satisfactory ☐ Damaged

Electric meter and base ☐ N/A ☒ Satisfactory

Exterior

Service Entry cont.

Service entrance conductors ☐ N/A ☒ Satisfactory ☐ Safety Hazard
Service entrance clearance ☐ N/A ☒ Satisfactory ☐ Safety Hazard
Service mast support ☐ N/A ☒ Satisfactory ☐ Guy-wires missing and required ☐ Mast supporting other cables
Service mast conduit ☐ N/A ☒ Satisfactory attachment ☐ Missing attachment clamps
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☒ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Weatherproof Cover Used



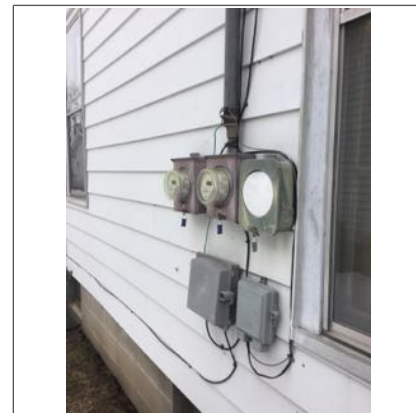
Receptacle on back of home exterior did not work.
 Recommend licensed electrician review and repair as necessary.

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

Comments

MAINTENANCE Penetrations protected by a sealant will eventually dry, shrink and crack resulting in possible moisture intrusion. The condition of the sealant should be monitored annually and an appropriate sealant re-applied as necessary.

Photos

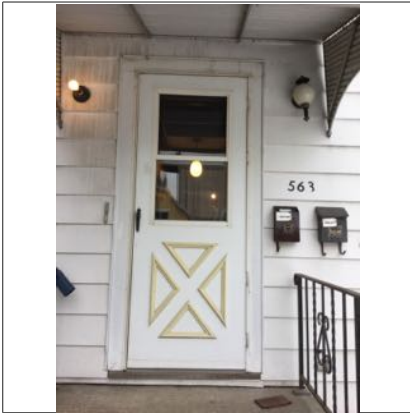




Observed exterior light Not installed correctly. Recommend licensed electrician review and repair as necessary.

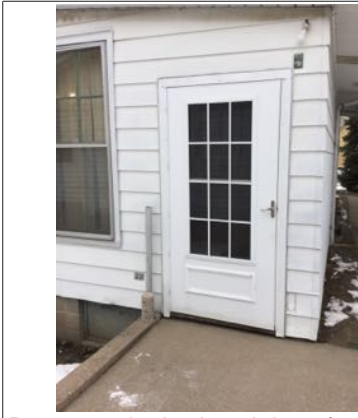
Exterior Doors

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



Door was locked and therefore operation and condition of door was not tested and excluded from scope of inspection. Recommend reviewing operation of door prior to closing.

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

Comments

Exterior A/C - Heat pump #1

Unit #1 ☒ N/A
 Brand: _____
 Model #: _____ Serial #: _____
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

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

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:

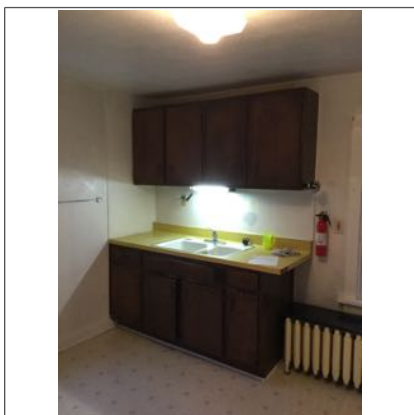
Comments

Kitchen 2nd floor

Furnishings

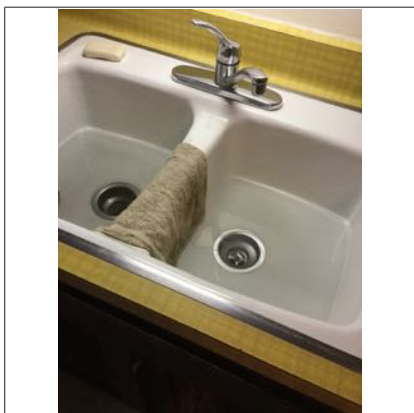
Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks ☐ Moisture Stains
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Photos



Plumbing

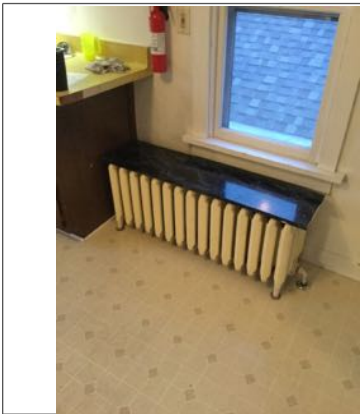
Faucet Leaks ☐ Yes ☒ No
Pipes leak/corroded ☐ Yes ☒ No
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional drainage ☐ Satisfactory ☐ Marginal ☒ Poor



Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Faucets reversed ☐ Yes ☒ No

Comments Water drainage was marginal, have system evaluated by a qualified plumber

Photos**Heating/Cooling Source**
☒ Yes ☐ No
**Comments****Appliances**

Disposal ☐ N/A ☐ Not tested Operable: ☐ Yes ☒ No
Oven ☐ N/A ☐ Not tested Operable: ☐ Yes ☒ No
Range ☐ N/A ☐ Not tested Operable: ☐ Yes ☒ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☐ Yes ☒ No
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
Other : Operable: ☐ Yes ☐ No
Dishwasher airgap ☒ N/A ☐ Yes ☐ No
Dishwasher drain line looped ☒ N/A ☐ Yes ☐ No
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No



Observed switch mounted at front of kitchen counter near sink. Unsure of what it operates. Recommend asking seller prior to closing.



Observed spliced electrical wire not enclosed in junction box. Recommend licensed electrician review and repair as necessary.

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

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



Dishwasher drain after trap (improper) ☐ Yes ☒ No

Smoke detector present ☐ Yes ☒ No

Limitations:

Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

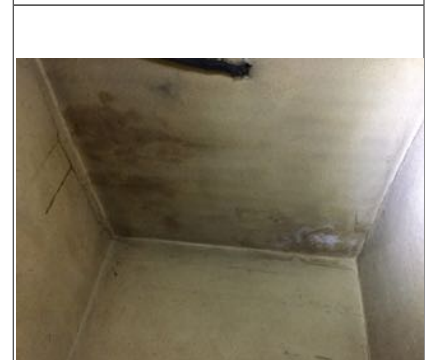
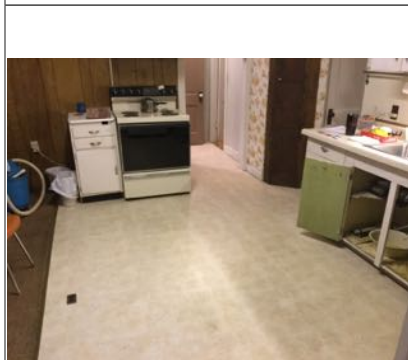
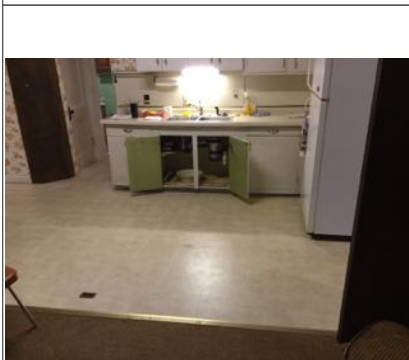
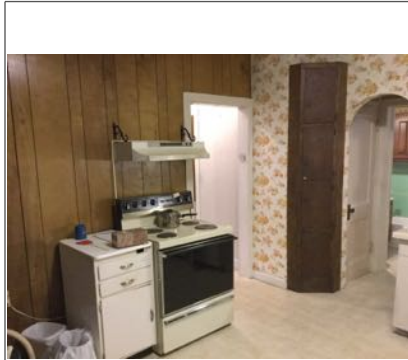
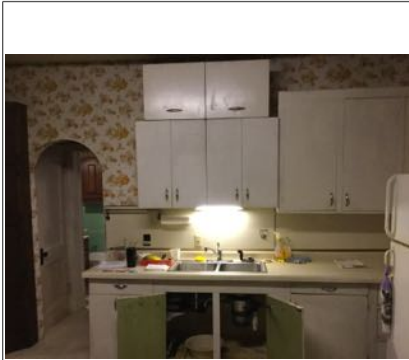
Kitchen 1st floor

Furnishings

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment



Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical Cracks ☐ Moisture Stains
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Photos



Observed what appears to be water stain and possible moisture damage resulting in what may be microbial growth. Recommend to monitor location for signs of future active water intrusion.

