

PROFESSIONAL HOUSE INSPECTION

**BroadView Home Inspection LLC
Address: 188 Bonad Rd, Chestnut Hill, MA 02467**

Inspector: Jason Ning

GENERAL NOTICE AND DISCLAIMERS

Client: John Doe

Date: 2025-04-18

Address: 188 Bonad Rd, Chestnut Hill, MA 02467

Time: 10:30

Weather: Sunny

Fee: 675

NOTE: Occupied

The abbreviations throughout the report – check boxes on the right side - stand for the following:

NT: A note on the inspected item.

OK: The item is inspected and it is working as intended at the time of the home inspection.

MM: The inspected item has minor defect, or it shows some wear and tear. Repair or maintenance work is needed.

RR: The inspected item needs to be repaired or replaced.

EV: The item needs a further investigation before the expiration of this inspection objection deadline.

NA: This check item is not applicable or not present at the time of this home inspection.

NOTICE: This report contains technical information. If you were not present during this inspection, please arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

NOTICE: When there are multiple areas with the same issue, pictures are often a representative sample (i.e. cracked caulk, peeling paint, missing door stops, etc.). Have contractors who are doing repairs on the house check all relevant areas that pertain to the issue they are addressing, since the concern may not be limited exclusively to the pictures in the report.

DISCLAIMER: The inspection and report do not cover, and are not intended to address, the possible presence of, or danger from asbestos, mold and biological growth, radon gas, lead paint, urea formaldehyde, soil contamination, absence, presence, or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions.

DISCLAIMER: The fire sprinkler system, solar system, central vacuum system, indoor/outdoor audio system, well water, private septic system and underground irrigation system are beyond this inspection.

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HOME INSPECTION REPORT

All repair, service, or price quotes in this report should be done by the licensed contractors. If we made a recommendation for further evaluation or check, it should be performed prior to the end of your contingency period.

Summary

Defect/Action Needed

1. Missing the kick-out flashing to divert the water to gutter. Signs of moisture absorption and delamination at the bottom edges. This condition may indicate the presence of moisture, which could lead to further mold growth and potential structural damage if not addressed promptly. It is recommended to investigate the source of moisture and take appropriate remediation measures to ensure a safe and healthy environment.

1. 缺少导水挡水板，导致雨水无法流入屋檐排水沟。底部边缘有吸水和分层的迹象。这种情况可能表明存在潮气，如果不及时处理，可能会导致霉菌滋生，甚至造成结构损坏。建议调查潮气来源，并采取适当的补救措施，以确保环境安全健康。

2. Wood rot was observed at the bottom right corner of the vertical window casing, where it meets the windowsill. Additionally, there is extensive paint failure noted across the window trim and the adjacent siding panels. It is recommended to address these issues promptly to prevent further deterioration and potential water intrusion.

2. 在垂直窗框右下角与窗台交接处发现木材腐烂。此外，窗框饰条和相邻的墙板也出现大面积油漆脱落。建议立即处理这些问题，以防止进一步损坏和潜在的渗水风险。

3. During the inspection, evidence of wood-destroying insect (possibly carpenter bee) activity was observed on the porch ceiling. This condition may indicate an ongoing infestation, which can compromise the structural integrity of the wood components. It is recommended to engage a licensed pest control professional to assess the situation further and determine appropriate treatment options. Regular monitoring and preventive measures are advisable to mitigate potential damage in the future.

3. 检查过程中，在门廊天花板上发现了蛀木昆虫(可能是木蜂)活动的痕迹。这种情况可能表明虫害正在持续，并可能损害木质构件的结构完整性。建议聘请有资质的害虫防治专业人员进一步评估情况并确定合适的处理方案。建议定期监测并采取预防措施，以减少未来可能造成的损害。

4. The siding panels located adjacent to and below the vent show significant signs of surface delamination and paint peeling. This damage may be attributed to high-moisture, heated exhaust air from the vent, which is likely blowing directly against or swirling back toward the siding. It is recommended to further investigate the venting system and consider repairs or protective measures to prevent further deterioration of the siding.

4. 通风口附近及下方的壁板出现明显的表面分层和油漆剥落迹象。这种损坏可能是由于通风口排出的高湿度高温废气直接吹向或回流至壁板所致。建议进一步检查通风系统，并考虑维修或采取保护措施，以防止壁板进一步损坏。

5. Wood-Destroying Insect (WDI) activity has been detected during the inspection. Subterranean termite mud tubes were observed, indicating potential infestation. It is recommended to consult a qualified pest control professional for further evaluation and treatment options.

