



**CERTIFIED INSPECTION
SERVICES Inc.**

PO Box 146
Brewer, Maine 04412
207-990-5969
email: inspectsvcs@gmail.com
website: inspectsvcs.com

Pre-listing Home Inspection Report



242 Black Bear Way, Ellsworth , ME 04605

Inspection Date:

Friday July 10, 2026

Prepared For:

Scott Reynolds

Prepared By:

Certified Inspection Services
PO Box 146
Brewer, ME 04412
(207) 990-5969
inspectsvcs@gmail.com

Report Number:

071026

Inspector:

Dennis Curran

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put the Seller in a better position to disclose items observed during this inspection prior to listing the property for sale. This inspection was conducted without bias. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contractor a full explanation of the scope of the inspection. Visual Inspection Only.

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Sunny
Windy

Recent Rain

No

Ground Cover

Dry

Approximate Age

10 to 15 years

Report Summary

Items Not Operating

1. Demonstrate propane fireplace is operational at the time of all showing.
2. Living Room ceiling light did not function, change bulbs?

Major Concerns

Potential Safety Hazards

1. It is recommended that steps with three or more risers be served by a handrail. Recommend installing a handrail along the main entrance steps .
2. Install a lock on exterior meter disconnect panel door.
3. Propane fireplace in a non-venting heat stove. Non-venting heat stove are considered a safety concern. Do not leave stove unattended when in use.

Improvement Items

1. Trim and maintain tree limbs away from the home as needed.
2. Installing gutters along roof eaves may direct rainwater away from the home, protect siding and windows from damage or wear.
3. Recommend heat pumps be cleaned and serviced if not conducted within the last twelve months.
4. Recommend on demand hot water boiler be cleaned and serviced.
5. The owner disclosed that the water treatment system is serviced annually by a qualified water treatment company. Portions of the equipment are drained and stored of site by the contractor and reinstall each year.
6. Kitchen exhaust fan is noisy, but operational.
7. Toilet bowl is slightly loose, serving bathroom 2.
8. Recommend installing a drip pan beneath washing machine.
9. Bedroom 2 ceiling fan is not balanced on high speed setting.

Items To Monitor

Grounds

Service Walks

☐ None ☐ Not Visible

Material

☐ Concrete ☐ Paved ☒ Flagstone ☐ Gravel ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Monitor walkway flagstone walkways periodically. Uneven surface can be a tripping hazard.

Photos



Walkway

Driveway/Parking

☐ None ☐ Not Visible

Material

☐ Concrete ☐ Asphalt ☒ Gravel/Dirt ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments

Install additional gravel and crown driveway to shed rainwater away from surface and structures.

Porch

☐ None ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier

☒ Concrete ☐ Steel Post ☐ Wood Other: .

Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Underside of porch not visible, no representation is made.

Photos

Grounds



North porch



Porch interior



Fixed skylight



Porch interior



Porch is supported by concrete footings

Stoops/Steps

☐ None

Material

☐ Concrete ☐ Brick ☒ Wood Other: Granite ☒ Railing/Balusters recommended

Condition

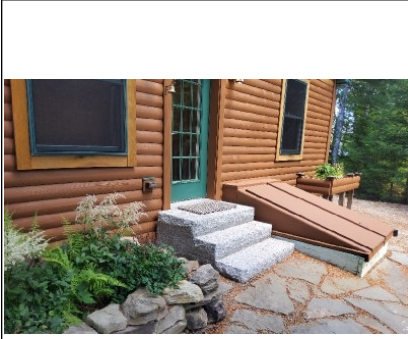
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement
 Recommend railing for steps - SAFETY CONCERN.

Photos

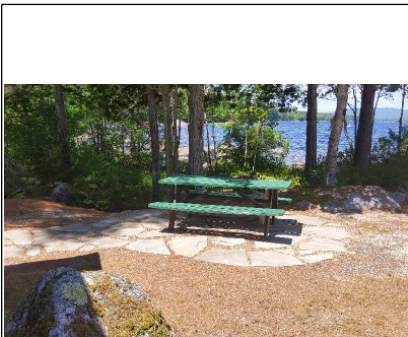
Grounds



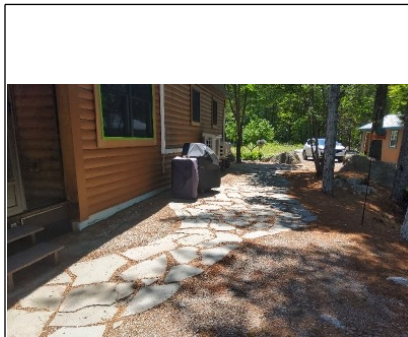
It is recommended that steps with three or more risers be served by a handrail. Recommend installing a handrail along the main entrance steps

Patio

- Material** ☐ None
- ☐ Concrete ☒ Flagstone ☐ Wood Deck ☐ Brick Other: .
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
- ☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks
- ☐ Wood In Cotact With Ground
- Comments** Patio block is uneven and presents a tripping hazard, recommend repair
- Photos**



Patio



Patio

Deck/Balcony

- ☒ None ☐ Not Visible
- Material** ☐ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil
- Finish** ☐ Treated ☐ Painted/Stained Other: . ☐ Safety Hazard ☐ Improper attachment to house
- ☐ Improper Support ☐ Railing loose ☐ Not Applicable
- Comments**

Deck/Patio/Porch Covers

- ☐ None

Grounds

Deck/Patio/Porch Covers cont.