Kitchen 1st floor

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

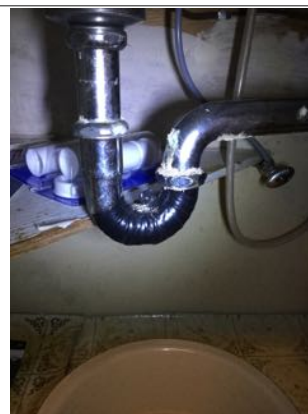
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Faucets reversed ☐ Yes ☒ No

Comments

Photos



Observed what appears to be a previous repair using tape to stop a leaking drain fitting. Recommend licensed plumber review and repair as necessary.



As a performance upgrade, Recommend use of a rigid pvc fitting to maximize flow of drain water.

Heating/Cooling Source

☐ Yes ☒ No

Comments

Appliances

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

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



Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No
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
Other : Garbage disposal Operable: ☐ Yes ☒ No



Dishwasher airgap ☒ N/A ☐ Yes ☐ No
Dishwasher drain line looped ☒ N/A ☐ Yes ☐ No
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No



In floor mounted receptacle did not appear to be turned on.
 Recommend floor mounted receptacles be GFCI protected.

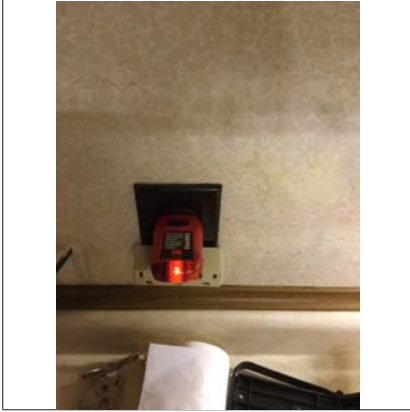
GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No

Kitchen 1st floor

Appliances cont.

GFCI cont. ☒ Potential Safety Hazard(s)

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



Dishwasher drain after trap (improper) ☐ Yes ☒ No

Smoke detector present ☐ Yes ☒ No

Limitations:

Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

Dining Room

Dining Room

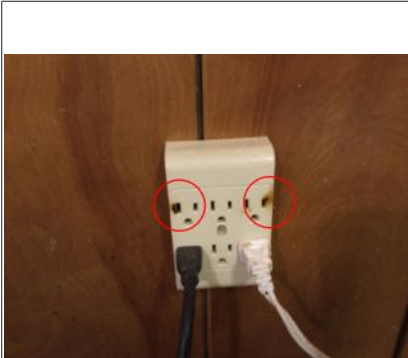
Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

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

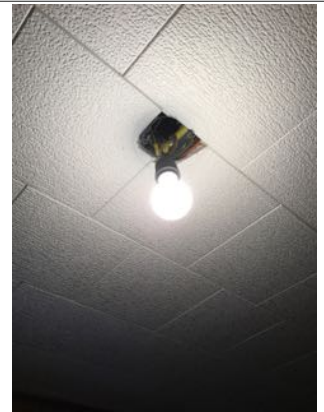
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing



Observed signs of electrical burns. Recommend licensed electrician review.

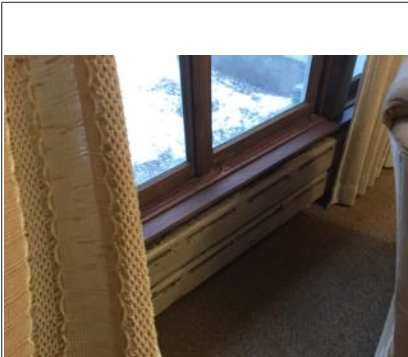


Observed signs of electrical burns. Recommend licensed electrician review.



Observed ceiling mounted light not correctly installed. Recommend licensed electrician review and repair as necessary.

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

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

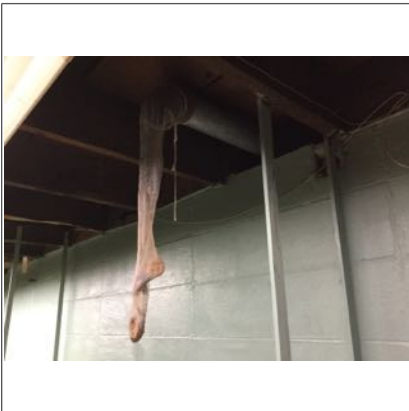
Heat source present ☒ Yes ☐ No



Room ventilation ☐ 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

Laundry Room

Laundry cont.

Appliances ☐ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

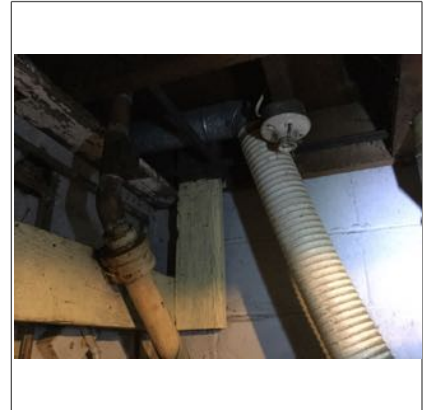
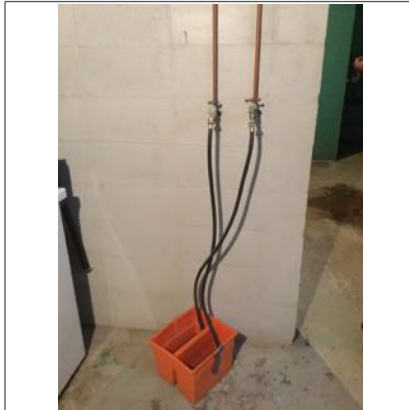
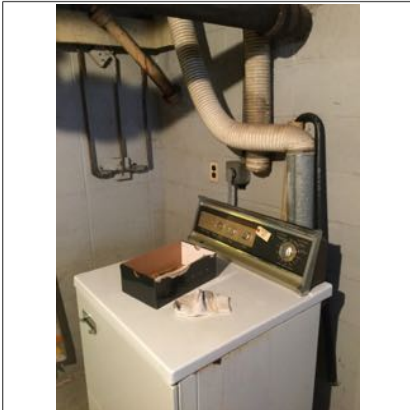
Washer hook-up lines/valves ☐ Satisfactory ☐ Leaking ☒ Corroded ☐ Not Visible



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

Comments Heating source did not appear to be turned on.

Photos



Living Room

Living Room

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

Moisture stains ☐ Yes ☒ No

Where:

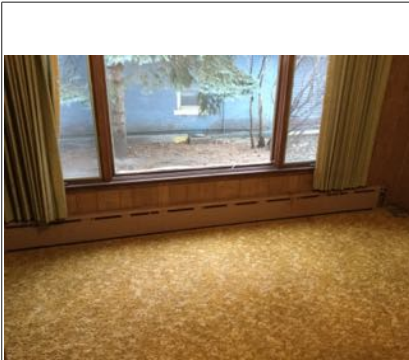
Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

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



Observed ceiling mounted light not enclosed in appropriate enclosure. Recommend licensed electrician review and repair as necessary.

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

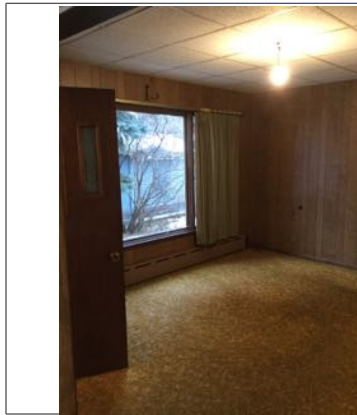
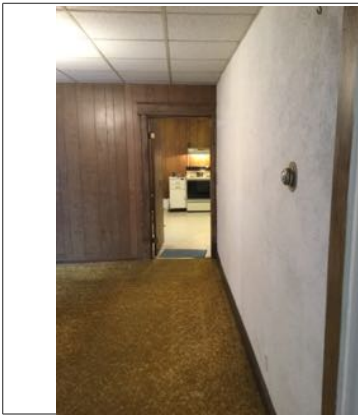


Unable to operate window on right side due to broken crank hardware.