5. 检查过程中发现了蛀木昆虫的活动迹象。观察到地下白蚁泥管，表明可能存在虫害。建议咨询合格的害虫防治专业人员进行进一步评估和处理方案。

6. There is a significant rectangular opening in the concrete slab that lacks a flush-mounted, load-bearing cover. This condition may pose safety risks. It is recommended to address this issue by installing an appropriate cover to ensure stability and safety.

6. 混凝土板上有一个较大的矩形开口，缺少齐平安装的承重盖板。这种情况可能存在安全隐患。建议安装合适的盖板以解决此问题，确保其稳定性和安全性。

7. The shingles on the roof are lifted and distorted, which may indicate potential water infiltration or damage to the roofing system. Additionally, the downspout opening is completely clogged, which could lead to water overflow and drainage issues. It is recommended to repair the shingles and clear the downspout to prevent further complications.

7. 屋顶瓦片翘起变形，这可能表明屋顶系统存在渗水或损坏。此外，落水管开口完全堵塞，可能导致溢水和排水问题。建议修复瓦片并清理落水管，以防止出现更严重的问题。

8. The metal vent pipe, a single-wall connector, penetrates the rim joist and exterior wall without the installation of a

fire-stop or air seal. This condition may pose a potential fire hazard and allow for air leakage. It is recommended to have a qualified professional evaluate and address this issue to ensure proper safety and energy efficiency.

8. 金属通风管(单壁连接管)穿过边缘梁和外墙，但未安装防火封堵或气密密封件。这种情况可能存在火灾隐患并导致空气泄漏。建议请合格的专业人员评估并解决此问题，以确保安全性和能源效率。

9. No handrails are present on the stairway. It is recommended to install handrails to enhance safety and provide support while navigating the stairs. Lack of handrails can increase the risk of falls, particularly for individuals with mobility challenges. Proper installation of handrails should comply with local building codes and safety standards.

9. 楼梯上没有扶手。建议安装扶手，以提高安全性并在上下楼梯时提供支撑。缺少扶手会增加跌倒的风险，尤其对于行动不便的人士而言。扶手的正确安装应符合当地的建筑规范和安全标准。

Marginal/Deferred Maintenance

1. The electrical panel exhibits several concerns that should be addressed for safety and compliance. Firstly, there are missing bushings and connectors, which can lead to potential wear and tear on the electrical wiring. Additionally, double-tapping has been observed, where two wires are connected to a single circuit breaker, potentially causing overheating and circuit failure. Furthermore, the grounding and neutral wires are mixed at both bus bars, which poses a significant safety hazard and may lead to electrical malfunctions. It is strongly recommended to consult a licensed electrician to evaluate these issues and perform the necessary corrections.

1. 该配电盘存在多项安全隐患，必须予以解决。首先，部分接线套管和连接器缺失，这可能导致电线磨损。此外，还发现存在双线连接的情况，即两根电线连接到同一个断路器上，这可能导致过热和电路故障。再者，两个母线上的接地线和零线混接，这存在严重的安全隐患，并可能导致电气故障。强烈建议咨询持证电工，对这些问题进行评估并进行必要的整改。

2. There are indications of previous water damage observed beneath the skylights; however, no active leaks are present at this time.

2. 天窗下方有迹象表明之前曾有水渍损坏;但是，目前没有发现漏水点。

3. There are signs of previous water damage on the ceiling. Currently, there are no active leaks observed.

3. 天花板上有之前漏水的痕迹。目前未发现漏水点。

4. The sink exhibits a slow drainage issue. This condition may indicate a partial blockage or buildup within the plumbing. It is recommended to monitor the situation closely and consider having a professional assessment or cleaning performed to prevent potential future complications such as water damage or further plumbing issues.

4. 水槽排水缓慢。这种情况可能表明管道内部存在部分堵塞或积垢。建议密切观察情况，并考虑请专业人员进行评估或清洁，以防止未来出现诸如漏水或其他管道问题等潜在隐患。

Recommendation

1. It is advisable to trim the tree branches that extend over the driveway. This will help prevent potential damage to vehicles parked in that area.

1. 建议修剪伸到车道上方的树枝。这有助于防止停放在该区域的车辆受到潜在损害。

Summary and Pictures

DISCLAIMER: This section is provided to the client as a beneficial aid. The picture quality is subject to light, camera and environment conditions.