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

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

Comments Porch framing is covered with finishes

Fence/Wall

☐ Not evaluated ☒ None

Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No

Comments

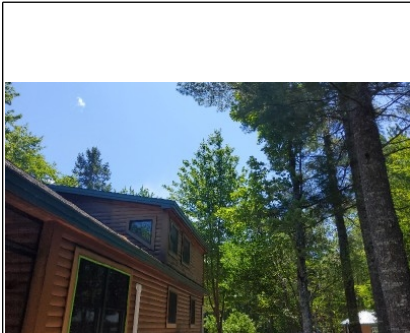
Landscaping affecting foundation

☐ N/A

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

Comments Recommend maintaining a positive drainage slope away from the foundation.
 Watering flowering beds next to house may cause moisture intrusion into home. Recommend removing
 Recommend trimming and/or removal of vegetation away from home

Photos



Trim and maintain tree limbs
 away from the home as needed

Retaining wall

☒ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

Hose bibs

☐ N/A

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

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Grounds

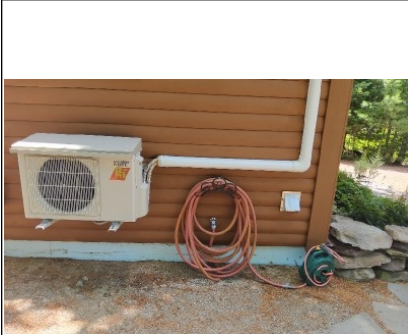
Hose bibs cont.

Comments

Recommend removing hoses before winter to prevent freezing.

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

Photos



Hose bib

Exterior

Chimney(s)

☐ None

Location(s) East

Viewed From ☐ Roof ☐ Ladder at eaves ☒ Ground (Inspection Limited) ☐ With Binoculars ☐ Drone

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☒ PVC ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☒ No apparent defects

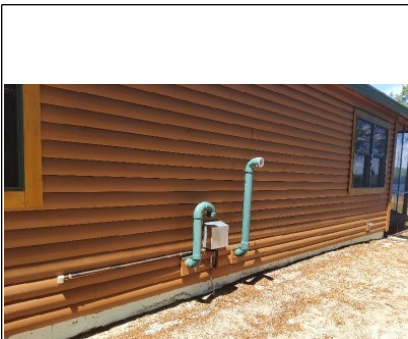
Flue ☐ Tile ☐ Metal ☒ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments Chimney flue was not evaluated.
 Chimney flue was not accessible so not evaluated

Photos



Exhaust and intake serving the boiler

Gutters/Scuppers/Eavestrough

☒ None

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

Material ☐ Copper ☐ Vinyl/Plastic ☐ Galvanized/Aluminum Other: .

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

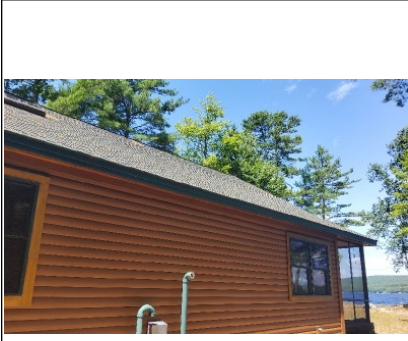
Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☐ N/A

Comments Installing gutters, downspouts, and downspout extensions may prevent water seepage into the basement.
 At a minimum, install gutters above entrance doors and decks to prevent ice build-up and protect deck connections from deterioration.

Photos

Exterior



Installing gutters along roof eaves may direct rainwater away from the home, protect siding and windows from damage

Siding

Material

☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☐ Stucco
 ☐ EIFS* Not Inspected
 ☐ Asphalt
 ☒ Wood
 ☐ Metal/Vinyl
 Other: ☐ Typical cracks
 ☐ Peeling paint
 ☐ Monitor
 ☐ Wood rot
 ☐ Loose/Missing/Holes

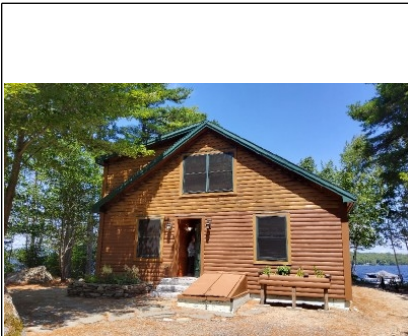
Condition

☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/painting

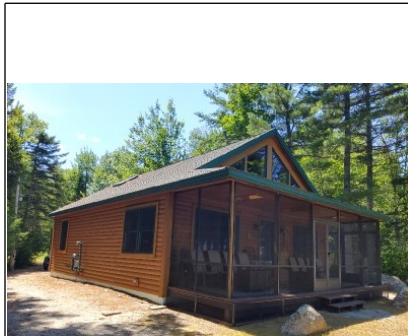
Comments

Siding appeared to be all intact and in overall satisfactory condition.
 Siding was in need of normal painting / staining maintenance, recommend painting/staining
 Owner was staining the exterior of the home at the time of this inspection