Smoke detector present ☐ Yes ☒ No

Comments

Photos

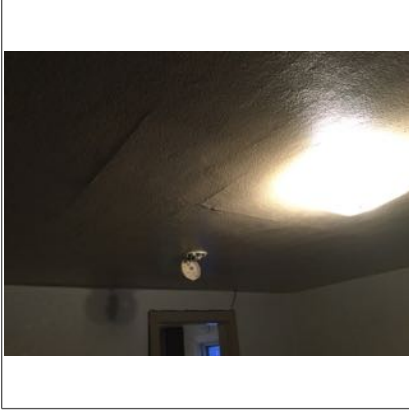


Bedroom 1

Room

Location Second floor

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



Moisture stains ☐ Yes ☒ No

Where:

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



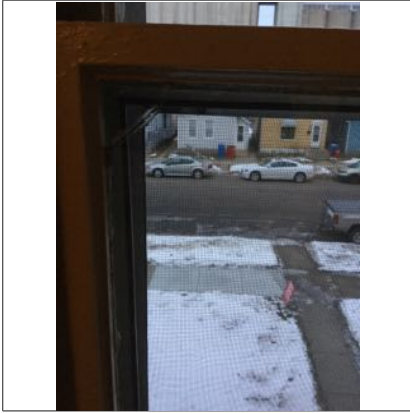
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Bedroom 1

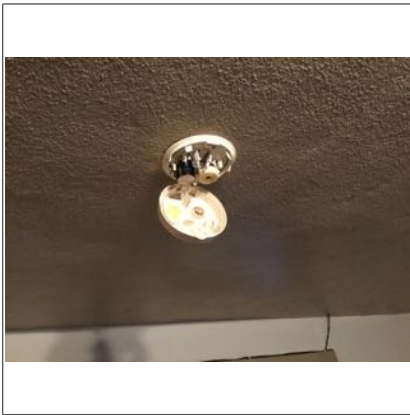
Room cont.

Windows

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



Smoke detector present ☒ Yes ☐ No



Comments

Typical cracks.
Holes in wall/ceiling recommend repair

Photos



Bedroom 2

Room

Location Second floor

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

Moisture stains ☒ Yes ☐ No

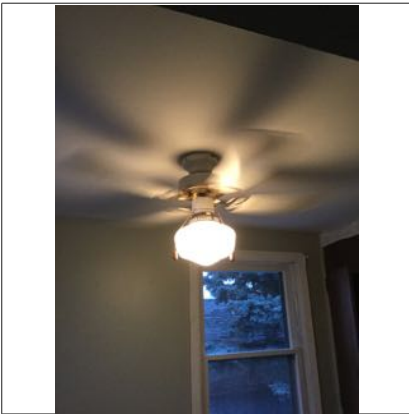
Where:

Closet



Observed what appears to be water stain and possible microbial growth. Recommend monitoring location for signs of active water intrusion.

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

Smoke detector present ☐ Yes ☒ No

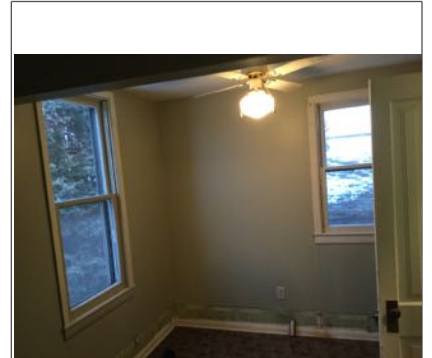
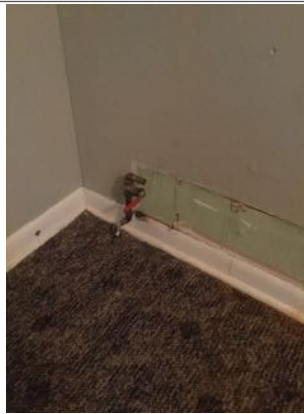
Comments Ceiling fan is wobbling, recommend repair.

No representation can be made to proper installation of the ceiling fans.

Photos



Observed unknown supply lines.
 Unsure of operation or what
 liquid/gas may be supplied.
 Recommend asking sellers prior
 to closing.



Bedroom 3

Room

Location Second floor

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



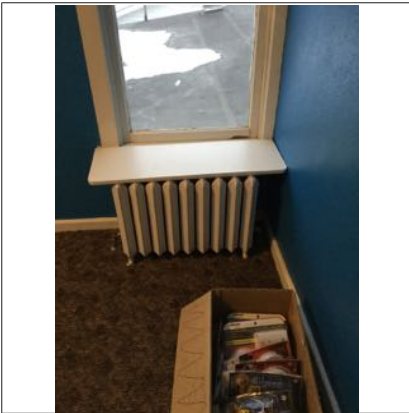
Moisture stains ☐ Yes ☒ No

Where:

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



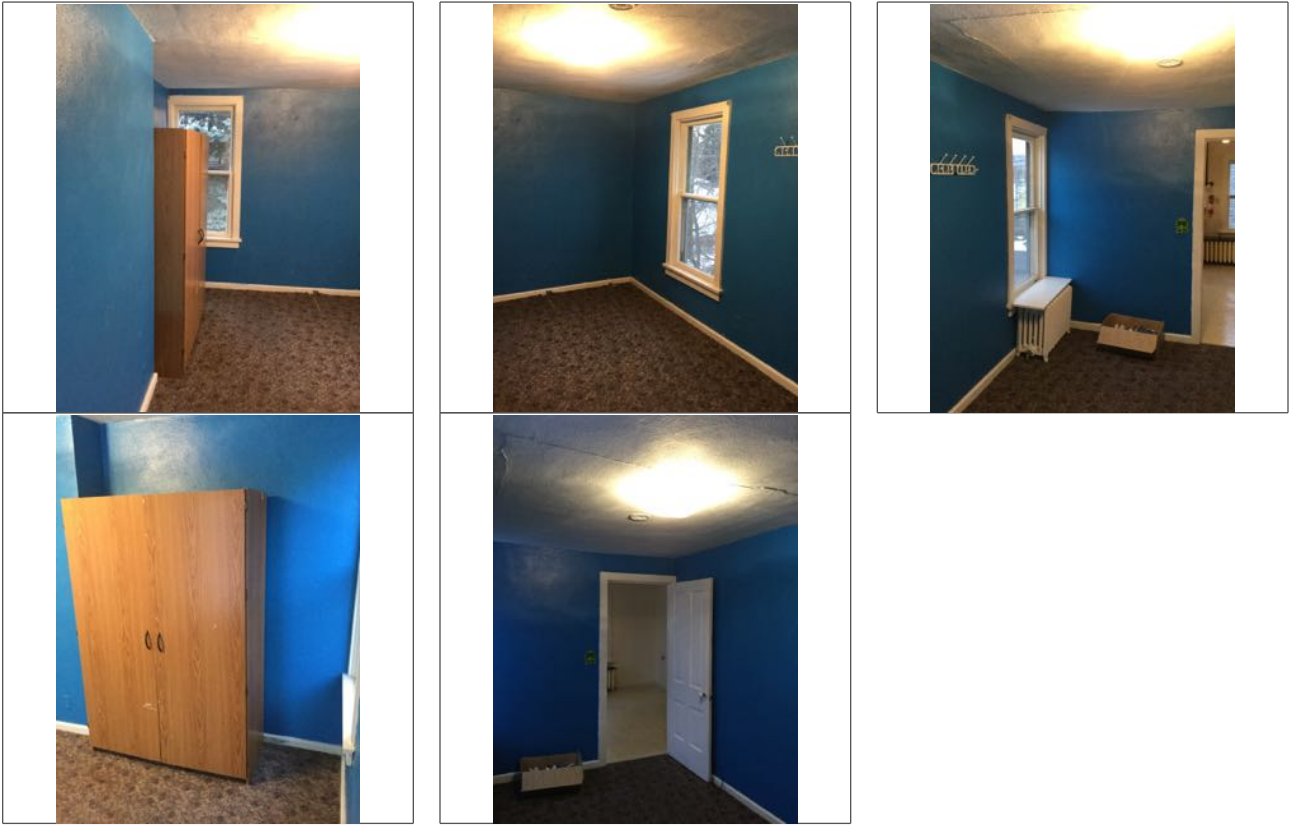
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

Smoke detector present ☐ Yes ☒ No

Comments Observed sloping floor.

Photos

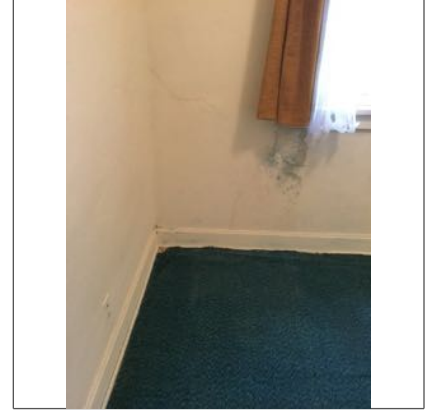
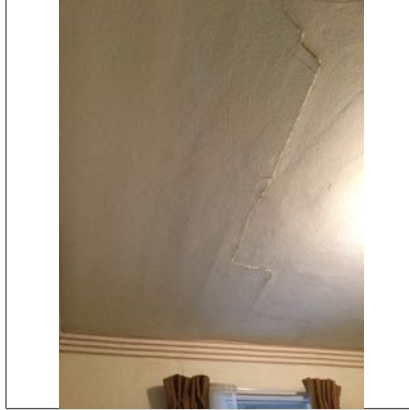


Bedroom 4

Room

Location First floor

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



Moisture stains ☒ Yes ☐ No

Where:

Ceiling

Wall underneath window



Observed what appears to be water stain.



