



HomeCheck Inc  
P.O. Box 1142  
Williston, VT 05495  
JEFF VOS/PRESIDENT  
802 860-8005

**HomeCheck, Inc.**

# INSPECTION REPORT



1 Main Street  
Anywhere, VT

## Unsatisfactory Summary

In my opinion these items require Immediate attention from a qualified technician.

### Building Exterior

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1. Exterior Electric Outlets: non GFCI outlets - Deficiencies present-recommend corrective action, Non GFCI protected outlets present-recommend exterior GFCI protected outlets/breakers be properly installed to code immediately, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed

### Bathroom

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2. Second floor Bathroom Ventilation: Electric ventilation fan and window - Deficiencies present-recommend corrective action, Bath fan not working properly, switch is broken. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed

### Laundry Room/Area

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3. Basement Laundry Room/Area Washer/Dryer Electrical: 110-240 VAC - Deficiencies present-recommend corrective action, Washer outlet is not GFCI protected. Recommend circuit be properly GFCI protected, Recommend a licensed electrician evaluate and estimate repair-replacement as needed

### Interior Rooms

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4. Interior rooms and areas Living Space Electrical: Outlets and lighting circuits - Deficiencies present-recommend corrective action, Substandard electrical present, Lighting not working properly in loft closet and closet lights have missing lenses, exposed wires present. Also light in second floor right bedroom closet not working properly. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed.
5. Interior rooms and areas Living Space Smoke Detector: Missing smoke detector, Missing CO detector - Deficiencies present-recommend corrective action, Missing/deteriorated/not working, A new working AC/DC smoke/CO combo unit required, On second floor, A licensed electrician is recommended to evaluate and estimate repair-replacement as needed

### Basement

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6. Main Basement Electrical: Outlets and lighting circuits - Deficiencies present-recommend corrective action, Basement outlets in areas with exposed concrete floors are not GFCI protected-recommend GFCI protected outlets/breakers be properly installed to code immediately, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed
7. Main Basement Smoke/CO Detector: AC/DC smoke detector - Deficiencies present-recommend corrective action, Not working properly. A new working AC/DC smoke detector required, In basement, In place of existing detector, A licensed electrician is recommended to evaluate and estimate repair-replacement as needed
8. Main Basement Basement Stairs/Railings: Wood stairs with wood railings - Deficiencies present-recommend corrective action, Missing guardrails, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

### Electrical

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9. Ground: Grounded to incoming metallic water line, Grounded to driven ground rod(s) - Deficiencies present-recommend corrective action, Substandard conditions present, In house metallic water piping not properly bonded to the main electrical grounding system, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed
10. Main Panel, Basement Electric Panel Manufacturer: Challenger - Deficiencies present-recommend corrective action, Circuits are not properly labeled, labeling does not match breakers location. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed

## As Soon As Possible Summary

In my opinion these items require attention from a qualified technician as soon as possible

### Roof

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1. Extension: Aluminum, Plastic - Deficiencies present-recommend corrective action, Missing areas, Extensions do not extend far enough to move water away from the foundation perimeter, A qualified gutter contractor is recommended to evaluate and estimate repair/replacement/installation as needed
2. Main roof Chimney Flue/Flue Cap: Metal liner, Metal cap/cover - Chimney lining could not be inspected due to flue cap, Chimney liner not inspected. Recommend chimney and liner be inspected and certified satisfactory by a qualified chimney technician

### Building Exterior

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3. Hose Bibs: Frost proof - Deficiencies present-recommend corrective action, Frozen or inoperative, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed

### Grounds

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4. Grading: Negative slope areas - Deficiencies present-recommend corrective action, Perimeter ground areas are pitched toward the structure/foundation in some areas, Grading has negative slope which could cause surface water to pool against the foundation. A qualified contractor is recommended to evaluate and estimate proper regrading and/or perimeter drainage as needed
5. Porch: Wood - Deficiencies present-recommend corrective action, deteriorated stair tread areas and loose handrails. , A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

### Garage/Carport

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6. Detached Garage Floor/Foundation: Poured concrete - Deficiencies present-recommend corrective action, Surface cracks/deteriorated floor surface areas, Floor cracks present, Floor settled/heaved, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

### Attic

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7. Main attic Attic Insulation Depth: 6 inches +/- - Deficiencies present-recommend corrective action, Insufficient insulation present, Recommend additional insulation be installed by a qualified insulating contractor