Photos



South side

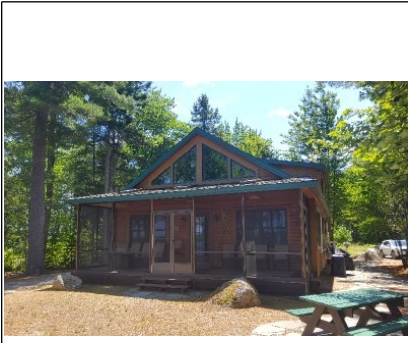


East and North sides



West side

Exterior



North side

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Soffit

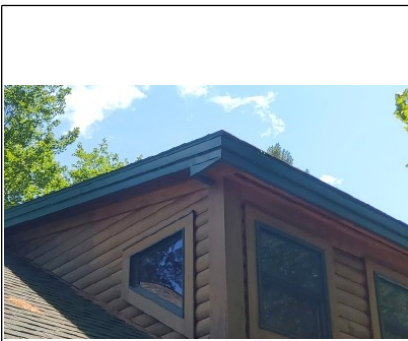
☐ None

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Typical soffit and fascia

Fascia

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

Exterior

Flashing cont.

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Caulking

☐ None

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

Comments

Windows/Screens

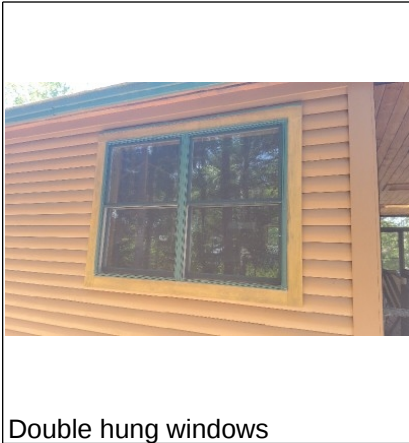
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Broken Window Panes
☐ Recommend repair/painting ☐ Recommend repair/replace damaged screens
☐ Failed/fogged insulated glass

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

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Photos



Double hung windows

Storms Windows

☒ None ☐ Not installed

Condition ☐ Satisfactory ☐ Broken Window Pane ☐ Wood rot ☐ Recommend repair/painting

Material ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal

Putty ☐ Satisfactory ☐ Needed ☐ N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

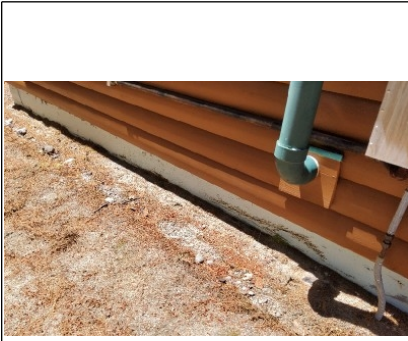
Condition ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated

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

Comments Vegetation covering foundation (stem) wall, not visible, not evaluated.

Photos

Exterior



Concrete stem walls are covered with insulation

Service Entry

Location ☐ Underground ☒ Overhead
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
GFCI present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments

Photos



Meter located on the utility pole



Install a lock on exterior meter disconnect panel door

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☐ Framed ☐ Masonry Other: .
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments Building structure not visible due to siding, not evaluated.

Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Exterior

Exterior Doors cont.

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

Comments

Exterior A/C - Heat pump #1

Unit #1 ☒ N/A
 Location: The heat pump condenser is located along the West side of the home.
 Brand: Fujitsu
 Mitsubishi
 Model #:
 Serial #:
 Approximate Age:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other: .

Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect ☐ Yes ☒ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

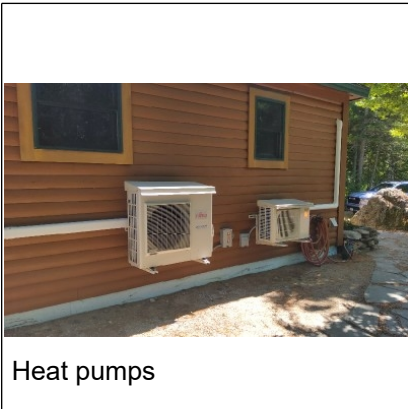
Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☐ Yes ☒ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments Recommend Heat Pump be cleaned and serviced if not conducted within the last twelve months.

Photos



Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

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

Photos



Asphalt shingles serving the home appears to be in satisfactory condition. There were no signs of active or past roof leaks observed in the home at the time of this inspection



Skylight



Roof covering

Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:Asphalt
Layers:1 Layer
Age:10-15+
Location:Home

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

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

Comments

Ventilation System

☐ None ☐ N/A

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

Comments

Flashing

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

Roof

Flashing cont.

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

Comments Flashings are not visible.