Observed what appears to be water stain.

Ceiling fan
Electrical

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

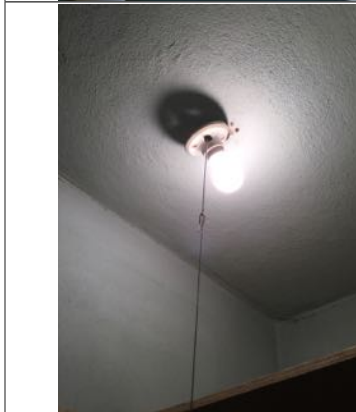
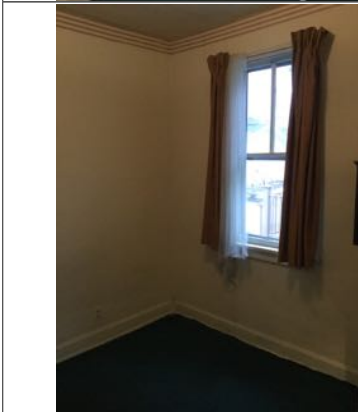
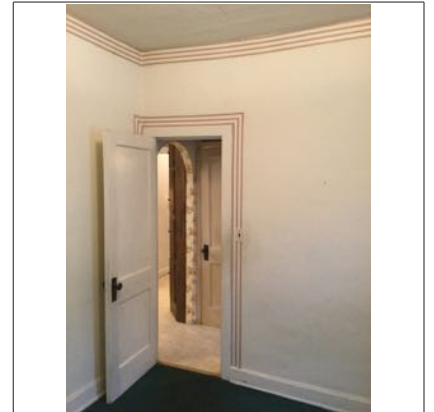
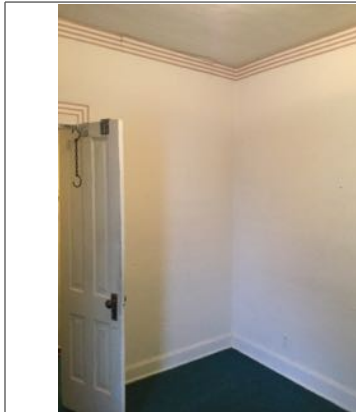
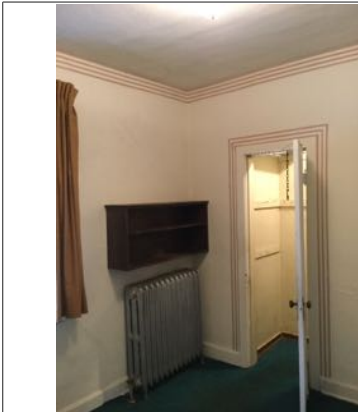


Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware



Smoke detector present ☐ Yes ☒ No
Comments Observed sloping and uneven floor.

Photos



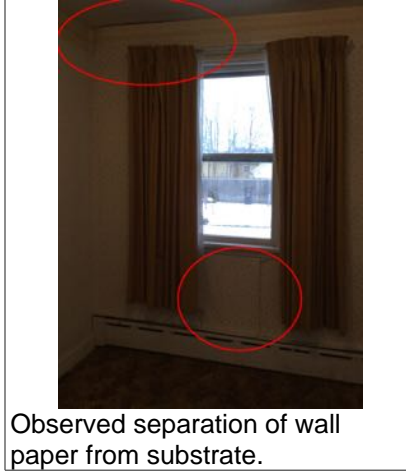
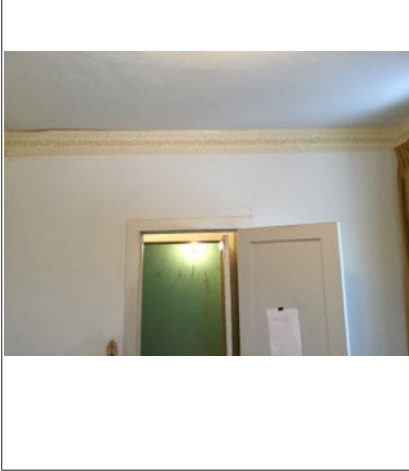
Observed loose light.

Bedroom 5

Room

Location First floor

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



Observed separation of wall paper from substrate.

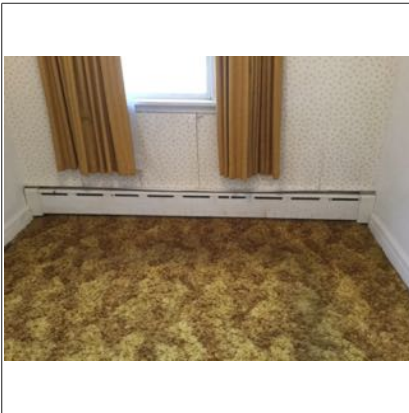
Moisture stains ☐ Yes ☒ No

Where:

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

Smoke detector present ☐ Yes ☒ No

Comments Observed sloping and uneven floor.

Photos

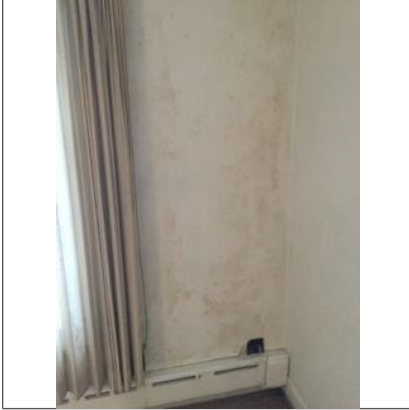


Bedroom 6

Room

Location First floor

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



Moisture stains ☒ Yes ☐ No

Where:

Ceiling

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 6

Room cont.

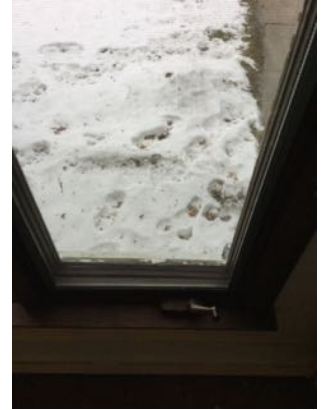
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Cracked glass ☐ Evidence of leaking insulated glass
☒ Broken/Missing hardware



Observed broken glass



Observed cracked glass



Observed disconnected opening hardware at right window.

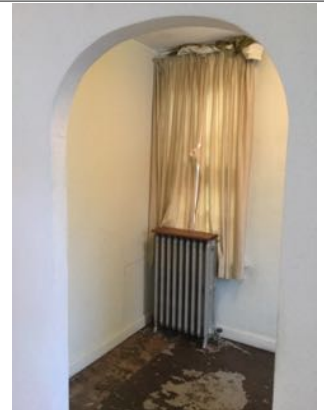
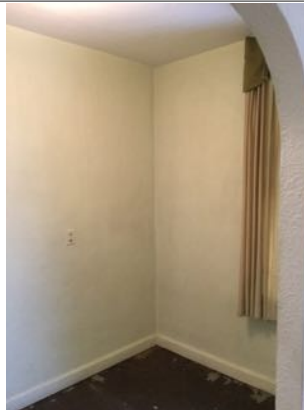
Smoke detector present ☐ Yes ☒ No

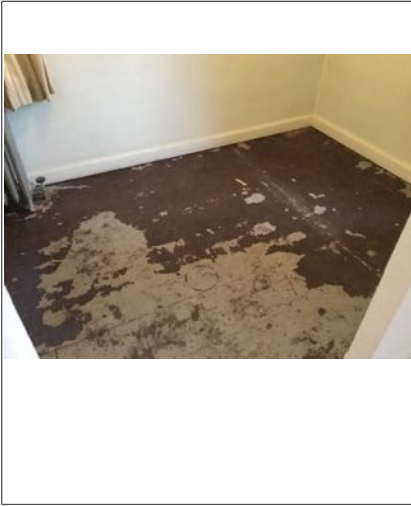
Comments

Photos



Observed what appears to be removed carpet likely due to water damage to ceiling.