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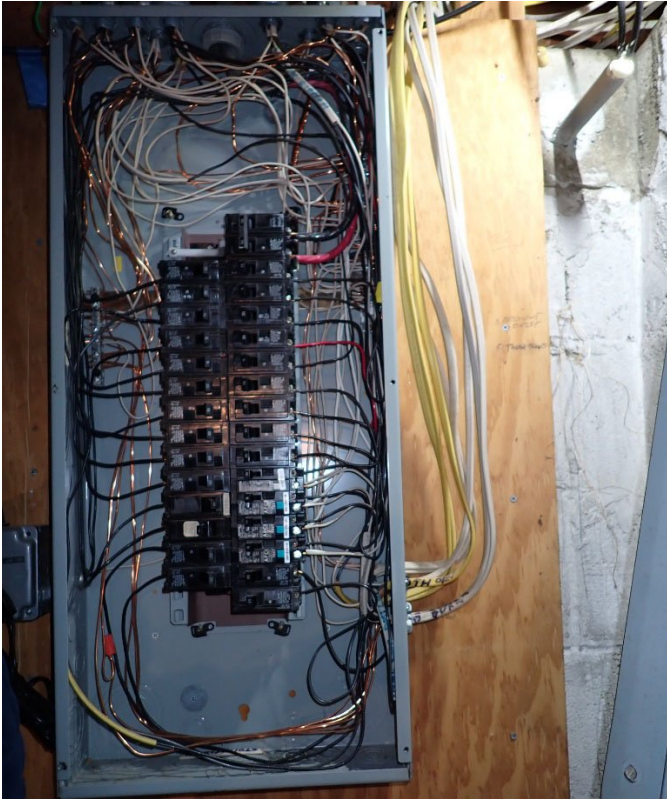
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Recommendation

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Structure


Types	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> NT
Roofs	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Shed	<input type="checkbox"/> Hip/Pyramid <input type="checkbox"/> Gambrel <input type="checkbox"/> Not Applicable	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Foundation	<input type="checkbox"/> Concrete <input type="checkbox"/> Stone/Brick	<input checked="" type="checkbox"/> Block <input type="checkbox"/> Not Applicable	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Post/Columns	<input type="checkbox"/> Steel <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Jack-Post <input type="checkbox"/> Not Visible	<input type="checkbox"/> Masonry <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Lally Column	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor Structure	<input checked="" type="checkbox"/> Wood Joist <input type="checkbox"/> Not Visible	<input type="checkbox"/> Concrete	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Wall Structure	<input checked="" type="checkbox"/> Wood Studs <input type="checkbox"/> Not Visible	<input type="checkbox"/> Metal Studs	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Roof Structure	<input type="checkbox"/> Wood Trusses <input type="checkbox"/> Not Accessible	<input checked="" type="checkbox"/> Beam/Rafters <input type="checkbox"/> Not Applicable	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Water Damage	<input type="checkbox"/> None <input type="checkbox"/> Extensive	<input type="checkbox"/> Some Signs	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: Keep in mind that inspectors can't see inside walls or under floor. If you're concerned about moisture or mold in walls or under floors, call a certified environmental inspector.

Disclaimer: The inspector's report is not a guarantee that parts of the home will never fail or need repair, so don't take an inspection report as a guarantee against future repairs.

Disclaimer: Structural components concealed by walls and ceiling, or blocked by storage and furniture cannot be inspected by home inspectors.