Valleys

☒ N/A

Material ☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

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

Comments

Condition of Roof Coverings

Roof #1 ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #2 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Roof #3 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments

Skylights

☐ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Basement

Stairs

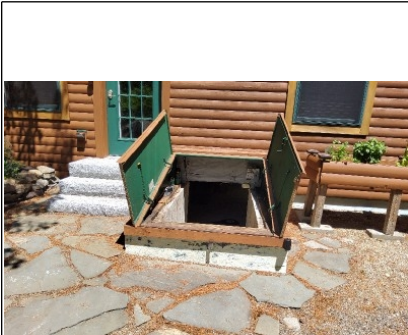
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven
☐ Safety Hazard

Handrail ☐ Yes ☒ No Condition: ☐ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended

Headway over stairs ☐ Satisfactory ☒ Low clearance ☐ Safety hazard

Comments

Photos



South bulkhead entrance

Foundation

Condition ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated

Material ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ wood

Horizontal cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Step cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Vertical cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Covered walls ☒ None ☐ North ☐ South ☐ East ☐ West

Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West

Indication of moisture ☐ Yes ☒ No ☐ Fresh ☐ Old stains

Comments Foundation showed only typical minor shrinkage cracks.
 Foundation appeared to be in overall satisfactory condition.

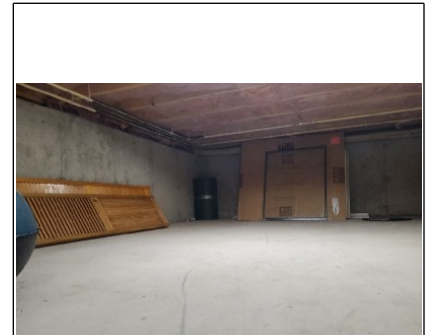
Photos



Souteast basement

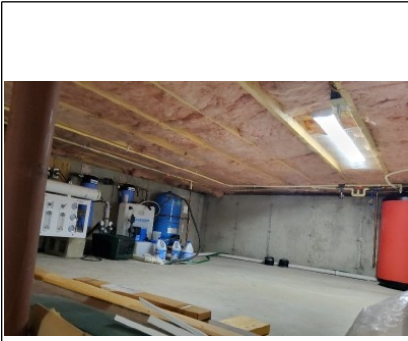


Southwest basement



Northwest basement

Basement



Northeast basement

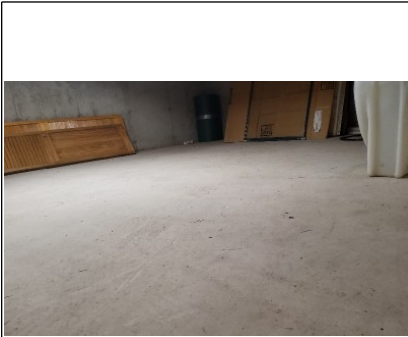
Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible

Comments Floor appeared to be in overall satisfactory condition.

Photos



Concrete slab

Seismic bolts

☐ N/A ☒ None visible

Condition ☐ Appear satisfactory ☐ Recommend evaluation

Comments

Drainage

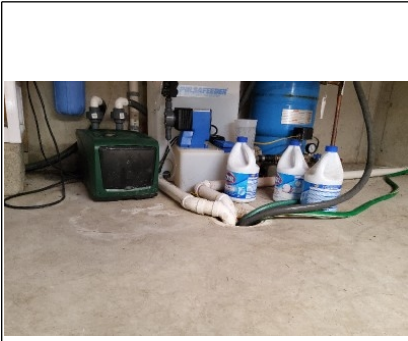
Sump pump ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested

Floor drains ☐ Yes ☒ Not Visible ☐ Drains not tested

Comments No active seepage visible at the time of the inspection.

Photos

Basement



Floor drain

Girders/Beams

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Material ☐ Steel ☒ Wood ☐ Concrete ☐ LVL ☐ Not Visible

Comments

Photos



Girder and supports

Columns

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Material ☒ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible

Comments

Joists

☐ Not Visible

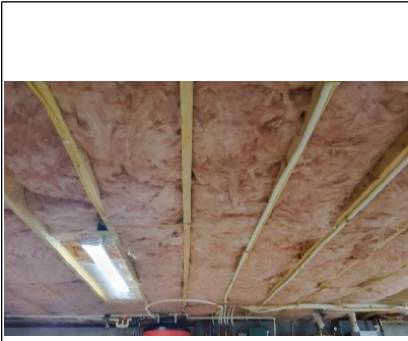
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/alterd joists

Comments

Photos

Basement



Joist with fiberglass insulation
installed between joists

Subfloor

☒ Not Visible

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting

Comments

Heating System

Boiler system

☐ N/A

General

Brand name: NTI

Approx. age: 10-15+

Model #:

Serial #:

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

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

Circulator ☒ Pump ☐ Gravity ☐ Multiple zones

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

Oil fired units Disconnect: ☒ Yes ☐ No

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Relief valve ☒ Yes ☐ No ☐ Missing Extension proper: ☒ Yes ☐ No ☐ Recommend repair/replace

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

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

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

Photos



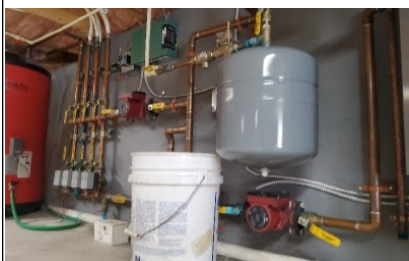
Emergency shut off switch located in the kitchen pantry