Bedroom 7

Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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



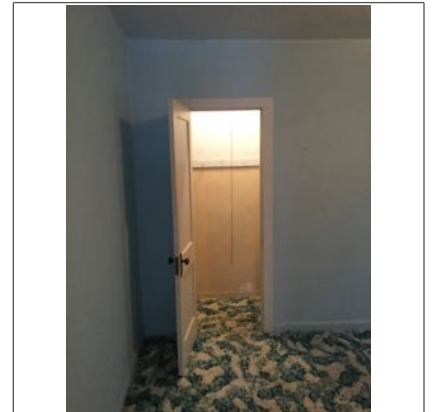
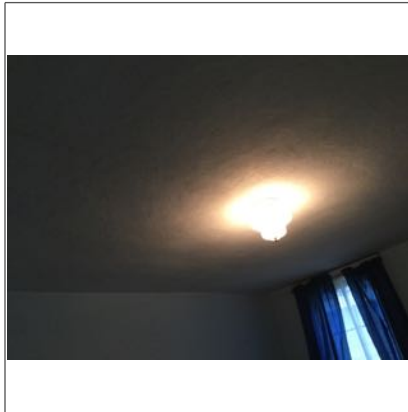
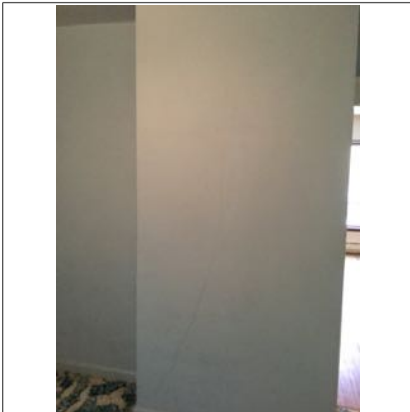
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

Smoke detector present ☐ Yes ☒ No

Comments

Photos





Bathroom 1

Bath

Location

Second floor bath

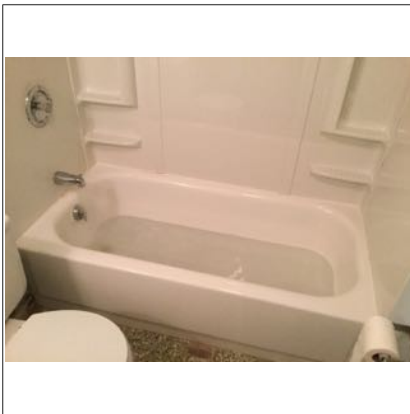
Sinks

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



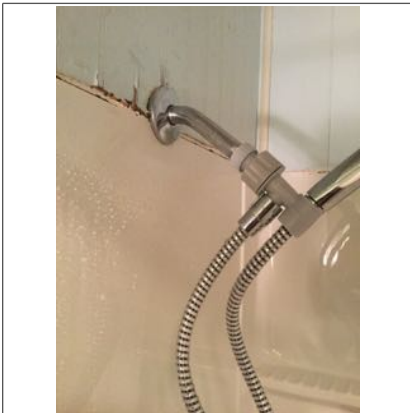
Tubs

☐ 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:
 Around The Sink
 Around shower surround to wood seams



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

Bathroom 1

Bath cont.

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

Heat source present ☒ Yes ☐ No

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

Faucets reversed ☐ Yes ☒ No

Comments

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.

Bathroom 2

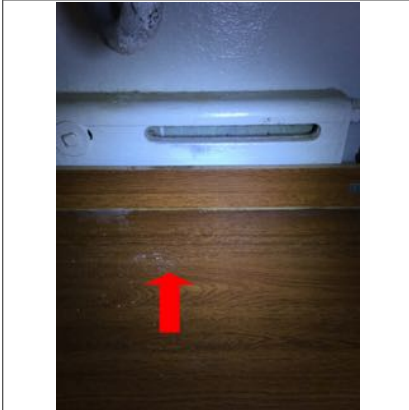
Bath

Location

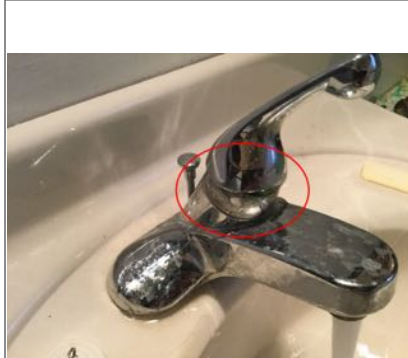
First floor bath

Sinks

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

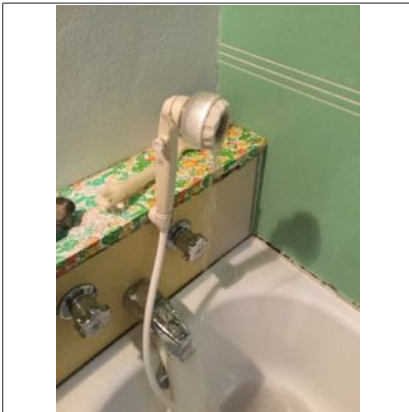


Leaking faucet is creating water pooling under sink in base of cabinet.



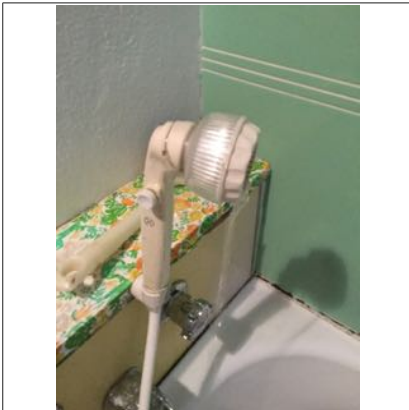
Tubs

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



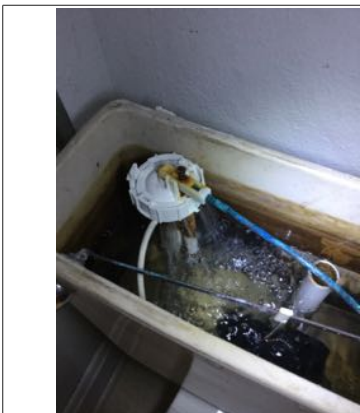
Showers

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



Toilet

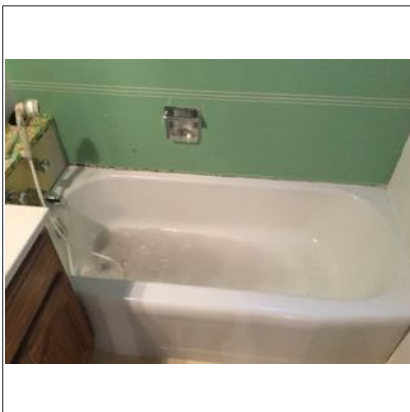
Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks



Observed leak in fill hardware.
Recommend licensed
professional review and repair as
needed.

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:
Where tub and wall meet
Around The Sink



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
Faucets reversed ☐ Yes ☒ No

Comments

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.

Bathroom 2

Bath cont.

Bathroom 3

Bath

Location

First floor bath

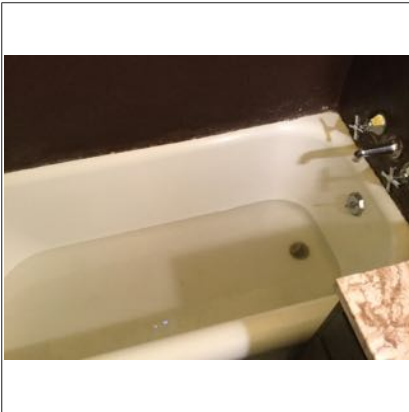
Sinks

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



Observed door that hit toilet when opened. Limited clearance to enter bathroom.

Whirlpool

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

Bathroom 3

Bath cont.

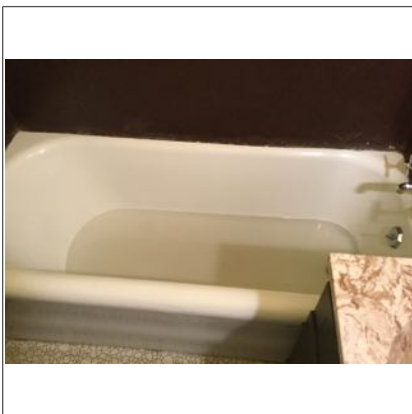
Whirlpool cont. ☐ GFCI Recommended

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

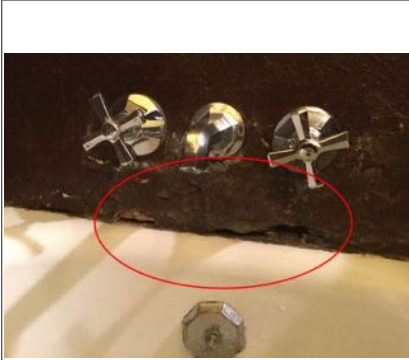
Heat source present ☒ Yes ☐ No

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

Faucets reversed ☐ Yes ☒ No

Comments

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.

Photos

Observed damage to wall material which may create a point of moisture intrusion. Recommend professional review and repair as necessary.