### Interior Rooms

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8. Interior rooms and areas Living Space Windows: Vinyl - Deficiencies present-recommend corrective action, Window has fogging/moisture between the layers of glass, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

### Kitchen

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9. 1st Floor Kitchen Plumbing/Fixtures: PVC, Chrome - Deficiencies present-recommend corrective action, Deteriorated sink drain trap/drain piping areas, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed
10. 1st Floor Kitchen Floor: Tile - Deficiencies present-recommend corrective action, Deteriorated areas, cracked tile areas. A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

### Heating System

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11. Basement Heating System Heating System Operation: Functional at time of inspection - Deficiencies present-recommend corrective action, Heating system appears to be near or at the end of it's normal service life, Recommend heating system be properly inspected by a qualified technician to determine estimated remaining service life, Recommend a qualified heating contractor evaluate and estimate repair/replacement as needed, Recommend a qualified heating contractor inspect, service and certify system is operating correctly prior to sale

## As Soon As Possible Summary (Continued)

12. Basement Heating System Heat Exchanger: Not inspected-conditions unknown - [A qualified heating system contractor is recommended to inspect the heat exchanger and heating system](#)

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### Plumbing

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13. Service Line: Copper - [Deficiencies present-recommend corrective action, Low water pressure present, pressure gage reads 25 psi only. Water pressure decreases even more when more than one water appliance is turned on at once, booster pump in basement not working. A licensed plumber is recommended to evaluate and estimate repair/replacement as needed](#)
14. Basement Water Heater Water Heater Operation: Functional at time of inspection - [Deficiencies present-recommend corrective action, Water heater is at or nearing the end of it's normal service life, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed](#)

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### Electrical

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15. Service: Overhead - [Deficiencies present-recommend corrective action, Service cable is not properly attached to structure, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed](#)

## Within 5 Years Summary

In my opinion these items are anticipated to require attention within the next 5 years

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### Building Exterior

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1. Windows: Vinyl, Wood - Deficiencies present-recommend corrective action, Deteriorated areas, Deteriorated window sill/sash/trim areas, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed

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### Grounds

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2. Driveway: Gravel - Deficiencies present-recommend corrective action, Deteriorated areas

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## Inspection Agreement

Inspector Name: Jeff Vos/President  
Company Name: HomeCheck Inc.  
Address: 58 Upper Welden Street  
City State Zip: Saint Albans VT 05478

Client Name: Sample Inspection  
Address:  
City, State Zip:

Property Address: 1 Main Street  
City State Zip: Anywhere, Vermont

### INSPECTION AGREEMENT THIS IS A LEGAL DOCUMENT-PLEASE READ CAREFULLY

HomeCheck, Inc. agrees to conduct a property inspection for the purpose of helping to inform the customer about the property pertaining to the following areas as set forth in this Report. The written report will include information about the following categories:

\* ROOFING, GROUNDS, BUILDING EXTERIOR, STRUCTURE, GARAGE/OUTBUILDINGS, ATTIC, \*KITCHEN, BATH, INTERIOR ROOMS, BASEMENT, CRAWLSPACE, HEATING,  
\* AIR CONDITIONING, PLUMBING, ELECTRICAL, INSPECTION SUMMARY

HomeCheck, Inc. also agrees to help inform the customer about apparent major deficiencies found at time of inspection and/or apparent major items expected to last less than 5 years relating to the named categories. Major items are defined as those which generally cost \$1000.00 or more to repair or constitute a serious risk to a reasonable person.

It is understood and agreed that this inspection will be of readily accessible areas of building(s) and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental or association required permits or regulations of any kind or related matters; including but not limited to zoning, easements, liens, title and/or property or home dimensions or environmental codes or regulations.

Page 1 of this 2 page INSPECTION AGREEMENT

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to mold, lead paint,

### Inspection Agreement (Continued)

asbestos, urea formaldehyde, toxic or flammable chemicals, water and airborne hazards. Also excluded are inspections of and report of swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites or other insects. Additionally, although limited water and/or radon testing may be performed upon CUSTOMERS request, such testing is expressly limited in scope and to the time, place, locations and conditions tested. No representation or warranties expressed or implied are made concerning past or future conditions or for conditions not tested for.