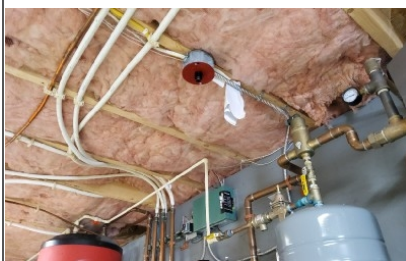
Propane on demand hot water boiler



Recommend on demand hot water boiler be cleaned and serviced



Expansion tank



Thermal fuse



Intake and exhaust

Heating System

Other systems

☐ N/A

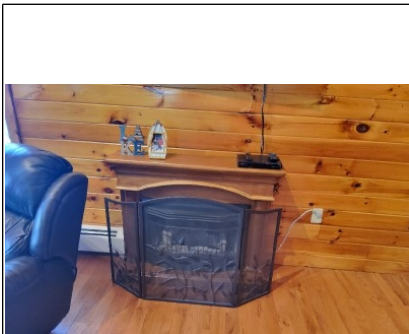
Type ☐ Electric baseboard ☐ Radiant ceiling cable ☒ Gas space heater ☐ Solid fuel burning stove

Proper operation ☐ Yes ☒ No

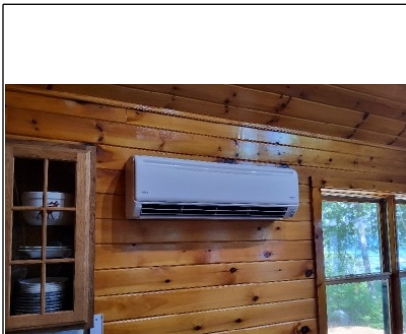
System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC Technician Examine

Comments

Photos



Demonstrate propane fireplace is operational at the time of all showing



Heat Pump serving the 1st floor living area



Heat Pump serving the second floor bedroom

Propane fireplace in a non-venting heat stove. Non-venting heat stove are considered a safety concern. Do not leave stove unattended when in use.

Electric/Cooling System

Main panel

Location Hallway

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No

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

Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

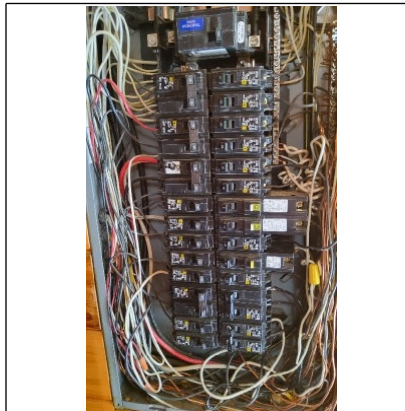
Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
Reason:

Comments Panel size was marginal and may need to be upgraded for future needs.
Branch breaker distribution appeared normal.
No signs of overheating were evident at the time of the inspection.
Outlets were randomly tested and had correct polarity, except as noted.

Photos



Main electric panel located in 1st floor hallway



Main panel cover off

Sub panel(s)

☒ None apparent

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

Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

Branch wire ☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated:
☐ Yes ☐ No

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing

Water service

Main shut-off location In the basement

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

Lead other than solder joints ☐ Yes ☐ No ☒ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☐ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☐ N/A
 Type: Metal strapping
 Plastic strapping

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

Fuel line ☐ N/A ☒ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments It is recommended expansion tanks be flushed out annually to remove grit and sediments. Flushing or draining the tank will remove debris from top of the bladder and increase pressure.

Photos



Water entrance along the north side of the basement

Main fuel shut-off location

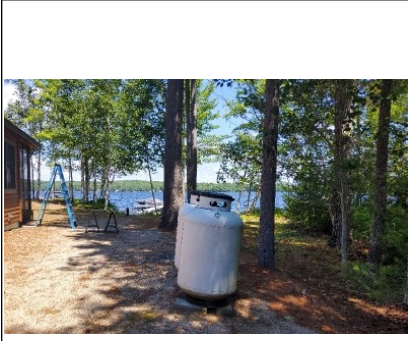
☐ N/A

Location On the front exterior wall

Comments Propane tank on exterior of house.

Photos

Plumbing



Propane fuel tanks

Well pump

☐ N/A

Type ☒ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

Pressure gauge operable ☒ Yes ☐ No Well pressure: 45 ☐ Not Visible

Comments

Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No

Sealed Crock Sealed crock: ☐ Yes ☐ No

Check Valve Check valve: ☐ Yes ☐ No

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

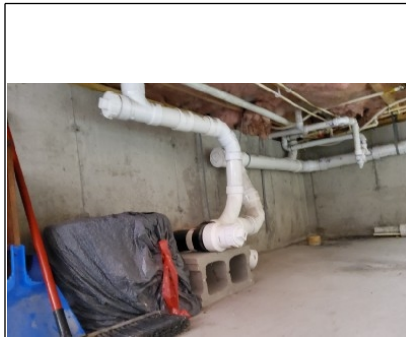
Vented ☐ Yes ☐ No

Comments

Photos



Septic tank high and low water alarm located in the basement bulkhead door



Sewer line exiting the south side of the home

Water heater #1

☐ N/A

Plumbing

Water heater #1 cont.

