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[REDACTED] - [REDACTED]

Confidential Inspection Report

[REDACTED]
[REDACTED] MA [REDACTED]

June 26, 2026



[REDACTED]
[REDACTED] [REDACTED]

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ROOF

Roof Covering

F M NF SH NA/
NI

☐ ☒ ☐ ☐ ☐

*Roof Condition and
Materials:*

Roof Styles:

Roof Access:

Roof Issues:

Materials: Asphalt.

Styles: Gable.

Access: Viewed from ground with binoculars.



Issues: Tree limbs are overhanging the roof surface and should be trimmed. Moss, mildew and/or mold growth noted. Consult a contractor for further evaluation and repair/replacement.

Valleys

☒ ☐ ☐ ☐ ☐

*Valley Condition and
Materials*

Materials: The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Gutters & Downspouts

☐ ☒ ☐ ☐ ☐

*Gutters & Downspouts
Condition and
Materials:*

*Gutters & Downspouts
Issues:*



Issues: Consider installing gutters and downspouts to help with site drainage. Consult a contractor for further evaluation and repair/replacement.



Issues: Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation. Consult a contractor for further evaluation and repair/replacement.

Flashings

☒ ☐ ☐ ☐ ☐

*Flashing Condition and
Materials:*

Materials: Metal.



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Chimney

F	M	NF	SH	NA/ NI
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Chimney Condition and Materials: Brick.

Chimney Issues:



Issues: Chimney needs repair of the following deficiencies: Deteriorated mortar joints are noted. Re-pointing needed, Consult a chimney technician for further evaluation and repair/replacement.



Issues: Chimney needs repair of the following deficiencies: Deteriorated mortar joints are noted. Re-pointing needed, The chimney shows evidence of brick spalling. This condition must be addressed before further damage results. Cause is generally due to moisture getting into the bricks. This is a result of missing or cracked mortar. Consult a contractor for further evaluation and repair/replacement.



Issues: Chimney needs repair of the following deficiencies: The chimney shows evidence of brick spalling. This condition must be addressed before further damage results. Cause is generally due to moisture getting into the bricks. This is a result of missing or cracked mortar. Consult a contractor for further evaluation and repair/replacement.



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Issues: Signs of water penetration. Chimney needs repair of the following deficiencies: Deteriorated mortar joints are noted. Re-pointing needed Consult a roofer for further evaluation and repair/replacement.



F	M	NF	SH	NA/ NI
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☐ ☐ ☐ ☐ ☒ Flue:

During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls. Drop light, mirrors, and smoke testing are not a part of the inspection. Further investigation and cleaning is recommended by a qualified professional chimney technician.

☐ ☒ ☐ ☐ ☐ Flashing Condition:
Flashing Issues:



Issues: Tar was used as flashing around chimney. Tar is temporary fix and can lead to future leaks. Consult a chimney technician for further evaluation and repair/replacement.





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Chimney Cap

Condition:

Chimney Cap Issues:



Issues: There is no chimney cap installed. Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration.

☒ ☐ ☐ ☐ ☐ Height & Clearance:

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic

☐ ☐ ☐ ☒ ☐

Access:

Access Issues:



Issues: There is no handrail installed. Consult a contractor for further evaluation and repair/replacement.



Issues: Handrail is too low. Consult a contractor for further evaluation and repair/replacement.



[REDACTED] - [REDACTED] [REDACTED] [REDACTED]



Issues: There is no handrail installed. Consult a contractor for further evaluation and repair/replacement.

Flooring

Attic if fully floored.

F	M	NF	SH	NA/ NI
☒	☐	☐	☐	☐

☒ ☐ ☐ ☐ ☐ *Structure Condition and Type:*

Type: A rafter system is installed in the attic cavity to support the roof decking. RAFTERS- 2 x 6 The rafter spacing is 24 inch on center. SHEATHING- The decking is made of wood planks.

Wiring

☐ ☒ ☐ ☐ ☐ *Attic Wiring Condition and Light Source:*
Attic Wiring Issues:

Light Fixture:

Issues: Flooring prevents full viewing. Consult a electrician for further evaluation and repair/replacement.

Ventilation

☐ ☒ ☐ ☐ ☐ *Ventilation Condition and Type:*
Ventilation Issues:

Type: There are ridge vents installed. There are gable end vents installed that allow adequate ventilation.