Bathroom 4

Bath

Location

Basement bath

Sinks

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

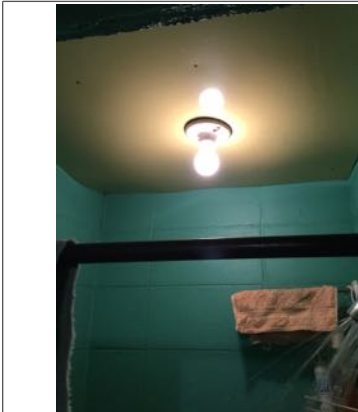


Tubs

☒ 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

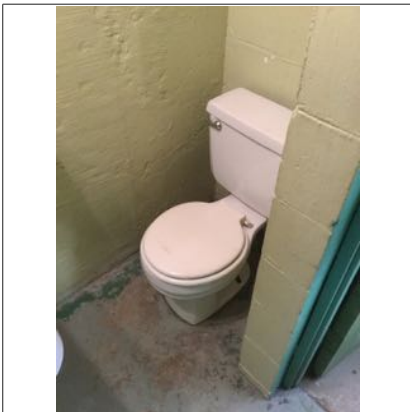


Observed light that does not appear to be rested for wet conditions. Recommend licensed electrician review and repair as necessary.



Toilet

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



Bathroom 4

Bath cont.

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: concrete_block
 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

Faucets reversed ☐ Yes ☒ No

Comments

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.

Basement

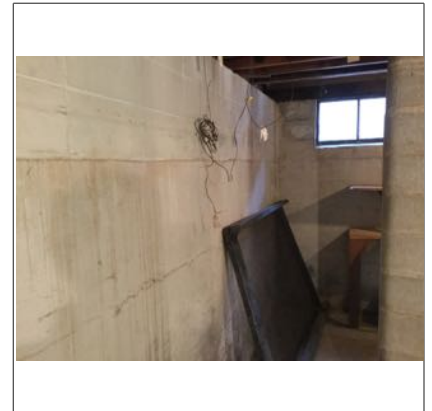
Stairs

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

Foundation

Condition ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated
☐ Not Visible / Not Inspected
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
Photos





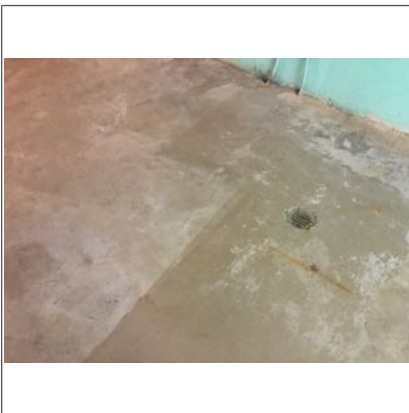
Floor

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



Drainage

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

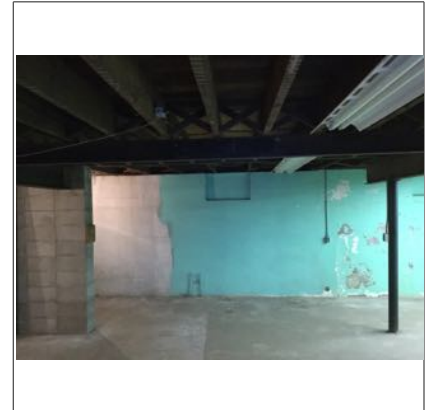
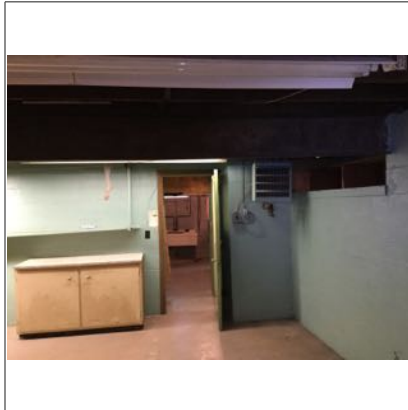
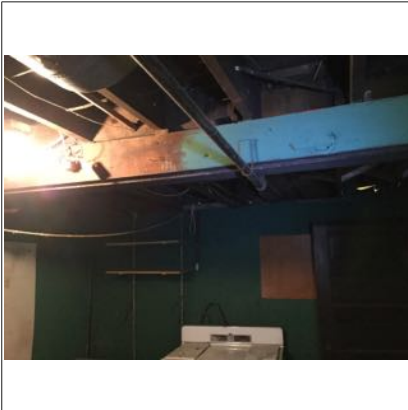


Observed indications of wood in contact with or near soil ☐ Yes ☒ No
Comments

Photos**Girders/Beams**

☒ Visible ☐ Not Visible/ Not Inspected
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☒ Steel ☒ Wood ☐ Concrete ☐ LVL

Condition
Material
Comments
Photos

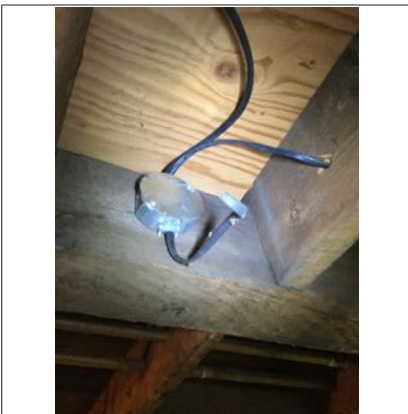
**Misc**

☐ N/A

Comments

Observed exposed electrical wire not in junction box. Recommend licensed electrician review and repair as necessary.

Photos

**Columns**

☒ Visible ☐ Not Visible/ Not Inspected
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☒ Steel ☒ Wood ☐ Concrete ☐ Block

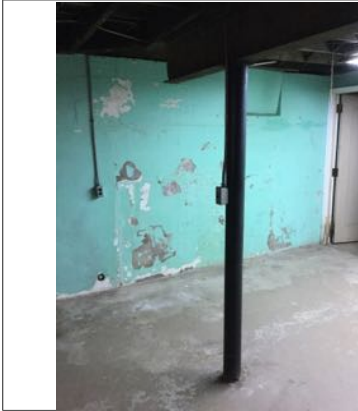
Condition
Material

Basement

Columns cont.

Comments Wood column does not appear to be adequate for structure - recommend further evaluation by a qualified contractor or a licensed structural engineer.

Photos



Joists

☒ Visible ☐ Not Visible/ Not Inspected

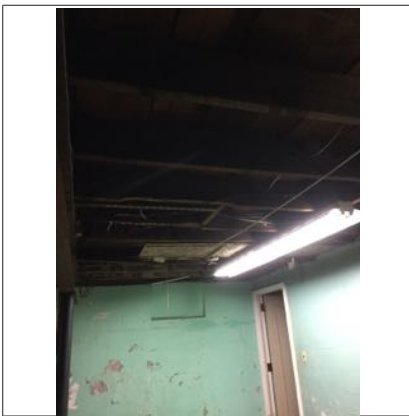
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Material ☒ Wood ☐ Steel ☐ Truss ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ Sagging/altered joists

Comments

Observed cut/notched/boring of framing members ☐ N/A ☒ Yes ☐ No

Photos



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



Observed water leak under bath tub. Viewed from basement.

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

Sanitary/Grinder pump

☒ N/A ☐ Present Operable: ☐ Y ☐ N
Sealed Crock Sealed crock: ☐ Yes ☐ No
Check Valve Check valve: ☐ Yes ☐ No
Shut-off Valve Shut-off valve: ☐ Yes ☐ No
Vented ☐ Yes ☐ No
Comments

Water heater #1

☐ N/A ☒ Present
General Brand Name:
 US Craftmaster. American

Plumbing

Water heater #1 cont.

General cont. Capacity:

40

Serial #: 9539158760



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 ☐ Rusty ☐ Recommend repair



Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water heater nearing its life expectancy recommend budgeting for new unit.