General

Brand Name: Heat flo

Serial #:

Capacity:50

Approx. age: 10-15+

Type

☐ Gas ☐ Electric ☐ Oil ☐ LP Other: Off the boiler

Combustion air venting present ☐ Yes ☐ No ☒ N/A

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

Relief valve

☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Vent pipe

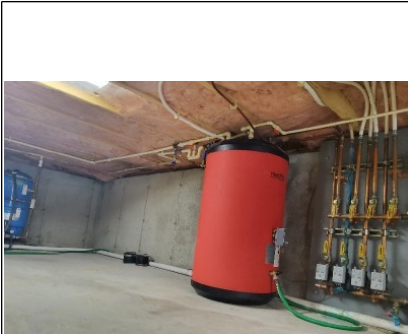
☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Hot water storage and mixer served by the boiler

Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

Photos

Plumbing



The owner disclosed that the water treatment system is serviced annually by a qualified water treatment company. Portions of the equipment are drained and stored off site by the contractor and reinstalled each year.



Filters and water treatment system



Carbon filter

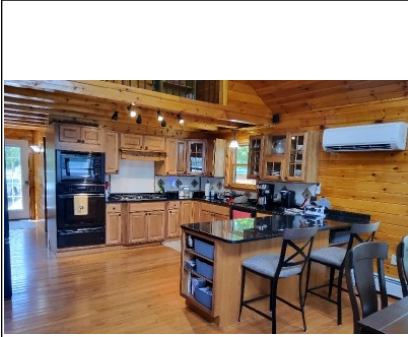
Kitchen

Countertops

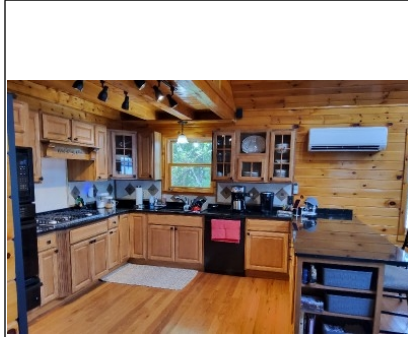
Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Counter top has normal wear.

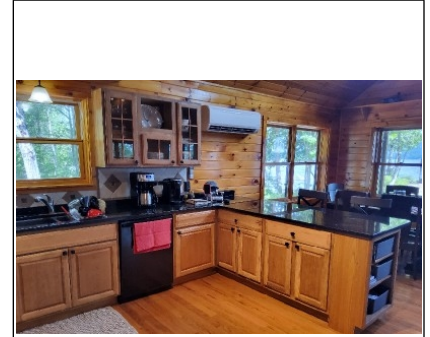
Photos



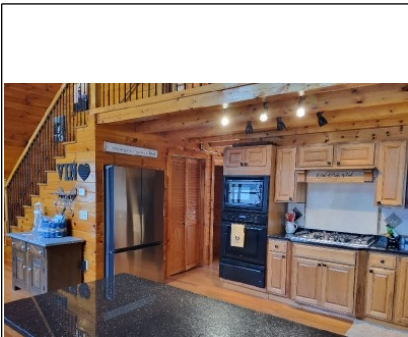
Kitchen



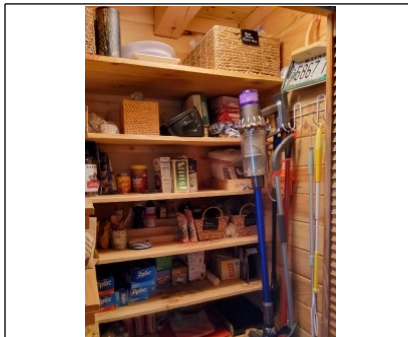
Kitchen



Kitchen



Kitchen



Pantry

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

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

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.
Drain lines had no visible leaks or signs of backup at the time of inspection.

Photos

Kitchen



Sink and faucet



Plumbing



Dishwasher drain line is looped to prevent sink water from back flowing into the dishwasher

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Comments

Heating/Cooling Source

☒ Yes ☐ No

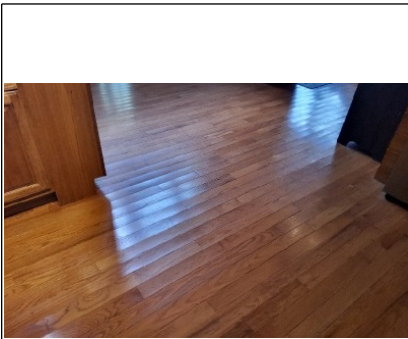
Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos



Flooring

Appliances

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

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

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

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

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

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

Kitchen

Appliances cont.