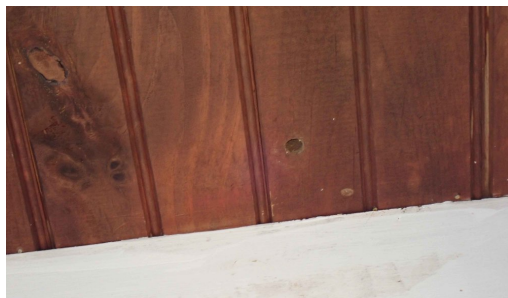
Exterior

DoorBell		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Electrical Outlets		<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Hose Bibs/Spigots	<input checked="" type="checkbox"/> Winterized <input type="checkbox"/> Frozen Free	<input type="checkbox"/> Vacuum Breaker <input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Exterior Doors	<input checked="" type="checkbox"/> Exterior Door <input checked="" type="checkbox"/> Storm Door <input checked="" type="checkbox"/> HardWares	<input type="checkbox"/> Patio Door <input checked="" type="checkbox"/> Door Lock <input type="checkbox"/> Panel <input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Windows	<input checked="" type="checkbox"/> Frame <input checked="" type="checkbox"/> Shutters	<input checked="" type="checkbox"/> Screens <input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input checked="" type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Exterior Walls	<input type="checkbox"/> Brick/Stone <input checked="" type="checkbox"/> Hardie <input type="checkbox"/> Cement	<input type="checkbox"/> Metal/Vinyl <input type="checkbox"/> Stucco/EIFS <input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Trims/Boards	<input type="checkbox"/> Eaves <input type="checkbox"/> Soffit	<input checked="" type="checkbox"/> Fascia <input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Porch	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Deck/Timber <input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Gas Meter/Entrance	<input checked="" type="checkbox"/> No Gas Odor noted Nearby Meter or in Utility Room	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
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Disclaimer: The inspector disclaims responsibility for providing information about the condition of any portions of the property which are hidden by snow at the time of the inspection.

Disclaimer: Holes, numerous ants, wasp nests, wasp infestation, and termite tubes indicate possible insect infestation and the inspector recommends inspection by a qualified pest control contractor. Those beyond the home inspector's expertise.

Ground


Driveway	<input type="checkbox"/> Concrete <input type="checkbox"/> Bricks/Stone	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
WalkWay	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Steps/Railing	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Grading			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Tree/Shrubbery			<input checked="" type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fence	<input type="checkbox"/> Wood <input type="checkbox"/> PVC	<input type="checkbox"/> Metal	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Patio	<input type="checkbox"/> Concrete <input type="checkbox"/> Timber	<input type="checkbox"/> Stone/Brick	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Window Well	<input type="checkbox"/> Metal <input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Retaining Wall	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Block/Stone	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Stairwell	<input type="checkbox"/> Wall <input type="checkbox"/> Drain	<input type="checkbox"/> Railing	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	(Recommendation) It is advisable to trim the tree branches that extend over the driveway. This will help prevent potential damage to vehicles parked in that area.		

Deck




Deck	<input checked="" type="checkbox"/> Beam <input checked="" type="checkbox"/> Ledger <input checked="" type="checkbox"/> Guardrail <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Post <input checked="" type="checkbox"/> Handrail <input checked="" type="checkbox"/> Baluster <input type="checkbox"/> Composite	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Deck Stairway	<input checked="" type="checkbox"/> Posts <input checked="" type="checkbox"/> Handrail <input checked="" type="checkbox"/> Connection to Deck	<input checked="" type="checkbox"/> Steps <input checked="" type="checkbox"/> Stringer	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: Older decks rarely meet current deck guidelines. In this inspection, the deck was evaluated by any safety concerns. Deck building code compliance is beyond of this inspection.

Garage/Carport

Type	<input type="checkbox"/> Garage <input type="checkbox"/> Attached	<input type="checkbox"/> Carport <input checked="" type="checkbox"/> Detached	<input type="checkbox"/> NT
Door Panel	<input checked="" type="checkbox"/> Metal <input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Manual Release			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Spring/Hardware			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Door Operation			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Safety Wire			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Photo Sensors			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Non-Contact test			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Contact Reverse			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Garage Floor	<input checked="" type="checkbox"/> Concrete		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Garage Wall/Ceiling	<input type="checkbox"/> Drywalled	<input checked="" type="checkbox"/> Un-finished	<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fire Door			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Attic Above Garage	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> Further Check Recommended	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input checked="" type="checkbox"/> NA
NOTE:	<p>(Defect/Action Needed) Wood-Destroying Insect (WDI) activity has been detected during the inspection. Subterranean termite mud tubes were observed, indicating potential infestation. It is recommended to consult a qualified pest control professional for further evaluation and treatment options.</p> <div style="text-align: center;">  </div>		


Roof

Roof Covering	<input checked="" type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Membrane <input type="checkbox"/> Slate	<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Metal <input type="checkbox"/> Cement	<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
How Inspected	<input checked="" type="checkbox"/> From Ground <input type="checkbox"/> Limited Visibility	<input type="checkbox"/> Walk-On	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Roof Leaks	<input type="checkbox"/> Non-Observed <input type="checkbox"/> Extensive	<input type="checkbox"/> Some Signs	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Flashing	<input type="checkbox"/> Metal <input type="checkbox"/> Limited Visibility	<input type="checkbox"/> Plastic	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input checked="" type="checkbox"/> NA
Gutter/Downspout	<input checked="" type="checkbox"/> Galvanised <input type="checkbox"/> Extensions	<input type="checkbox"/> Copper <input type="checkbox"/> Underground	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Vent and Flue Pipe			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Skylights			<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Defect/Action Needed) The shingles on the roof are lifted and distorted, which may indicate potential water infiltration or damage to the roofing system. Additionally, the downspout opening is completely clogged, which could lead to water overflow and drainage issues. It is recommended to repair the shingles and clear the downspout to prevent further complications.</p> <div style="display: flex; justify-content: space-around;">   </div>		
NOTE:	<p>(Marginal/Deferred Maintenance) There are indications of previous water damage observed beneath the skylights; however, no active leaks are present at this time.</p> 		

Disclaimer: Roof, skylights, and flashing are not water tested for roof leak.