Photos



Heating System

Boiler system

General

☐ N/A ☒ Present

Brand name:

Burnham

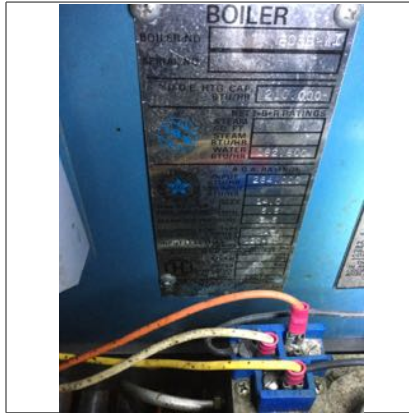
Approx. age:

Unknown

Model #:

805B-WI

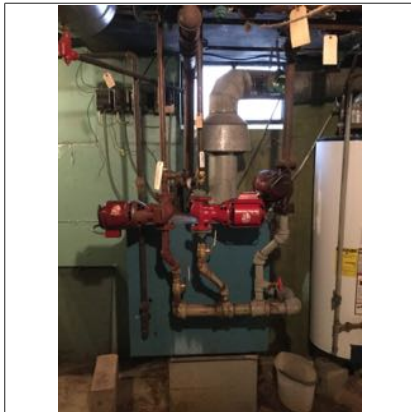
Serial #: not on data plate



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

Distribution ☒ Hot water ☐ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor

Circulator ☐ Pump ☐ Gravity ☒ Multiple zones



Controls

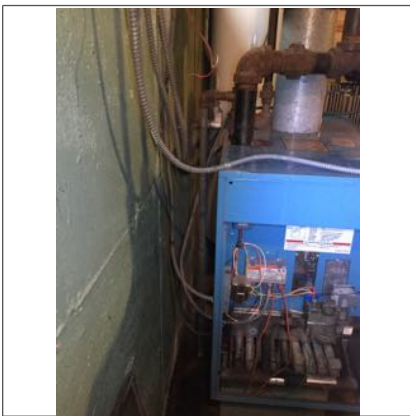
Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No



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



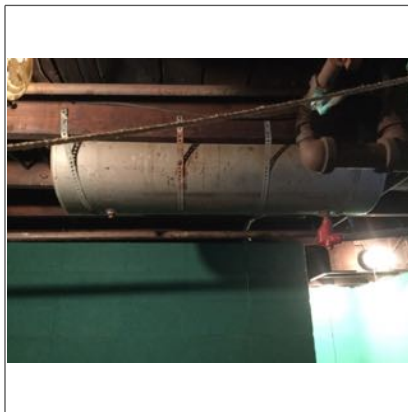
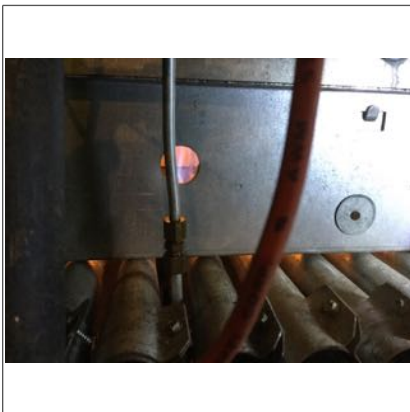
Operated When turned on by thermostat: ☒ Fired ☐ Did not fire

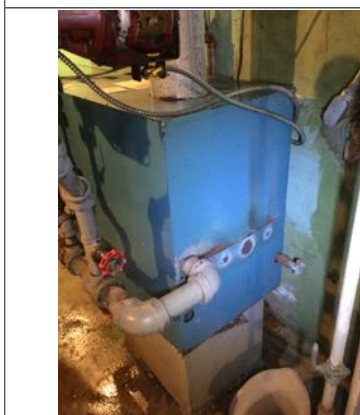
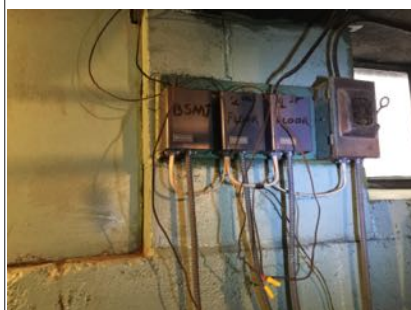
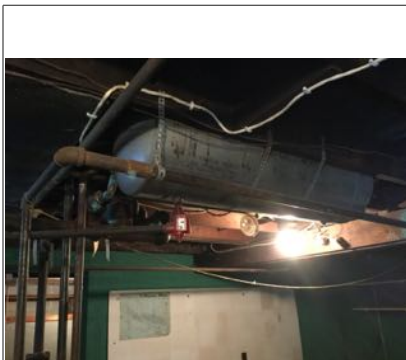
Operation Satisfactory: ☒ Yes ☐ No ☐ Recommend HVAC technician examine before closing

Comments Boiler was in normal working order at the time of the inspection.

Location of thermostat Location:

Photos





Observed water leak near boiler.
Recommend licensed
professional review and repair as
needed to ensure leak is
eliminated.



Other systems

☒ N/A ☐ Present

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 ☒ Present

Location(s)

1st floor

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

Lintel

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

Clean-out doors and frames clearance

☒ N/A ☐ Top edge \geq 6" below lowest inlet opening

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

Recommend professional review and provide scope of work needed in order to bring fireplace to an operable condition. Do not use until professional has evaluated and signed off in safety of use.

Photos



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**

Industry experts (such as the NFPA National Fire Protection Association), recommend replacing smoke alarms every 10 years. They suggest that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fires that can occur within the home. Ionization sensing alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms. Photoelectric sensing alarms may detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms.

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

Hallway

Condition

☒ Satisfactory ☐ Poor

Adequate Clearance to Panel

☒ Yes ☐ No

Amperage/Voltage

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

Breakers/Fuses

☐ Breakers ☒ Fuses ☐ Same Brand ☐ Different Brand(s)

Appears grounded

☒ Yes ☐ No ☐ Not Visible

GFCI breaker

☐ Yes ☒ No Operable: ☐ Yes ☐ No

AFCI breaker

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

Main wire

☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Branch wire condition

☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair
☐ Wires undersized/oversized breaker/fuse ☐ Panel not accessible ☐ Not evaluated

Reason:

Branch wire

☒ Copper ☒ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
☐ Knob/tube

Double Tapping - Hot Conductors

☐ Yes ☒ No

Double Tapping - Grounded Conductors

☒ Yes ☐ No

Handle Ties Present

☐ Yes ☐ No ☒ N/A

Knockout Hole Plugs Missing

☐ Yes ☒ No ☐ N/A

NM Cable Connectors Used In Enclosure

☒ Yes ☐ No ☐ N/A

Comments

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



**Sub panel(s)**☐ None apparent**Location(s)**

Location 1:

Hallway

Location 2:

Garage

Location 3:

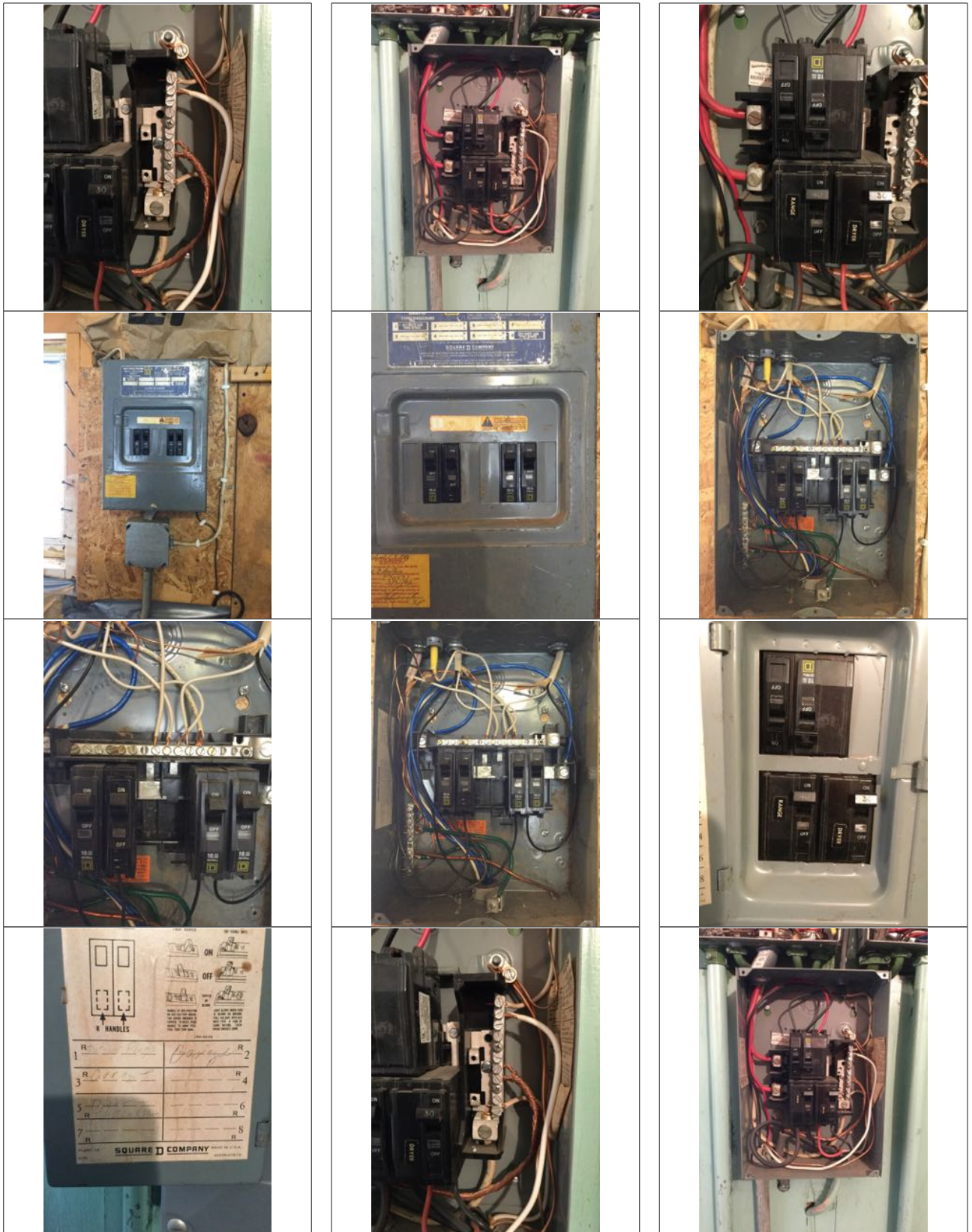
Evaluation☐ Panel not accessible ☐ Not evaluated