#### UNCONDITIONAL RELEASE, INDEMNITY AND LIMITATION OF LIABILITY

It is understood and agreed that HomeCheck, Inc. is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER and his or her successors hereby releases, exempts and agrees to indemnify to the fullest extent allowed under Vermont law for lawsuits and/or claims by CUSTOMER and his or her successors or others HomeCheck, Inc, its officers and/or owners from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

I have read, understand and agree to be bound by the terms of this contract and I agree to pay the fee specified. I am aware that this is a limitation of liability and a contract between myself and the inspector/surveyor, HomeCheck, Inc, its officers and/or owners and sign of my own free will. If I or my successors make a claim or file a lawsuit against the inspector/surveyor, HomeCheck, Inc, its officers and/or owners for any alleged error, omission or other act arising out of this work and fail to prove such claim, I will pay all attorneys fees, arbitrators fees, legal expenses and costs incurred by the inspector/surveyor, HomeCheck, Inc, its officers and/or owners in the defense of the claim. In the event of a claim or lawsuit, refund of the inspection fee and/or report fee shall be accepted by the undersigned and his or her successors as full and final settlement of all claims and causes of action, against the inspector/surveyor, HomeCheck, Inc, its officers and/or owners as agreed herein.

#### SEVERABILITY, JURISDICTION AND VENUE

In the event any portion of this agreement is determined to be unenforceable all other portions of this agreement will remain in full force and effect. In the event of a claim or lawsuit arising from this agreement the CUSTOMER and his or her successors agree that jurisdiction shall be founded in Courts of the State of Vermont with venue in the appropriate court of Franklin County.

Acceptance and understanding of this Agreement are hereby acknowledged:

Page 2 of this 2 page INSPECTION AGREEMENT

Signature: 

Inspection Date: any date



## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

## General Information

### Property Information

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Property Address 1 Main Street  
City Anywhere State Vermont Zip

### Client Information

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Client Name Sample Inspection

### Inspection Company

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Inspector Name Jeff Vos  
Company Name HomeCheck Inc  
Address P.O. Box 1142  
City Williston State VT Zip 05495  
Phone 802 860-8005  
Fax 802 524-0220  
E-Mail vthomecheck@comcast.net

### Conditions

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Others Present Buyer, Buyer's Agent Property Occupied Occupied  
Estimated Age 1910 Entrance Faces South  
Inspection Date any date  
Start Time 1:30 pm End Time 4: 30 pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 65  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Multiple Listing Service  
Water Source Municipal water How Verified Multiple Listing Service  
Additions/Modifications none

## Roof

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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### All roof areas Roof Surface

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Method of Inspection: Ground level, Ladder at eaves

No Visible Deficiencies Material: Shingles

Type: Gable

Approximate Age: 1-5 years +/-

No Visible Deficiencies Flashing: Metal

No Visible Deficiencies Valleys: Shingle

No Visible Deficiencies Skylights: Insulated glass

No Visible Deficiencies Plumbing Vents: PVC

No Visible Deficiencies Gutters: Aluminum

No Visible Deficiencies Downspouts: Aluminum

As Soon As Possible Extension: Aluminum, Plastic - Deficiencies present-recommend corrective action, Missing areas, Extensions do not extend far enough to move water away from the foundation perimeter, A qualified gutter contractor is recommended to evaluate and estimate repair/replacement/installation as needed



### Main roof Chimney

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No Visible Deficiencies Chimney B-vent

As Soon As Possible Flue/Flue Cap: Metal liner, Metal cap/cover - Chimney lining could not be inspected due to flue cap, Chimney liner not inspected. Recommend chimney and liner be inspected and certified satisfactory by a qualified chimney technician

No Visible Deficiencies Chimney Flashing: Metal

## Building Exterior

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### All building exterior areas Exterior Surface

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No Visible Deficiencies Type: Vinyl siding

No Visible Deficiencies Trim: Aluminum covered

No Visible Deficiencies Fascia: Aluminum covered

No Visible Deficiencies Soffits: Vinyl

No Visible Deficiencies Entry Doors: Metal insulated

### Building Exterior (Continued)

Within 5 Years Windows: Vinyl, Wood - Deficiencies present-recommend corrective action, Deteriorated areas, Deteriorated window sill/sash/trim areas, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed



No Visible Deficiencies Exterior Lighting: Surface mount  
Unsatisfactory Exterior Electric Outlets: non GFCI outlets - Deficiencies present-recommend corrective action, Non GFCI protected outlets present-recommend exterior GFCI protected outlets/breakers be properly installed to code immediately, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed

As Soon As Possible Hose Bibs: Frost proof - Deficiencies present-recommend corrective action, Frozen or inoperative, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed



No Visible Deficiencies Gas Meter: Exterior surface mount on exterior wall  
No Visible Deficiencies Main Gas Valve: Located at gas meter

### Grounds

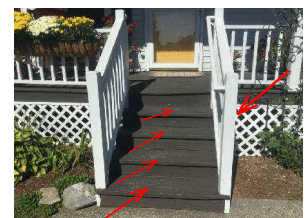
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- No Visible Deficiencies No visible deficiencies from readily available vantage points
- Unsatisfactory Requires Immediate attention from a qualified technician.
- As Soon As Possible Requires attention from a qualified technician as soon as possible.
- Within 5 Years Anticipated to require attention within 5 years.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Not Present Item not present or not found.

Within 5 Years Driveway: Gravel - Deficiencies present-recommend corrective action, Deteriorated areas  
As Soon As Possible Grading: Negative slope areas - Deficiencies present-recommend corrective action, Perimeter ground areas are pitched toward the structure/foundation in some areas, Grading has negative slope which could cause surface water to pool against the foundation. A qualified contractor is recommended to evaluate and estimate proper regrading and/or perimeter drainage as needed



No Visible Deficiencies Walkways Other,crushed stone  
No Visible Deficiencies Steps/Stairs: Wood  
No Visible Deficiencies Deck: Pressure treated wood, Painted/Stained wood  
As Soon As Possible Porch: Wood - Deficiencies present-recommend corrective action, deteriorated stair tread areas and loose handrails. , A qualified contractor is recommended to evaluate and estimate repair/replacement as needed



No Visible Deficiencies Vegetation: Grass, Shrubs/Plants

## Garage/Carport

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### Detached Garage

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Type of Structure: Garage structure, Single story Car Spaces: 1

No Visible Deficiencies Door Operation: Mechanized

No Visible Deficiencies Door Opener: Sears/Craftsman

No Visible Deficiencies Exterior Surface: Vinyl siding

No Visible Deficiencies Roof: Shingles

No Visible Deficiencies Roof Structure: Trusses

No Visible Deficiencies Service Doors: Metal

No Visible Deficiencies Ceiling: Exposed framing

No Visible Deficiencies Walls: Exposed framing

As Soon As Possible Floor/Foundation: Poured concrete - [Deficiencies present-recommend corrective action, Surface cracks/deteriorated floor surface areas, Floor cracks present, Floor settled/heaved, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed](#)



No Visible Deficiencies Electrical: GFCI outlet(s) and lighting circuits

## Attic

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### Main attic

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Method of Inspection: From the attic access

No Visible Deficiencies Inspection Conditions: Limited visual inspection only

No Visible Deficiencies Roof Framing: Rafters

No Visible Deficiencies Sheathing: Dimensional wood

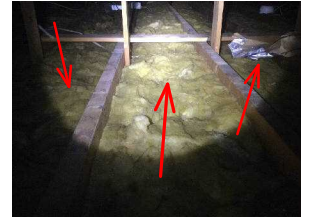
### Attic (Continued)

No Visible Deficiencies Ventilation: Soffit and ridge vents



No Visible Deficiencies Insulation: Fiberglass

As Soon As Possible Insulation Depth: 6 inches +/- - **Deficiencies present-recommend corrective action, Insufficient insulation present, Recommend additional insulation be installed by a qualified insulating contractor**



Not Inspected Wiring/Lighting: Not inspected-conditions unknown, no visible wiring present

No Visible Deficiencies Moisture Penetration: No visible signs of water penetration

No Visible Deficiencies Bathroom Fan Venting: Vent piping to outside termination

Attic

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### Bathroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- No Visible Deficiencies No visible deficiencies from readily available vantage points
- Unsatisfactory Requires Immediate attention from a qualified technician.
- As Soon As Possible Requires attention from a qualified technician as soon as possible.
- Within 5 Years Anticipated to require attention within 5 years.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Not Present Item not present or not found.