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

Other Operable: ☐ Yes ☒ No

Dishwasher airgap ☒ Yes ☐ No

Dishwasher drain line looped ☒ Yes ☐ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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

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

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

Photos



Dishwasher



Dishwasher light indicator



Exhaust fan is noisy



Stove top



Microwave



Refrigerator

Kitchen



Oven

Bathroom (1)

Bath

Location First floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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

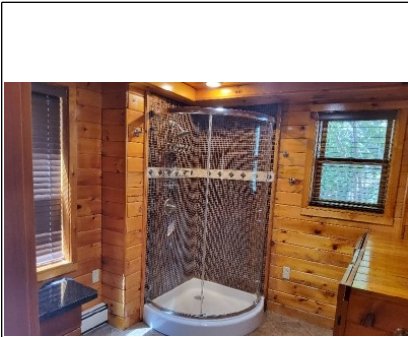
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

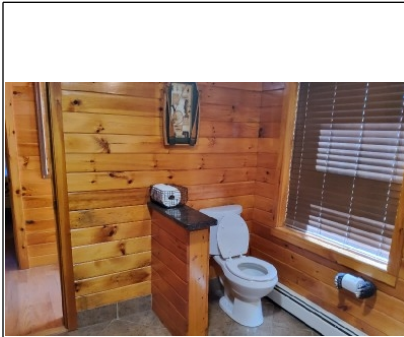
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Drains show no signs of back-up during time of inspection.

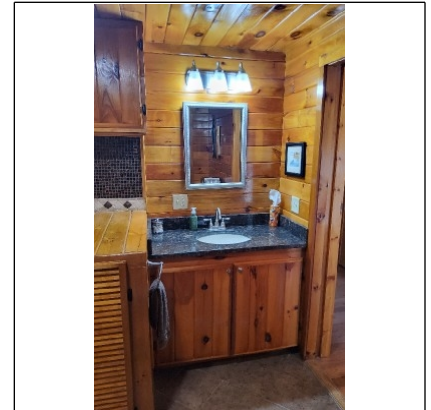
Photos



Bathroom



Bathroom



Bathroom

Bathroom (2)

Bath

Location Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

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

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

Heat source present ☒ Yes ☐ No

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

Comments Drains show no signs of back-up during time of inspection.

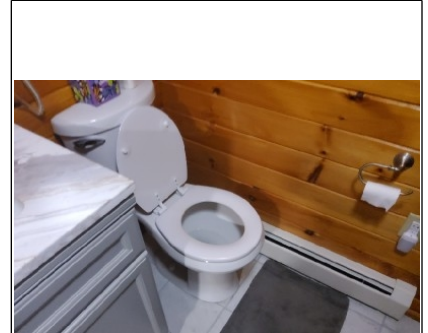
Photos



Bathroom



Shower



Toilet bowl is slightly loose

Laundry Room

Laundry

Laundry sink ☒ N/A

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Room vented ☒ Yes ☐ No

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

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

Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Not Present

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

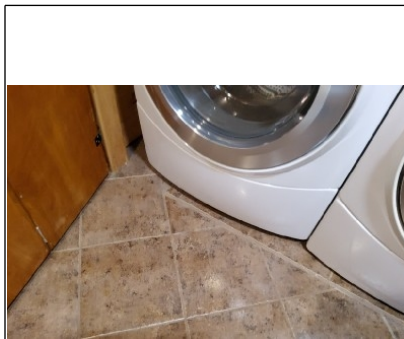
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



Washer and dryer in 1st floor bathroom



Recommend installing a drip pan beneath washing machine



Outlet is GFCI protected, trips along south wall of the bathroom

Living Room

Living Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

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

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

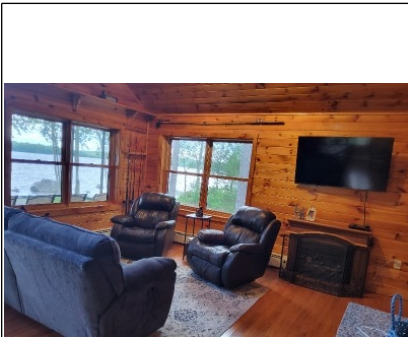
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

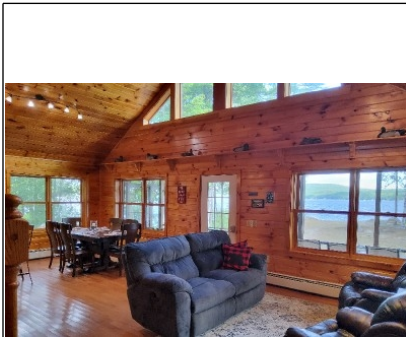
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Torn Or Missing Screen
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Comments

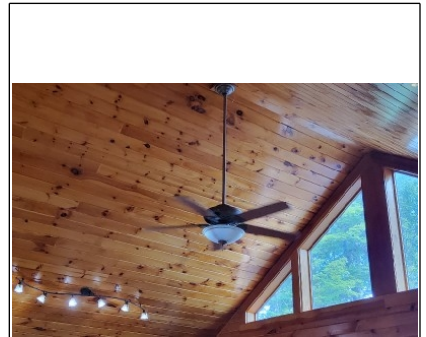
Photos



Living



Living



Living Room ceiling light did not function, change bulbs?