Reason:

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box☒ Satisfactory**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

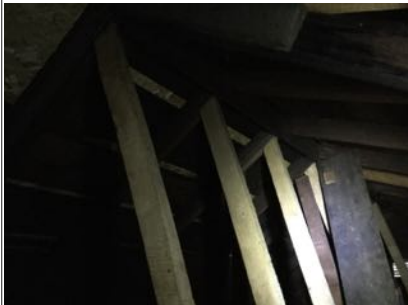
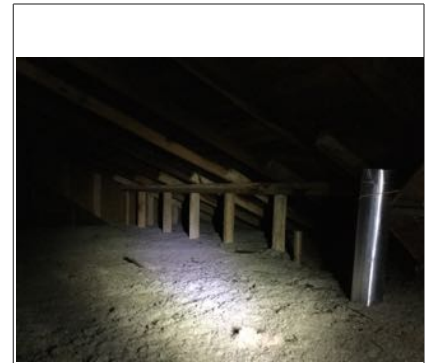
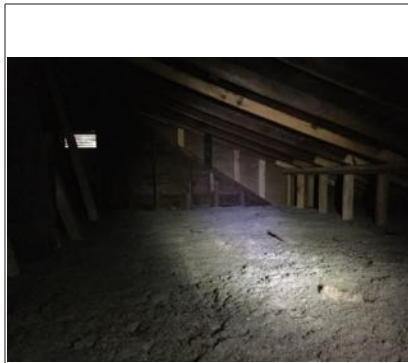
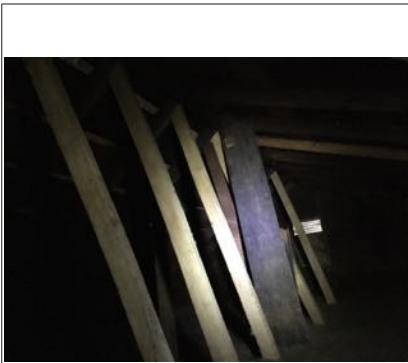
☐ None ☒ All ☐ Partial Limited By: .

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

Type of Insulation : blown

Average Depth of Insulation ☒ Not inspected Depth In Inches:

Photos



Observed reinforced Trusses that do not appear to be original. Recommend professional review and provide evaluation.

Garage/Carport

Type

☐ None ☒ Present

Type

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

Comments

Automatic Opener

☐ N/A ☒ Present

Operation

☒ Operable ☒ Inoperable

Safety Reverse

☐ N/A ☒ Tested

Operation

☐ Operable ☐ Inoperable ☒ Needs Adjusting ☒ Safety Hazard

Safety Photo Eyes

☒ N/A ☐ Tested

Operation

☐ Operable ☐ Inoperable ☐ Needs Adjusting ☐ Safety Hazard

Comments:

Photos



Door marked West operates but does not respond to wall button nor does the trolley engage with door.



Door marked East operates and responds to wall button.

Roofing

☐ Same As House

Material

Type:

Asphalt

The roof was not visible due to snow cover and as such an inspection of the roof was not performed.

Approx. age: Approx. layers:

☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Comments

Photos



Garage/Carport

Gutters/Eavestrough

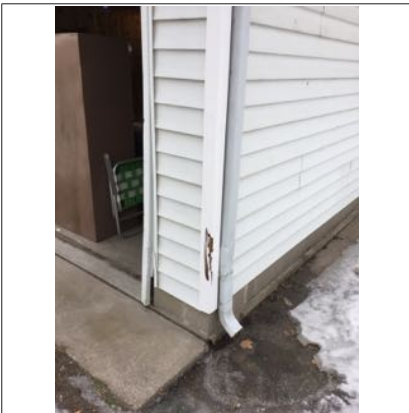
Material ☐ Same As House
 Type:
 Aluminum/Metal
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
 Comments:

Photos



Siding

Material ☐ Same As House
☐ Wood ☐ Metal ☒ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace ☐ Recommend painting



Comments Siding was intact and in overall adequate condition.
 Siding was in need of normal maintenance repairs.

Photos





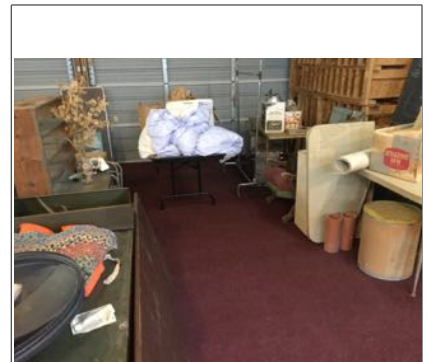
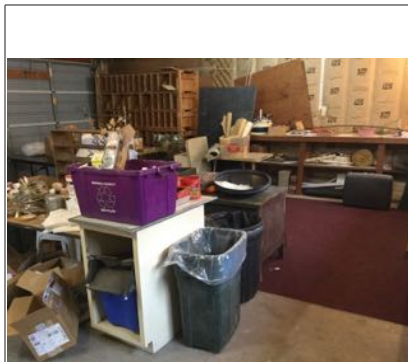
Trim

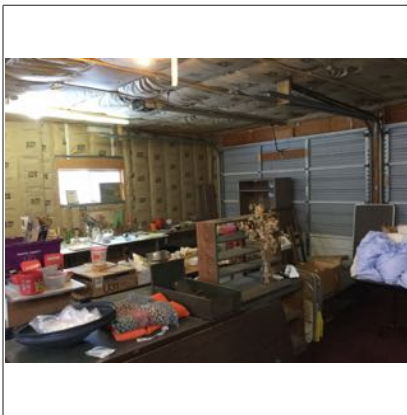
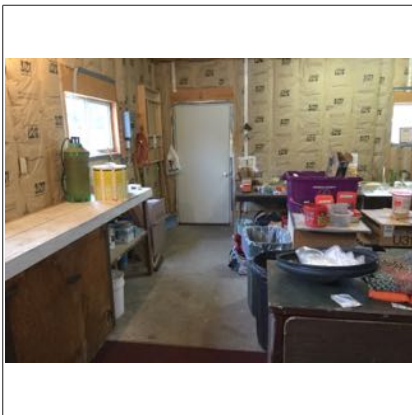
☐ Same as house
Material ☐ Wood ☐ Aluminum ☒ Vinyl
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
Comments

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 Limited visibility of floor due to personal belongings.
Photos





Sill Plates

☐ None ☒ Not Visible ☐ Visible
Type ☐ Floor level ☐ Elevated
Condition ☐ Satisfactory ☐ Rotted/Damaged ☐ Recommend repair ☒ Not Visible/ Not Inspected
Comments

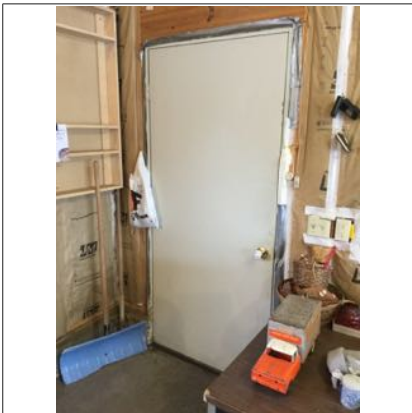
Overhead Door(s)

☐ N/A ☒ Present
Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing
Comments

Exterior Service Door

☐ None ☒ Present
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted
Comments Door was locked and therefore operation and condition of door was not tested and excluded from scope of inspection. Recommend reviewing operation of door prior to closing.

Photos



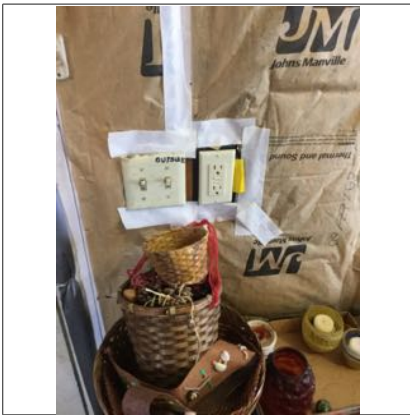
Electrical Receptacles

☒ 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

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