BSMT/Crawls

Basement

Basement	<input type="checkbox"/> Full Finished <input type="checkbox"/> Partial	<input checked="" type="checkbox"/> Not Finished	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor	<input type="checkbox"/> Carpet <input type="checkbox"/> Limited Visibility due to extensive storage/furniture	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood/Laminate	<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input checked="" type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor Drain			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input checked="" type="checkbox"/> NA
Dampness	<input type="checkbox"/> None <input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Some Signs	<input type="checkbox"/> NT <input type="checkbox"/> OK <input checked="" type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Sump Pump	<input type="checkbox"/> Pump <input type="checkbox"/> Cover Sealed	<input type="checkbox"/> Well	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Stairway			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Defect/Action Needed) There is a significant rectangular opening in the concrete slab that lacks a flush-mounted, load-bearing cover. This condition may pose safety risks. It is recommended to address this issue by installing an appropriate cover to ensure stability and safety.</p>		
			

Plumbing

Supply

Water Supply	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Not Known	<input type="checkbox"/> Well Water	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Pipe Materials	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> PB	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Main Valve Location	<input type="checkbox"/> Not Known		<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Distribution

Pipe Materials	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> PB	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Water Flow	<input type="checkbox"/> Leak	<input type="checkbox"/> Noise	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Hose Bib Cut Off	<input type="checkbox"/> Not Known		<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA


DWV

Drain/Waste/Vent	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Not Known	<input type="checkbox"/> Septic	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Pipe Materials	<input checked="" type="checkbox"/> PVC <input checked="" type="checkbox"/> Iron/Copper	<input type="checkbox"/> ABS	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Water Heater

Operation			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fuel Source	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Capacity	<input checked="" type="checkbox"/> 50 - 55 <input type="checkbox"/> 75 - 80	<input type="checkbox"/> 65	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Manufacture Date	<input type="checkbox"/> MFD not listed	<input checked="" type="checkbox"/> 2005	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Condition	<input type="checkbox"/> Leak/Gas Leak <input type="checkbox"/> Expansion Tank <input checked="" type="checkbox"/> Vent/Flue	<input type="checkbox"/> TPR Pipe <input type="checkbox"/> Electrolysis <input type="checkbox"/> Back-Drafting	<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input checked="" type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

NOTE: **(Defect/Action Needed)** The metal vent pipe, a single-wall connector, penetrates the rim joist and exterior wall without the installation of a fire-stop or air seal. This condition may pose a potential fire hazard and allow for air leakage. It is recommended to have a qualified professional evaluate and address this issue to ensure proper safety and energy efficiency.



Disclaimer: Underground sewer line or underground storm drain pipe are beyond of this home inspection - this home

inspection is a visual inspection. General inspectors don't do sewer inspection.

Disclaimer: Some polyethylene plastic piping systems have experienced documented problems, and need to be eventuated or replaced by a licensed plumbing contractor.

Disclaimer: Estimate of remaining life of plumbing system and a hot water heater is NOT part of this inspection.

Disclaimer: Water pressure booster system, pressured tank, and hot water circulation pump are beyond of this home inspection.

Disclaimer: Well water system, water treatment system, septic system, sewer ejector/pump and other private water systems are beyond of this inspection.

Disclaimer: Inspector does NOT light pilot flame. If the pilot flame is off, we suggest hiring a qualified contractor to do a full test.

Laundry

Washer	<input type="checkbox"/> Leak/Pan <input type="checkbox"/> Valves	<input type="checkbox"/> Drain Hose	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Dryer	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Receptacles	<input checked="" type="checkbox"/> 120/240 V		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Laundry Tub			<input type="checkbox"/> NT <input type="checkbox"/> OK <input checked="" type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Dryer's Vent	<input type="checkbox"/> Lint Built-Up <input type="checkbox"/> Plastic Vent	<input type="checkbox"/> Connection	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

HVAC

Heat

Operation	<input type="checkbox"/> Not Test in Summer <input type="checkbox"/> EM Heat Tested -OK	<input checked="" type="checkbox"/> Furnace Light-Up Test is Performed	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fuel Source	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Hot Water	<input type="checkbox"/> Heat Pump <input type="checkbox"/> Oil	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Condition/Capacity	55 gallons.		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Manufacture Date	<input type="checkbox"/> MFD not listed	<input checked="" type="checkbox"/> 2005	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Air Distribution	<input type="checkbox"/> in Each Room	<input type="checkbox"/> Air Returns	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Air Filters	<input type="checkbox"/> Nearby Unit <input type="checkbox"/> On Returns <input type="checkbox"/> Electronic	<input type="checkbox"/> Inside Unit <input type="checkbox"/> Disposal <input type="checkbox"/> Washable	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Cool

Operation	<input checked="" type="checkbox"/> Not tested when the ambient temperature is too low.	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Condition/Capacity	<input type="checkbox"/> Delta T	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Manufacture Date	<input type="checkbox"/> MFD not listed	<input checked="" type="checkbox"/> 2005

Disclaimer: The heating system check in the summer time (more than 65 degrees) is limited.

Disclaimer: The cooling system check in the winter time (lower than 65 degrees) is limited.

Disclaimer: If a fuel burning heater/furnace is located in a bedroom, we recommended evaluation by a qualified heating contractor for safety and air volume requirement.

Disclaimer: The inspector doesn't check the underground oil tank, underground oil line, or oil containment soil.

Disclaimer: The inspector is not equipped to thoroughly inspect heat exchange for evidence of cracks or holes,


Disclaimer: Inspector does NOT light pilot flame. If the pilot flame is off, we suggest hiring a qualified contractor to do a full test.

Disclaimer: Electronic air cleaners, humidifiers, and de-humidifiers are beyond of the scope of this inspection. Have these systems evaluated by a qualified contractor.

Disclaimer: Thermostats are not checked for calibration or program functions. Adequacy, efficiency or even heat/cool distribution of the HVAC systems through the house is not part of this inspection.

Disclaimer: Window's HAVC units are beyond the scope of this home inspection.

Electrical

Service Entrance	<input checked="" type="checkbox"/> Overhead <input type="checkbox"/> HOA	<input type="checkbox"/> Underground	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Main Panel Location	<input type="checkbox"/> Clearance <input type="checkbox"/> Further Check Recommended	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Amperage	<input checked="" type="checkbox"/> Breakers	<input type="checkbox"/> Fuse	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Breaker and Wiring	<input checked="" type="checkbox"/> Double Tap <input type="checkbox"/> Damaged	<input type="checkbox"/> Wrong Size	<input checked="" type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Bonding/Grounding	<input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Grounding Rod	<input type="checkbox"/> Bonded	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Circuit Conductors	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Rag Insulation <input type="checkbox"/> BX	<input type="checkbox"/> Aluminum <input type="checkbox"/> Romex <input type="checkbox"/> Conduit	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Electrical Receptacle			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
CSST Direct Bonding			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Marginal/Deferred Maintenance) The electrical panel exhibits several concerns that should be addressed for safety and compliance. Firstly, there are missing bushings and connectors, which can lead to potential wear and tear on the electrical wiring. Additionally, double-tapping has been observed, where two wires are connected to a single circuit breaker, potentially causing overheating and circuit failure. Furthermore, the grounding and neutral wires are mixed at both bus bars, which poses a significant safety hazard and may lead to electrical malfunctions. It is strongly recommended to consult a licensed electrician to evaluate these issues and perform the necessary corrections.</p> 		

Disclaimer: Readily accessible is defined as "capable of being reached quickly for operation, renewal, or inspections, without requiring those to whom ready access is requisite to climb over or remove obstacles or to resort to portable ladders, chairs, etc."

Disclaimer: Aluminum Wires - In North American residential construction, aluminum wire was used for wiring entire houses for a short time from the 1960s to the mid-1970s during a period of high copper prices. Electrical devices (outlets, switches, lighting, fans, etc.) at the time were not designed with the particular properties of the aluminum wire being used in mind, and there were some issues related to the properties of the wire itself, making the

installations with aluminum wire much more susceptible to problems. Revised manufacturing standards for both the wire and the devices were developed to reduce the problems. Existing homes with this older aluminum wiring used in branch circuits present a potential fire hazard.

Disclaimer: Rag/Cloth Wires - Rag/Cloth wiring is considered a fire hazard for most insurance companies due to the the wiring overheating the cloth and starting a fire. The cloth wiring that most electricians consider dangerous is where the cloth is the only outside barrier to the metal conductor. Most cloth wiring found in houses may not be dangerous. They usually have Romex wrapped around the wire and it would be covered by cloth sheathing.

Disclaimer: If old BX wiring is in good condition and can carry today's higher power demands, there is usually no reason to replace it. Unlike the older knob-and-tube wires from the early 20th century, the wire sheathing will not turn gummy and degrade over time.

Disclaimer: The sensor and timer controlled light and lamps are beyond this inspection. Low voltage lighting or decorative lighting fixtures are beyond this inspection. Please check with the owner or manufacture manual.

Bathroom

Bathtub	<input checked="" type="checkbox"/> Diverter <input type="checkbox"/> Shower Head	<input checked="" type="checkbox"/> Tile Wall/Floor	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Stall Shower	<input checked="" type="checkbox"/> Shower Head <input type="checkbox"/> Facuet	<input type="checkbox"/> Tile Wall/Floor	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Whirlpool	<input checked="" type="checkbox"/> Faucet <input checked="" type="checkbox"/> Control	<input type="checkbox"/> Tile Wall	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Toilet	<input type="checkbox"/> Loose <input type="checkbox"/> Slow Drain	<input type="checkbox"/> Leak	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Vantiy/Lavatory	<input type="checkbox"/> Leak <input checked="" type="checkbox"/> Slow Drain	<input type="checkbox"/> Stopper	<input checked="" type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fan/Light/GFCI	<input type="checkbox"/> Fan Noisy <input type="checkbox"/> Bad Light	<input type="checkbox"/> No GFCI	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Marginal/Deferred Maintenance) The sink exhibits a slow drainage issue. This condition may indicate a partial blockage or buildup within the plumbing. It is recommended to monitor the situation closely and consider having a professional assessment or cleaning performed to prevent potential future complications such as water damage or further plumbing issues.</p> 		

Disclaimer: Pipes inside walls or pipes concealed from view cannot be judged for inspected.

Disclaimer: Saunas/Steam shower, Bidet, Bidet toilet seat, Floor heating system, Warm towel racks, Heat lamp, Hot air blower, and shower curtain/rod are beyond of this inspection;

Disclaimer: Bathtub overflows, lavatory or vanity overflow drain are not part of this inspection - Not considered as Normal Operation.


Kitchen

Animal Activity	<input type="checkbox"/> Rodent Activity	<input type="checkbox"/> Insect Activity	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Carbnet/Countertop			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
GFCIs			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Sink/Facuet/Disposal	<input type="checkbox"/> Storage <input type="checkbox"/> No Disposal	<input type="checkbox"/> Old leak	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Dishwasher			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Stove/Cook-top	<input type="checkbox"/> Anti-Tipping		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Oven			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Refrigerator	<input checked="" type="checkbox"/> Ice maker	<input type="checkbox"/> Water Dispenser	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor	<input type="checkbox"/> Tile <input type="checkbox"/> resilient/vinyl	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Laminate	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Ventilation	<input checked="" type="checkbox"/> Vent	<input type="checkbox"/> Light	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: Wine cellar, trash compactor, instant hot water fountain, warm drawer, and other customized electrical appliance are beyond of this inspection.

Disclaimer: Self cleaning operation, clocks, timing device, lights and thermostat accuracy are not tested during this inspection. Appliances will not be moved or dismantled.

Living Space - Living Room, Dining Room, Family Room, Study Room, Sun-Room, Breakfast Area...

Doors	<input type="checkbox"/> Not Latching <input type="checkbox"/> Damaged	<input type="checkbox"/> Touching Frame	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Windows	<input type="checkbox"/> Not Open <input checked="" type="checkbox"/> foggy <input type="checkbox"/> Water Leak	<input type="checkbox"/> Balance <input type="checkbox"/> Cracked or Broken	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Closet/Doors	<input type="checkbox"/> Out of Adjust <input type="checkbox"/> Damaged <input type="checkbox"/> Touching Frame or Floor	<input type="checkbox"/> Missing <input type="checkbox"/> Not Latching	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Electricity Outlets	<input type="checkbox"/> No Power <input type="checkbox"/> Wrong Polarity	<input type="checkbox"/> Open Ground	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Ceiling and Wall	<input checked="" type="checkbox"/> Water Mark	<input type="checkbox"/> Damage	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor	<input type="checkbox"/> Wood or Engineer Wood <input type="checkbox"/> Laminate	<input type="checkbox"/> Carpet <input type="checkbox"/> Tile or Vinyl	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Register and Vent			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Trim			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Marginal/Deferred Maintenance) There are signs of previous water damage on the ceiling. Currently, there are no active leaks observed.</p> <div style="text-align: center;">  </div>		

Disclaimer: Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.

Disclaimer: Determining condition of all thermo pane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

Disclaimer: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.


Disclaimer: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection.

For information contact the American Lung Association or asbestos specialist.

Disclaimer: Determining odors or stains is not included. Floor covering damage/ stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.

Disclaimer: Some wall receptacles, floor vent registers, and windows are random checked because of heavy furniture or extensive storage.

Stairway

Treads/Risers		<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Landing		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Handrail	<input type="checkbox"/> Non Grip-able <input type="checkbox"/> Open End	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Guardrail		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Opening	<input type="checkbox"/> More than 4 "	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Headroom		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Lighting		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
NOTE:	<p>(Defect/Action Needed) No handrails are present on the stairway. It is recommended to install handrails to enhance safety and provide support while navigating the stairs. Lack of handrails can increase the risk of falls, particularly for individuals with mobility challenges. Proper installation of handrails should comply with local building codes and safety standards.</p>	
		

Fireplace

Operation	<input type="checkbox"/> Wood <input type="checkbox"/> Remote	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Hearth/Clearance			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Damper			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input checked="" type="checkbox"/> NA
Fire Box			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Mantel			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Fan/Blower			<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Condition	<input type="checkbox"/> Soot/Creosote	<input type="checkbox"/> Level II CSIA	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: Inspector does NOT light pilot flame. If the pilot flame is off, we suggest hiring a qualified contractor to do a full test.

Disclaimer: The interior of the flue was not inspected. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue* CSIA certified chimney contractor – Level II or Level III inspection

Smoke/CO Alarms

Smoke Alarms	<input type="checkbox"/> Not Working <input type="checkbox"/> Low Battery	<input type="checkbox"/> Missing	<input type="checkbox"/> NT <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Carbon Monoxide	<input type="checkbox"/> Not Working <input type="checkbox"/> Low Battery	<input type="checkbox"/> Missing	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: Please check your local code or jurisdiction for the Smoke/CO alarms requirement. Since July 1, 2013, all battery powered only smoke alarms (those not connected to the buildings AC electrical wiring), which are being replaced or are being installed new, must now be the 10-year SEALED lithium battery smoke alarms.

Bedrooms

Doors	<input type="checkbox"/> Not Latching <input type="checkbox"/> Damaged	<input type="checkbox"/> Touching Frame	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Windows	<input type="checkbox"/> Not Open <input type="checkbox"/> Foggy <input type="checkbox"/> Water Leak	<input type="checkbox"/> Balance <input type="checkbox"/> Cracked or Broken	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Closet/Doors	<input type="checkbox"/> Out of Adjust <input type="checkbox"/> Damaged	<input type="checkbox"/> Missing	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Electricity Outlets	<input type="checkbox"/> No Power <input type="checkbox"/> Reverses Pole	<input type="checkbox"/> Open Ground	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Ceiling and Wall	<input type="checkbox"/> Water Mark <input type="checkbox"/> Crack/Nail Pop	<input type="checkbox"/> Damage	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Floor	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Laminate	<input type="checkbox"/> Carpet	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Register and Vent			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Trim			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

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Attic

How Inspected	<input checked="" type="checkbox"/> Entered <input type="checkbox"/> Not Accessible	<input type="checkbox"/> Limited Entered	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Access	<input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Scuttle Hole	<input type="checkbox"/> Ladder	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Moisture Level			<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Insulation	<input checked="" type="checkbox"/> Fiber Glass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Batts	<input type="checkbox"/> Cellulose <input type="checkbox"/> Loose Fill <input type="checkbox"/> Foil	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Ventilation	<input type="checkbox"/> Ridge Vent <input type="checkbox"/> Gable Vent <input type="checkbox"/> Roof Vent	<input checked="" type="checkbox"/> Soffit Vent <input type="checkbox"/> Attic Fan <input type="checkbox"/> Turbine	<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA
Frame/Sheathing	<input type="checkbox"/> FRT boards		<input type="checkbox"/> NT <input checked="" type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> EV <input type="checkbox"/> NA

Disclaimer: The inspector doesn't manually override the attic fan temperature switch to test. Normally the attic fan switch is set at 110 degrees.

Thank you for using our service.

Not a Code Inspection

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.