Dining Room

Dining Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

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

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

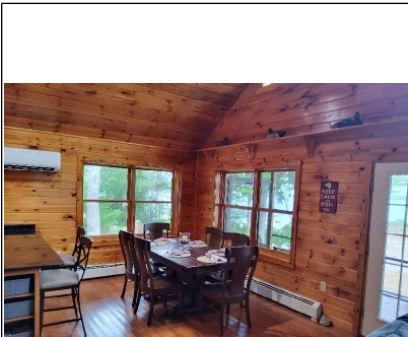
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

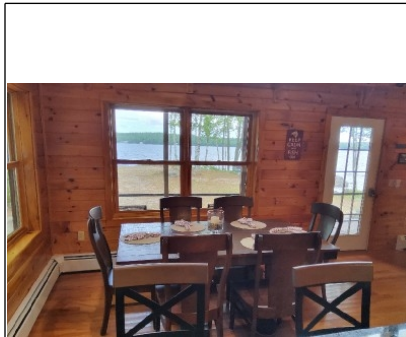
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Torn/missing Screen
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Comments

Photos



Dining



Dining

BDRM 1

Room

Location First floor

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

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

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

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

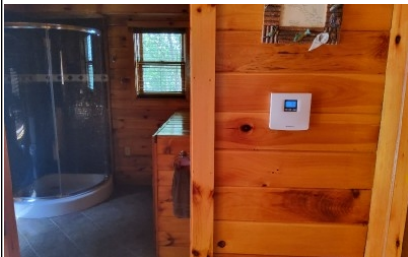
Bedroom Egress restricted ☐ N/A ☒ Yes ☐ No

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

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

Comments

Photos



Thermostat in 1st floor hallway serves the bathroom and 1st floor bedroom



Bedroom



Bedroom



Bedroom

BDRM 2

Room

Location Second floor

Type BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

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

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

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Ceiling fan is wobbling, recommend repair.

Photos



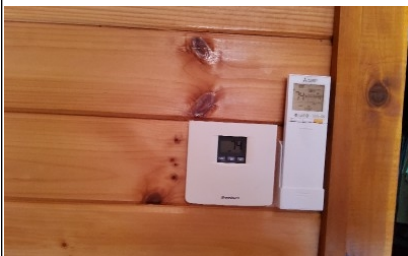
Bedroom



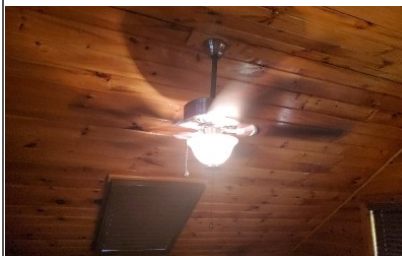
Bedroom



Bedroom



Thermostat, boiler fired when tested



Bedroom ceiling fan is not balanced on high speed setting

Interior

Fireplace

☒ None

Location(s)

Type ☐ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☐ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☐ Yes ☐ No

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

Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Stairs/Steps/Balconies

☐ None

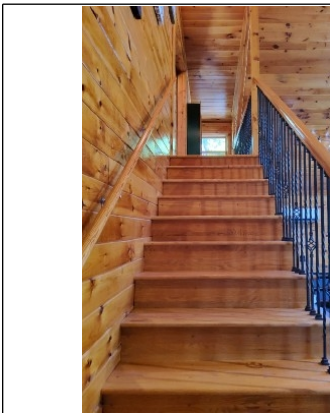
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

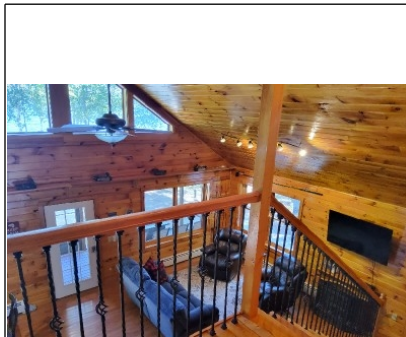
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments

Photos



Main interior stairs



Main interior stairs and balcony

Smoke/Carbon Monoxide detectors

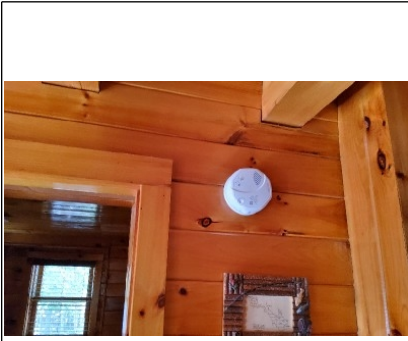
Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

CO Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

Comments

Photos

Interior



Smoke and carbon monoxide detectors are connected in series. Smoke detectors are installed in all bedrooms

Attic/Structure/Framing/Insulation

☒ N/A

Access

☐ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other:

Access limited by: Cathedral ceiling throughout the home

Inspected from

☐ Access panel ☐ In the attic ☐ Other

Location

☐ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

Flooring

☐ Complete ☐ Partial ☐ None

Insulation

☐ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool

Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation

Installed in

☐ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers

☐ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed

Ventilation

☐ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to

Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible

HVAC Duct

☐ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace

☐ Recommend Insulation

Chimney chase

☐ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed

☐ Yes ☐ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure

☐ Rafters ☐ Trusses ☐ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other:

Ceiling joists

☐ Wood ☐ Metal ☐ Not Visible

Sheathing

☐ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation

☐ Yes ☐ No

Evidence of moisture

☐ Yes ☐ No

Evidence of leaking

☐ Yes ☐ No

Firewall between units

☐ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Electrical

☐ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring

☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments