

GROUNDS

Snow Covered Driveway and side walk: No Yes Inches

Sidewalk None Concrete Brick Asphalt Satisfactory Yes No

Driveway None Concrete Brick Gravel Asphalt Satisfactory Yes No

Fencing None Wood Chain Link Plastic Satisfactory Yes No

Grading (within 5 feet from building)

Good Fair Bad Slope toward house Yes No

Wood / soil contact No Yes

Trees & shrubs Good Fair Bad
 Need trimming Satisfactory Yes No

Window wells Metal Brick Concrete Satisfactory Yes No

Retaining walls Brick Block Stone
 Mortared joints Dry Weep Holes

Deck None Wood Metal Vinyl
 On grade Raised Handrails Signs of rot
 Extensive None Observed Satisfactory Yes No

Balcony None Wood Metal Vinyl
 Handrail Signs of rot Extensive
 None Observed Satisfactory Yes No

Patio / Terrace Concrete Brick Satisfactory Yes No

Enclosure: None Satisfactory Yes No

Steps to building Concrete/Brick Wood
 Handrails Satisfactory Yes No

Outbuilding No Yes Satisfactory Yes No

General Comments:

Add fill dirt around the foundation to achieve positive grading
 Patch any cracks on sidewalk and/or driveways
 Caulk driveway edge next to the house.
 Proper pitch is necessary to channel water away from building.

ROOFING SYSTEM & ATTIC

Roof Snow Covered: No Yes Inches

Roof Covering Asphalt Shingles Flashing Aluminum

Roof Windows / Skylights None Moisture stains Extensive Good

Debris around flashing No Yes

Moss accumulation No Yes

Missing shingles No Yes

House Estimated number of layers 1 2 3 Est. age: 0 Years

De-attached Garage estimated number of layers 1 2 3 Est. age: Years

Garage attic access None Scuttle hole Pull down Stairs Walk in

Main House attic access None Scuttle hole Pull down Stairs

Moisture stains None Some signs Extensive

Exhaust fan discharge into attic No Yes

Mold & Mildew None Some signs Extensive

Condensation None Some signs Extensive

Storage None Heavy Light

Insulation Blanket Blown Avg. Inches: 0

Ventilation Roof Vent Ridge Vent Soffit Vent Gable Vent

Window Power Vent Whole House Fan Turbine

Overall condition Satisfactory Yes No

General Comments:

Check chimney cap annually.
 Check Seal by chimney edge, reseal if necessary.
 Installing a power vent will improve the life of the roof and keep the house cool in the summer.

EXTERIOR

Walls: Brick w/Alum Siding Satisfactory Yes No

Chimney: Brick Satisfactory Yes No

Trim: Metal Condition: Good Needs Caulking Yes NO

Soffit: Metal Condition: Good Needs Caulking Yes NO

Fascia: Metal Condition: Good Needs Caulking Yes NO

Front Door: Metal Needs Caulking Yes NO

Storm Doors: Metal Satisfactory Yes No

Garage 1: De-attached Garage Door: Metal

Size: Two Car Electric Operator: Yes Operating: No

Safety Reverse: *Select* Needs adjustment: No

Garage 2: Select Garage* Garage Door: *Select Garage Door*

Size: *Select* Electric Operator: *Select* Operating: *Select*

Safety Reverse: *Select* Needs adjustment: *Select*

Gutters & Downspouts: Aluminum Extensions: No Need cleaning: Yes

General Comments:

Caulking is recommended around windows, doors, masonry ledges, corners, steps, porches, and utility penetrations.

Have chimney checked and clean before first use.

Downspouts must be extended 4-6 feet away from building.

Clean gutters 2 or more times a year.

Check and adjust garage door opener's safety reverse every 6 months.

INTERIOR AREAS

Floors: Carpet Hardwood Vinyl Tile Laminate Satisfactory Yes No

Walls & Ceilings Drywall Wet Plaster Wood paneling

Moisture Stains Yes No Satisfactory Yes No

Stairs / Railings Satisfactory Yes No

Closets Satisfactory Yes No

Trims Satisfactory Yes No

Kitchen Area Satisfactory Yes No

Fireplace 1 NA Location: *Select* Built : *Select Type* Type: *Select Type*

Flue liner Damper: Select Satisfactory Yes No

Fireplace 2 NA Location: *Select* Built : *Select Type* Type: *Select Type*

Flue liner Damper: Select Satisfactory Yes No

Fireplace 3 NA Location: *Select* Built : *Select Type* Type: *Select Type*

Flue liner Damper: Select Satisfactory Yes No

Inside Doors Wood Vinyl Metal Satisfactory Yes No

Windows Screens: Metal Satisfactory Yes No

Windows Double hung Casement Sliding Bay Fixed

Wood Metal Vinyl

Insulated glass Overall Condition

Needs Caulking Yes NO Satisfactory Yes No

General Comments:

Have your fireplace flue cleaned and examined before first use.

Replace Smoke alarms (Must have one on each floor of the house and near sleeping area).

Replace Carbon Monoxide (CO) detectors (Must have one on each floor of the house and near sleeping area. Don't install near cold air return).

Caulk trims around windows inside and outside.

KITCHEN

Cabinets: Wood Satisfactory Yes No

Countertops: Formica Satisfactory Yes No

Sink/Faucet Leaks: Yes No Pipes Leak: Yes No

Drainage: Adequate Water Pressure: Adequate Floors: Good

Walls & Ceiling: Good Heat Source Present: Yes No

Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Range	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Oven	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Refrigerator	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Microwave Oven	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Exhaust Fan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Trash Compactor	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Outlets Present: Yes No GFCI: Yes Operates: Yes

General Comments:
 Ground fault circuit interrupt (GFCI) outlets must be installed on either side of kitchen sink, bathrooms, garages and outdoors outlets. Test GFCI outlets monthly.

Laundry/Utility Room

Location: Basement Sink/Faucet Leaks: Yes No Pipes Leak: Yes No

Drainage: Adequate Water Pressure: Adequate Floors: Marginal

Walls & Ceiling: Good Heat Source Present: Yes No

Dryer Vent: Window Gas Shutoff Valve Yes No

Outlets Present: Yes No GFCI Yes No Operates Yes No

Washer Yes No Operates Yes No

Dryer Yes No Operates Yes No Gas Electric

General Comments:

ELECTRICAL

Electric service: Yes Main service location: Basement Capacity: 100 amps

Service line: Overhead Service line wire condition: Good

Panel accessible Yes No Main panel: Grounded

Branch wiring: Aluminum Panel type: Circuit Breakers

Ground Fault Circuit Interrupter: Kitchen Bathrooms Exterior Garage

Outlets: Tested Open ground Reversed polarity Location:

Sub panels: Yes No Location: *Select

General Comments: *We recommend "S Type" fuse in a fuse type panel.*

Ground fault circuit interrupt (GFCI) outlets must be installed on either side of kitchen sink, bathrooms, garages and outdoors outlets. Test GFCI outlets monthly.

PLUMBING AND BATHROOMS

Water service: Yes Main Service: Public Shutoff location: Basement

Maine Pipe: Galvanized Water Lines: Copper

Drain Pipes: Cast Iron Waste Discharge: Adequate Water Pressure: Adequate

Bathroom 1 Location:1st Level

Tub Shower stall Whirlpool Toilet Vanity Window Exhaust Fan
Shower/Tub Walls: Ceramic Floor Ceramic Faucet Leaks Yes No
Caulk/Grouting needed Yes No Moisture Stains Present Yes No
Outlets Present Yes No GFCI Protected Yes No Operates Yes No

Bathroom 2 Location:1st Level

Tub Shower stall Whirlpool Toilet Vanity Window Exhaust Fan
Shower/Tub Walls: *Select* Floor *Select* Faucet Leaks Yes No
Caulk/Grouting needed Yes No Moisture Stains Present Yes No
Outlets Present Yes No GFCI Protected Yes No Operates Yes No

Bathroom 3 Location:None

Tub Shower stall Whirlpool Toilet Vanity Window Exhaust Fan
Shower/Tub Walls: *Select* Floor *Select* Faucet Leaks Yes No
Caulk/Grouting needed Yes No Moisture Stains Present Yes No
Outlets Present Yes No GFCI Protected Yes No Operates Yes No

Bathroom 4 Location:None

Tub Shower stall Whirlpool Toilet Vanity Window Exhaust Fan
Shower/Tub Walls: *Select* Floor *Select* Faucet Leaks Yes No
Caulk/Grouting needed Yes No Moisture Stains Present Yes No
Outlets Present Yes No GFCI Protected Yes No Operates Yes No

Bathroom 5 Location:None

Tub Shower stall Whirlpool Toilet Vanity Window Exhaust Fan
Shower/Tub Walls: *Select* Floor *Select* Faucet Leaks Yes No
Caulk/Grouting needed Yes No Moisture Stains Present Yes No
Outlets Present Yes No GFCI Protected Yes No Operates Yes No

General Comments:

Have your sewer snaked/cleaned every 4-7 years to avoid any problems.
Caulk tub, shower pan, floor and corners.
Bathrooms must be vented outside to eliminate any moisture. Do not vent bathrooms into the attic.

BASEMENT – CRAWL SPACE

Basement: Full Limited visibility due to extensive basement storage

Walls: Open Painted With: Other Satisfactory Yes No

Ceiling: Open Satisfactory Yes No

Floor: Concrete Satisfactory Yes No

Floor Drain: Not Tested Satisfactory Yes No

Sump Pump: None Satisfactory Yes No

Backup Sump Pump: None *Select* Satisfactory Yes No

Dampness: Dry Satisfactory Yes No

OVERALL CONDITION Satisfactory Yes No

Crawlspace Yes No Readily accessible Yes No

Conditions observed Yes No Dryer vent into crawl Yes No

Freeze vulnerable pipes Yes No Rot & insect damage yes No

Sump Pump: *Select* Satisfactory Yes No

Floor: *Select* Wood on earth contacts Yes No

Vapor barrier Insulation Ventilation

Dampness: *Select* Satisfactory Yes No

OVERALL CONDITION Satisfactory Yes No

General Comments:

A dehumidifier is recommended in basement Set to 40%.
 Ventilate basement at least once a week.
 Test sump pump monthly. A water powered sump pump is recommended for backup.

FOUNDATION – STRUCTURAL

Approximate year build: 1956 Street entrance faces: North

Type of building: Single Style: Ranch

Framing: Wood Roof: Gable

Foundation walls: Poured Concrete

Posts / Columns: Steel I-Beam: Steel

Floor Structure: Wood Joist Wall Structure: Wood Studs

Front Porch: Concrete W/O Railing Satisfactory Yes No

Rear Porch: Concrete W/O Railing Satisfactory Yes No

Balcony: None Satisfactory Yes No

Roof Structure: Wood Evidence of settlement: None

General observation: None Observed

General Comments:

Any cracks or holes in exterior walls invite moisture and insects. Caulk all cracks and fill holes.

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major defects:

None

List of some important items in need of repair or replacement, but may be with in 3 years:

Redirect downspouts from driveway.
Extend downspouts 6-8 feet away from house.
Build up grading al around the house.
Fix broken and unlevelled cement by AC unit.
Trim tree top of garage.
Seal driveway and edge of driveway where it meets the house.
Replace stolen AC conductor.
Clean and paint basement walls, ceiling and floors.
Fix plug on garbage disposal.
Install missing electric box covers, fix reverse polarity on outlets.
Caulk windows inside and out.
Caulk backsplash on countertop.
Caulk bathroom.
Have heating and cooling system inspected by a certified HVAC contractor.

Remarks:

Nice home.