#### Second floor Bathroom

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No Visible Deficiencies Ceiling: Textured

No Visible Deficiencies Walls: Wall board

No Visible Deficiencies Floor: Tile

No Visible Deficiencies Doors: Masonite

No Visible Deficiencies Windows: Vinyl

No Visible Deficiencies Electrical: GFCI outlet(s) and lighting circuits

No Visible Deficiencies Counter/Cabinet: Other, Wood

No Visible Deficiencies Sink/Basin: Single, One piece sink/counter top

No Visible Deficiencies Faucets/Traps: Single faucet

No Visible Deficiencies Tub/Surround: Combination tub/shower, Fiberglass tub and surround

No Visible Deficiencies Toilets: Present

No Visible Deficiencies HVAC Source: Heated from main heating system

Unsatisfactory Ventilation: Electric ventilation fan and window - **Deficiencies present-recommend corrective action, Bath fan not working properly, switch is broken. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed**



## Bathroom (Continued)

First floor half Bathroom \_\_\_\_\_

- No Visible Deficiencies Ceiling: Textured
- No Visible Deficiencies Walls: Wall board
- No Visible Deficiencies Floor: Tile
- No Visible Deficiencies Doors: Masonite
- No Visible Deficiencies Electrical: GFCI outlet(s) and lighting circuits
- No Visible Deficiencies Counter/Cabinet: Other, Wood
- No Visible Deficiencies Sink/Basin: Single, One piece sink/counter top
- No Visible Deficiencies Faucets/Traps: Single faucet
- No Visible Deficiencies Toilets: Present
- No Visible Deficiencies HVAC Source: Heated from main heating system
- No Visible Deficiencies Ventilation: Electric ventilation fan

Bathroom \_\_\_\_\_

Bathroom \_\_\_\_\_

Half Bathroom \_\_\_\_\_

## Laundry Room/Area

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |                         |  |
|-------------------------|--|
| No Visible Deficiencies | No visible deficiencies from readily available vantage points  |
| Unsatisfactory          | Requires Immediate attention from a qualified technician.  |
| As Soon As Possible     | Requires attention from a qualified technician as soon as possible.  |
| Within 5 Years          | Anticipated to require attention within 5 years.   |
| Not Inspected           | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Not Present             | Item not present or not found.   |

Basement Laundry Room/Area \_\_\_\_\_

- No Visible Deficiencies Ceiling: Exposed framing
- No Visible Deficiencies Walls: Exposed foundation areas
- No Visible Deficiencies Floor: Concrete
- No Visible Deficiencies Electrical: Lighting only
- Unsatisfactory Washer/Dryer Electrical: 110-240 VAC - **Deficiencies present-recommend corrective action, Washer outlet is not GFCI protected. Recommend circuit be properly GFCI protected, Recommend a licensed electrician evaluate and estimate repair-replacement as needed**
- No Visible Deficiencies Washer Top load
- No Visible Deficiencies Washer Drain: Wall mounted drain
- No Visible Deficiencies Washer Hose Bib: Separate water valves
- No Visible Deficiencies Dryer Front load
- No Visible Deficiencies Dryer Vent: Rigid metal

## Interior Rooms

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |                         |  |
|-------------------------|--|
| No Visible Deficiencies | No visible deficiencies from readily available vantage points  |
| Unsatisfactory          | Requires Immediate attention from a qualified technician.  |
| As Soon As Possible     | Requires attention from a qualified technician as soon as possible.  |
| Within 5 Years          | Anticipated to require attention within 5 years.   |
| Not Inspected           | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Not Present             | Item not present or not found.   |

### Interior Rooms (Continued)

Interior rooms and areas Living Space  
 No Visible Deficiencies Ceiling: wallboard  
 No Visible Deficiencies Walls: Wall board  
 No Visible Deficiencies Floor: Carpet, Wood  
 No Visible Deficiencies Doors: Masonite, Wood  
 No Visible Deficiencies Stairs/Railings: Stairs with wood railings  
 As Soon As Possible Windows: Vinyl - Deficiencies present-recommend corrective action, Window has fogging/moisture between the layers of glass, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed



Unsatisfactory Electrical: Outlets and lighting circuits - Deficiencies present-recommend corrective action, Substandard electrical present, Lighting not working properly in loft closet and closet lights have missing lenses, exposed wires present. Also light in second floor right bedroom closet not working properly. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed.



No Visible Deficiencies HVAC Source: Heated from main heating system  
 Unsatisfactory Smoke Detector: Missing smoke detector, Missing CO detector - Deficiencies present-recommend corrective action, Missing/deteriorated/not working, A new working AC/DC smoke/CO combo unit required, On second floor, A licensed electrician is recommended to evaluate and estimate repair-replacement as needed



Living Space  
 Living Space  
 Living Space

## Fireplace/Wood Stove

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### Living Room Fireplace

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No Visible Deficiencies Fireplace Construction: Insert

Type: Gas insert

No Visible Deficiencies Fireplace Insert: With thermostatically controlled fan

No Visible Deficiencies Flue: Direct vent

No Visible Deficiencies Hearth: Flush mounted

No Visible Deficiencies CO test Zero PPM CO detected around gas fireplace/gas stove areas

No Visible Deficiencies Gas Line: Black iron

Fireplace

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## Kitchen

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### 1st Floor Kitchen

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No Visible Deficiencies Cooking Appliances: Electric range

No Visible Deficiencies Ventilator: Built into Microwave-ductless

No Visible Deficiencies Dishwasher: Present

Air Gap Present? Yes

No Visible Deficiencies Refrigerator: Present

No Visible Deficiencies Microwave: Present

No Visible Deficiencies Sink: Double basin

No Visible Deficiencies Electrical: GFCI outlet(s) and lighting circuits

As Soon As Possible Plumbing/Fixtures: PVC, Chrome - **Deficiencies present-recommend corrective action, Deteriorated sink drain trap/drain piping areas, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed**



No Visible Deficiencies Counter Tops: Laminate

No Visible Deficiencies Cabinets: Wood

No Visible Deficiencies Ceiling: Textured

No Visible Deficiencies Walls: Wall board



### Kitchen (Continued)

As Soon As Possible Floor: Tile - **Deficiencies present-recommend corrective action, Deteriorated areas, cracked tile areas. A qualified contractor is recommended to evaluate and estimate repair/replacement as needed**



No Visible Deficiencies HVAC Source: Heated from main heating system

Kitchen \_\_\_\_\_

Kitchen \_\_\_\_\_

Kitchen \_\_\_\_\_

### Basement

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- No Visible Deficiencies No visible deficiencies from readily available vantage points
- Unsatisfactory Requires Immediate attention from a qualified technician.
- As Soon As Possible Requires attention from a qualified technician as soon as possible.
- Within 5 Years Anticipated to require attention within 5 years.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Not Present Item not present or not found.

Main Basement \_\_\_\_\_

No Visible Deficiencies Unable to Inspect: Limited visual inspection due to contents storage

No Visible Deficiencies Ceiling: Exposed framing

No Visible Deficiencies Walls: Exposed foundation areas, Wall board

No Visible Deficiencies Floor: Concrete

No Visible Deficiencies Windows: Wood

Unsatisfactory Electrical: Outlets and lighting circuits - **Deficiencies present-recommend corrective action, Basement outlets in areas with exposed concrete floors are not GFCI protected-recommend GFCI protected outlets/breakers be properly installed to code immediately, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed**



Unsatisfactory Smoke/CO Detector: AC/DC smoke detector - **Deficiencies present-recommend corrective action, Not working properly. A new working AC/DC smoke detector required, In basement, In place of existing detector, A licensed electrician is recommended to evaluate and estimate repair-replacement as needed**



No Visible Deficiencies Ventilation: Windows

No Visible Deficiencies Moisture Location: No visible signs of water infiltration at time of inspection

Unsatisfactory Basement Stairs/Railings: Wood stairs with wood railings - **Deficiencies present-recommend corrective action, Missing guardrails, A qualified contractor is recommended to evaluate and estimate repair/replacement as needed**



## Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

No Visible Deficiencies Structure Type: Wood framed  
 No Visible Deficiencies Foundation: Stone/mortar, Concrete  
 No Visible Deficiencies Differential Movement: No movement or displacement noted  
 No Visible Deficiencies Joists/Trusses: Wood  
 No Visible Deficiencies Piers/Posts: Steel posts  
 No Visible Deficiencies Floor/Slab: Concrete, Dimensional wood

## Heating System

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

### Basement Heating System

As Soon As Possible Heating System Operation: Functional at time of inspection - Deficiencies present-recommend corrective action, Heating system appears to be near or at the end of it's normal service life, Recommend heating system be properly inspected by a qualified technician to determine estimated remaining service life, Recommend a qualified heating contractor evaluate and estimate repair/replacement as needed, Recommend a qualified heating contractor inspect, service and certify system is operating correctly prior to sale



Manufacturer: Teledyne Laars

Type: Hot water boiler system Capacity: 50-110000 BTU

Area Served: Condo/apartment unit Approximate Age: more than 20 years old

Fuel Type: Natural gas

No Visible Deficiencies Gas Piping Black iron

No Visible Deficiencies Thermostats: Multiple

As Soon As Possible Heat Exchanger: Not inspected-conditions unknown - A qualified heating system contractor is recommended to inspect the heat exchanger and heating system

No Visible Deficiencies Distribution: Hot water baseboard/radiator

No Visible Deficiencies Circulator: Pump

No Visible Deficiencies Draft Control: Mechanical

No Visible Deficiencies Flue Pipe: Double wall metal

No Visible Deficiencies CO test Zero PPM CO detected around heating system areas, 45 PPM CO detected at vent termination or inside vent piping

## Heating System (Continued)

top floor loft Heating System  
No Visible Deficiencies Heating System Operation: Functional at time of inspection  
Manufacturer: Unknown  
Type: electric baseboard Capacity: Unknown  
Area Served: One room only Approximate Age: Unknown  
Fuel Type: Electric  
No Visible Deficiencies Distribution: Space heating  
Heating System  
Heating System

## Plumbing

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

No Visible Deficiencies	No visible deficiencies from readily available vantage points
Unsatisfactory	Requires Immediate attention from a qualified technician.
As Soon As Possible	Requires attention from a qualified technician as soon as possible.
Within 5 Years	Anticipated to require attention within 5 years.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

As Soon As Possible Service Line: Copper - Deficiencies present-recommend corrective action, Low water pressure present, pressure gage reads 25 psi only. Water pressure decreases even more when more than one water appliance is turned on at once, booster pump in basement not working. A licensed plumber is recommended to evaluate and estimate repair/replacement as needed



No Visible Deficiencies Main Water Shutoff: Basement  
No Visible Deficiencies Water Lines: Copper  
No Visible Deficiencies Drain Pipes: PVC  
No Visible Deficiencies Service Clean Out: Accessible  
No Visible Deficiencies Vent Pipes: PVC

### Basement Water Heater

As Soon As Possible Water Heater Operation: Functional at time of inspection - Deficiencies present-recommend corrective action, Water heater is at or nearing the end of it's normal service life, A licensed plumber is recommended to evaluate and estimate repair/replacement as needed



Manufacturer: Teledyne Laars  
Type: Combination on demand hot water and boiler system Capacity: On demand  
Approximate Age: more than 20 years old Area Served: Condo/apartment unit  
No Visible Deficiencies Flue Pipe: Double wall metal  
No Visible Deficiencies Relief Valve/Discharge Pipe: Copper

### Plumbing (Continued)

Water Heater \_\_\_\_\_  
Water Heater \_\_\_\_\_  
Water Heater \_\_\_\_\_

### Electrical

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- No Visible Deficiencies No visible deficiencies from readily available vantage points
- Unsatisfactory Requires Immediate attention from a qualified technician.
- As Soon As Possible Requires attention from a qualified technician as soon as possible.
- Within 5 Years Anticipated to require attention within 5 years.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Not Present Item not present or not found.

Service Size Amps: 100 Volts: 110-220 VAC

As Soon As Possible Service: Overhead - **Deficiencies present-recommend corrective action, Service cable is not properly attached to structure, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed**



No Visible Deficiencies 120 VAC Branch Circuits: Copper

No Visible Deficiencies 240 VAC Branch Circuits: Copper

No Visible Deficiencies Conductor Type: Romex

Unsatisfactory Ground: Grounded to incoming metallic water line, Grounded to driven ground rod(s) - **Deficiencies present-recommend corrective action, Substandard conditions present, In house metallic water piping not properly bonded to the main electrical grounding system, A licensed electrician is recommended to evaluate and estimate repair/replacement as needed**

Main Panel, Basement Electric Panel \_\_\_\_\_  
Unsatisfactory Manufacturer: Challenger - **Deficiencies present-recommend corrective action, Circuits are not properly labeled, labeling does not match breakers location. A licensed electrician is recommended to evaluate and estimate repair/replacement as needed**

Maximum Capacity: 100 Amps

No Visible Deficiencies Main Breaker Size: 100 Amps

No Visible Deficiencies Breakers: Single and double pole

No Visible Deficiencies AFCI: Present/tested

No Visible Deficiencies Panel Bonding: Bonding strap

Electric Panel \_\_\_\_\_  
Electric Panel \_\_\_\_\_  
Electric Panel \_\_\_\_\_