Issues: There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. Consult a contractor for further evaluation and repair/replacement.



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EXTERIOR

Exterior Walls

F	M	NF	SH	NA/ NI
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- ☒
- ☐
- ☐
- ☐

Wall Condition and
Materials:
Wall Issues:

Materials: Fiber cement siding and Shingles.



Location: Front, Issues: Water damage noted. Consult a contractor for further evaluation and repair/replacement.



Issues: Peeling paint on siding noted. Consult a contractor for further evaluation and repair/replacement.



Issues: Holes in siding noted. Water damage noted. Consult a contractor for further evaluation and repair/replacement.



Issues: Damage siding noted. Consult a contractor for further evaluation and repair/replacement.



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Issues: Peeling paint on siding noted. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
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|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---------------------|
| ☒ | ☐ | ☐ | ☐ | ☐ | Switches & Fixtures |
| Condition: | | | | | |
| ☒ | ☐ | ☐ | ☐ | ☐ | Electrical Outlet |
| Condition: | | | | | |
| ☐ | ☒ | ☐ | ☐ | ☐ | Hose Bib: |
| Hose Bib Issues: | | | | | |



Issues: Hose bib was inoperative. Consult a plumber for further evaluation and repair/replacement.

Exterior Doors

- | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|------------------------|
| ☐ | ☒ | ☐ | ☐ | ☐ | Unit 1 Main Entry Door |
| Condition and | | | | | |
| Materials: | | | | | |



Materials: Wood, with glass.



*Unit 1 Main Entry Door
Issues:*

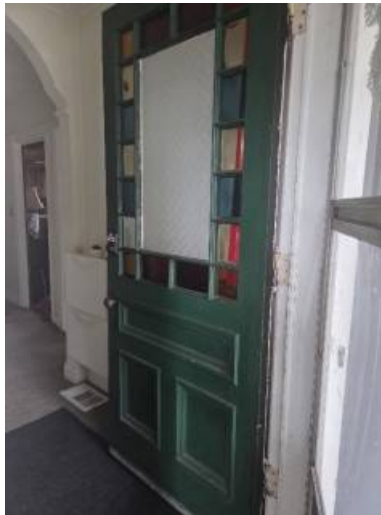


Issues: Screen door has a damaged screen. Consult a contractor for further evaluation and repair/replacement.

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐

*Unit 2 Main Entry Door
Condition and
Materials:*



Materials: Wood, with glass.

☒ ☐ ☐ ☐ ☐

*Left Entry Door
Condition and
Materials:*



Materials: Fiberglass, with glass.



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☐ ☒ ☐ ☐ ☐ *Right Entry Door
Condition and
Materials:*



Materials: Wood, with glass.

*Right Entry Door
Issues:*



Issues: Screen door installed
opposite of main door. Consult
a contractor for further
evaluation and
repair/replacement.

F	M	NF	SH	NA/ NI
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☐	☒	☐	☐	☐

☒ ☐ ☐ ☐ ☐ *Basement Entry Door
Condition and
Materials:*

Materials: Wood.

☐ ☒ ☐ ☐ ☐ *Bulkhead Condition
and Materials:*





Bulkhead Issues:



Issues: Gaps/holes are noted. Consult a contractor for further evaluation and repair/replacement.

Exterior Windows

F	M	NF	SH	NA/NI
☐	☒	☐	☐	☐

Exterior Window

Condition and Material:

Exterior Window

Predominant Type:

Exterior Window

Issues:

Materials: Vinyl.

Types: Double hung, Casement.



Location: Basement - Issues: Boarded window noted. Consult a contractor for further evaluation and repair/replacement.

Sill Condition and

Material:

Materials: Wood.



Sill Issues:



Issues: Peeling paint on sill noted. Consult a contractor for further evaluation and repair/replacement. Earth to wood contact noted. Consult a pest/insect management company.

Eaves - Soffits - Fascias - Rakes

F	M	NF	SH	NA/ NI
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☐ ☒ ☐ ☐ ☐

*Eaves - Soffits -
Fascias Condition and
Material:*

*Eaves - Soffits -
Fascias Issues:*

Soffits and overhang materials are painted wood.



Location: Front, Issues: Peeling paint on fascia noted. Consult a contractor for further evaluation and repair/replacement.

Location: Front.



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Issues: Water damage noted. Holes in fascia noted. Consult a contractor for further evaluation and repair/replacement.



Issues: Water damaged fascia noted. Consult a contractor for further evaluation and repair/replacement.

Foundation

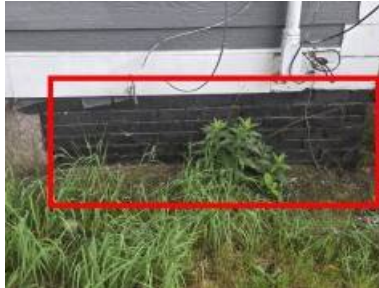
F	M	NF	SH	NA/ NI
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☐ ☒ ☐ ☐ ☐ *Foundation Condition and Materials:*

Materials: Brick - Masonry walls. Bricks are made of fired clay that has been formed into rectangular blocks. Laid in horizontal rows with mortar joints to secure them.



Foundation Issues:



Issues: Deteriorated mortar joints are noted. Re-point to prevent further rainwater entry and ongoing deterioration. Consult a contractor for further evaluation and repair/replacement.



GROUNDS

Steps/Stoops

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐

Steps/Stoops
Condition and
Materials:

Steps/Stoops Location

Materials: Brick. Concrete.



Location: Front.

Steps/Stoops

☒ ☐ ☐ ☐ ☐

Steps/Stoops
Condition and
Materials:

Steps/Stoops Location

Materials: Concrete.



Location: Left Side.

Steps/Stoops

☐ ☒ ☐ ☐ ☐

Steps/Stoops
Condition and
Materials:

Steps/Stoops Location

Materials: Concrete.



Location: Right Side.



Steps/Stoops Issues



Issues: Damage/deterioration is noted, Consult a contractor for further evaluation and repair/replacement.

Driveways and Walkways

F	M	NF	SH	NA/ NI
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☒ ☐ ☐ ☐ ☐

Driveway Condition and Materials:

Materials: Asphalt.

Driveway Location

Location: Left Side.

☐ ☒ ☐ ☐ ☐

Walkway Condition and Materials:

Materials: Concrete.

Walkway Location

Location: Front.

Walkway Issues:



Issues: Cracks noted, Repair needed.





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Issues: Surface raised/settled, Tripping hazards, Consult a contractor for further evaluation and repair/replacement.

Grading

F	M	NF	SH	NA/ NI
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☒ ☐ ☐ ☐ ☐ Site:

Landscaping

☐ ☒ ☐ ☐ ☐ Condition:



Location: Rear, Issues: Trim plants away from structure.



GARAGE - CARPORT

Garage type

Type

Type: Detached, One car.

Roof Covering

F M NF SH NA/
NI

☐ ☒ ☐ ☐ ☐

Roof Condition and
Materials:

Roof Styles:

Roof Access:

Roof Issues:

Materials: Asphalt.

Styles: Gable.

Access: Viewed from ground with binoculars.



Issues: Tree limbs are overhanging the roof surface and should be trimmed. Consult a contractor for further evaluation and repair/replacement.



Issues: Moss, mildew and/or mold growth noted. Consult a roofer for further evaluation and repair/replacement.

Gutters & Downspouts

☐ ☒ ☐ ☐ ☐

Gutters & Downspouts
Condition and
Materials:

Gutters & Downspouts
Issues:

Gutters and downspout materials are aluminum.



Issues: Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation. Consult a contractor for further evaluation and repair/replacement.



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Flashings

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐ *Flashing Condition and Materials:* Metal.
Materials:

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Ventilation

☐ ☐ ☒ ☐ ☐ *Ventilation Condition and Type:* Type: No visible ventilation noted.

Ventilation Issues: Issues: Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed. Consult a contractor for further evaluation and repair/replacement.

Exterior Walls

☒ ☐ ☐ ☐ ☐ *Wall Condition and Materials:* Materials: Masonry.

☐ ☒ ☐ ☐ ☐ *Flashing & Trim Condition and Materials:* Materials:

Flashing & Trim Issues: Issues: Peeling paint on trim noted. Consult a contractor for further evaluation and repair/replacement.

☐ ☐ ☐ ☒ ☐ *Electrical Outlet Condition:*
Electrical Outlet Issues:



Issues: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at basement, exterior, garage, bath rooms & kitchen outlets. Consult a electrician for further evaluation and repair/replacement.



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Exterior Doors

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- ☐

Unit 1 Main Entry Door
Condition and
Materials:



Materials: Metal.



- ☒ ☐ ☐ ☐ ☐ **Unit 1 Rear Entry Door**
Condition and
Materials:



Materials: Metal.

Eaves - Soffits - Fascias - Rakes

F **M** **NF** **SH** **NA/NI**

- ☐ ☒ ☐ ☐ ☐ **Eaves - Soffits -**
Fascias Condition and
Material:
Eaves - Soffits -
Fascias Issues:

Soffits and overhang materials are painted wood.



Issues: Peeling paint on fascia noted. Water damage noted. Consult a contractor for further evaluation and repair/replacement.

Foundation

- ☒ ☐ ☐ ☐ ☐ **Foundation Condition**
and Materials:

Materials: Poured Concrete.

Interiors

- ☒ ☐ ☐ ☐ ☐ **Garage Door Condition**
and Material/Type:

Materials: Metal, Type: Door operation is manual.

- ☐ ☐ ☐ ☐ ☒ **Walls Condition and**
Materials:

Materials: Concrete.

Walls Issues

Issues: Stored items or furnishings prevent full inspection.

- ☒ ☐ ☐ ☐ ☐ **Ceilings Condition and**
Materials:

Materials: Wood.

- ☐ ☐ ☐ ☐ ☒ **Floors Condition and**
Materials:

Materials: Concrete.

Floors Issues:

Issues: Stored items or furnishings prevent full inspection.

- ☒ ☐ ☐ ☐ ☐ **Switches & Fixtures**
Condition:

- ☐ ☐ ☐ ☒ ☐ **Electrical Outlets**
Condition:



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*Electrical Outlets
Issues:*



Issues: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at basement, exterior, garage, bath rooms & kitchen outlets. Consult a electrician for further evaluation and repair/replacement.





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BASEMENT - CRAWLSPACE

GENERAL COMMENTS:

Furniture, decorations or stored items restrict viewing of walls, floors, ceilings and other items in basement/crawlspace to 60%

Insulation & Vapor Retarders:

F	M	NF	SH	NA/ NI
☐	☐	☒	☐	☐

☐ ☐ ☒ ☐ ☐ In Unfinished Areas
Condition:
In Unfinished Areas
Issues:



No under floor insulation exists.

Basement/Crawlspace:

☐ ☒ ☐ ☐ ☐ Access Condition and
Types:
Access Issues:

Types: Basement/Crawlspace is fully accessible.



Issues: There is no handrail installed. Consult a contractor for further evaluation and repair/replacement.



Issues: Missing landing. Handrail does not return to wall at top of stairs and can pose a falling hazard. Consult a contractor for further evaluation and repair/replacement.



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Foundation/Walls
Condition and
Materials:
Foundation/Walls
Issues:



Issues: Sagging noted in stairs, recommend adding extra support. Consult a contractor for further evaluation and repair/replacement.

Materials: Walls are brick.



Issues: Deteriorated mortar joints are noted. Re-point to prevent further rainwater entry and ongoing deterioration. Consult a contractor for further evaluation and repair/replacement.



☐ ☒ ☐ ☐ ☐ Moisture Condition:
Moisture Issues:



Issues: Staining was observed: Evidence of prior water penetration is noted. A mold/air quality inspection is suggested. Consult a contractor for further evaluation and repair/replacement.



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☐	☒	☐	☐	☐

*Subfloor/Ceiling
Condition and
Materials:*

*Beams/Girders
Condition and
Materials:*

Beams/Girders Issues:

Materials: Wood.

Materials: wood, The main beam is a single large dimension wood board.



Issues: Beam sagging and/or cracked, Consult a contractor for further evaluation and repair/replacement.



Issues: Possible insect damage noted. Consult a pest/insect management company for further evaluation and repair/replacement.



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F	M	NF	SH	NA/ NI
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Posts/Piers & Columns Materials/Types: Lally Column.
Condition and
Materials/Types:
Posts/Piers & Columns
Issues:



Issues: The adjustable steel posts as installed need to be replaced, they are weak and temporary, Consult a contractor for further evaluation and repair/replacement.



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| ☒ | ☐ | ☐ | ☐ | ☐ | Basement Floor Condition and Materials: |
| ☐ | ☐ | ☐ | ☒ | ☐ | Wiring Condition: Wiring Issues: |

Materials: Concrete.



Issues: Knob and Tube wiring is present. As a safety it should never be covered with insulation and a electrician should replace. Consult a electrician for further evaluation and repair/replacement.



*Dewatering
System/Dehumidifier:*



Note: The report does not state the effectiveness of anti-siphon devices such as sump pumps, dehumidifiers and french drains. Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system.

F M NF SH NA/
NI

☐ ☐ ☐ ☒ ☐

*Windows Condition
and Materials/Types:
Windows Issues:*



Issues: Broken glass was found. Consult a contractor for further evaluation and repair/replacement.

☐ ☐ ☐ ☒ ☐

*Switches & Fixtures
Condition:
Switches & Fixtures
Issues:*



Issues: Junction box cover(s) are missing. Consult a electrician for further evaluation and repair/replacement.

☐ ☐ ☐ ☒ ☐

*Electrical Outlets
Condition:
Electrical Outlets
Issues:*



Issues: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at basement, exterior, garage, bath rooms & kitchen outlets. Consult a electrician for further evaluation and repair/replacement.



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Issues: Outlet cover needs to be replaced. Consult a electrician for further evaluation and repair/replacement.



ELECTRICAL SYSTEM

Service

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐ *Service Condition and Type:*

Type: Overhead, 120/240 Volt.



Service Issues:

Issues: No common area meter. Check with seller to determine where common area electricity is being billed.

☒ ☐ ☐ ☐ ☐ *Service Disconnect Switch Condition and Location:*

Location: Located at the top of main panel.

☒ ☐ ☐ ☐ ☐ *Grounding Equipment Condition and Location:*

Location: Grounded via connection to metallic water pipe.

Conductors

Entrance Cables/Conduit Condition and Materials/Types:

Materials and Types: Copper.

☒ ☐ ☐ ☐ ☐ *Branch Wiring Condition and Materials/Types:*

Materials: Copper, Types: BX (armoured) Type, Romex Type.



Electrical Panel Public A

Photos



F M NF SH NA/
NI

☐ ☒ ☐ ☐ ☐

Condition and
Manufacturer

Panel Location:
Breakers/Fuses

Panel Issues:

Location: Basement.

Circuit breakers, # of Breakers, The panel box has no additional
spaces for new breakers. 8.



Issues: Multiple wires are
connected to a single lug on a
circuit breaker where only one
wire should be connected,
Consult a electrician for further
evaluation and
repair/replacement.

Electrical Panel Public B

Photos



☐ ☒ ☐ ☐ ☐

Condition and
Manufacturer

Panel Location:
Main Circuit Rating:
Breakers/Fuses

BRAND- Eaton.

Location: Garage.

Breaker Rating:

Circuit breakers, # of Breakers 5, # of open slots 6,



Panel Issues:



Issues: Panel is obstructed in front as there is not 3' of unobstructed space in front. Panels are without the benefit of complete labeling, Consult a electrician for further evaluation and repair/replacement.

Electrical Panel Unit 1A

Photos



F	M	NF	SH	NA/ NI
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*Condition and
Manufacturer
Panel Location:*

BRAND- Underwriters laboratories.

Location: Basement.



Main Circuit Rating:



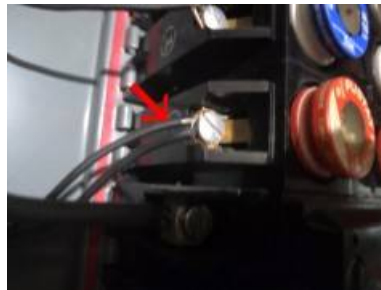
Panel Box Rating: 150 amps.

*Breakers/Fuses
Panel Issues:*

Fuses, # of fuses, 16.



Issues: Panels are without the benefit of complete labeling, Electrical system appears outdated by today's standards. Upgrade should be considered. Consult a electrician for further evaluation and repair/replacement.



Issues: Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, Consult a electrician for further evaluation and repair/replacement.

Electrical Panel Unit 2A



Photos



F	M	NF	SH	NA/ NI
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Condition and
Manufacturer

Panel Location:

Main Circuit Rating:

BRAND- Underwriters laboratories.

Location: Basement.



Panel Box Rating: 150 amps.

Breakers/Fuses

Fuses, # of fuses, 14.



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Panel Issues:



Issues: Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, Electrical system appears outdated by today's standards. Upgrade should be considered. Consult a electrician for further evaluation and repair/replacement.



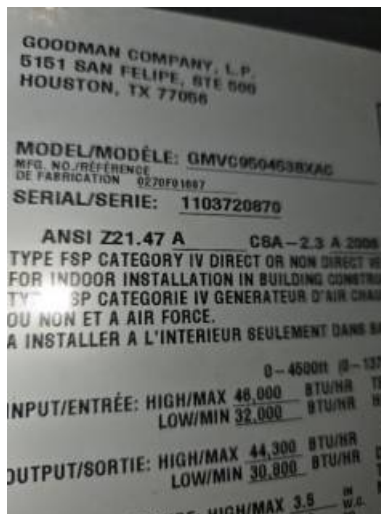
HEATING - AIR CONDITIONING

Heating Equipment Unit 1

Types and Photo:



Types: Forced Air.





[REDACTED] - [REDACTED] [REDACTED] [REDACTED]

*Brand:*

Brand: Goodman Manufacturing brand. Manufacture Date- 2011.

Location:

Location: Basement.

F	M	NF	SH	NA/ NI
☒	☐	☐	☐	☐

☒ ☐ ☐ ☐ ☐ *Fuel Source Condition and Type:*



Types: Natural Gas.

☐ ☐ ☒ ☐ ☐ *Normal Control Condition:*

Normal Control Issues:

Issues: Locked thermostat cover no access to check heat function. Consult seller and/or a hvac technician for further evaluation and repair/replacement.

☐ ☐ ☐ ☐ ☒ *General Operation & Cabinet Condition:*

General Operation & Cabinet Issues:

Issues: Locked thermostat cover no access to check heat function. Consult seller and/or a hvac technician for further evaluation and repair/replacement.



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F	M	NF	SH	NA/ NI
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☐	☐	☐	☐	☒	Burners / Heat Exchangers Condition:
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Burners / Heat Exchangers Issues:

Issues: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

☐	☐	☐	☐	☒	Pump / Blower Fan Condition:
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Pump / Blower Fan Issues:

Issues: Locked thermostat cover no access to check heat function. Consult seller and/or a hvac technician for further evaluation and repair/replacement.

☒	☐	☐	☐	☐	Combustion Air Condition:
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☐	☒	☐	☐	☐	Flues, Vents, Plenum Condition and Types:
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Flues, Vents, Plenum Issues:

Types: The flue pipe is plastic from the furnace to the exterior.



Issues: Improper materials in vent, Consult a hvac technician for further evaluation and repair/replacement.

Distribution 1

☒	☐	☐	☐	☐	Ducts / Air Supply:	Metal, Flexible Round.
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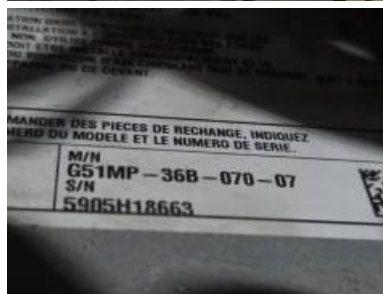
Heating Equipment Unit 2



Types and Photo:



Types: Forced Air.



Brand:

Brand: Lennox brand. Manufacture Date- 2005.

Location:

Location: Basement.

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐ Fuel Source Condition
and Type:



Types: Natural Gas.

☒ ☐ ☐ ☐ ☐ Normal Control
Condition:
☐ ☒ ☐ ☐ ☐ General Operation &
Cabinet Condition:
General Operation &
Cabinet Issues:

Issues: Suggest cleaning/servicing. Consult a hvac technician for further evaluation and repair/replacement.



[REDACTED] - [REDACTED]

F	M	NF	SH	NA/ NI
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☐	☐	☐	☐	☒	Burners / Heat Exchangers Condition:
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Burners / Heat Exchangers Issues:

Issues: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

☒	☐	☐	☐	☐	Pump / Blower Fan Condition:
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☒	☐	☐	☐	☐	Combustion Air Condition:
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☐	☒	☐	☐	☐	Flues, Vents, Plenum Condition and Types:
--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--

Flues, Vents, Plenum Issues:

Types: The flue pipe is plastic from the furnace to the exterior.



Issues: Improper materials in vent. Consult a hvac technician for further evaluation and repair/replacement.

☒	☐	☐	☐	☐	Air Filters Condition and Types:
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Types: Filter(s) are Disposable types.

Distribution 2

☒	☐	☐	☐	☐	Ducts / Air Supply:	Insulated sheet metal.
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	----------------------------	------------------------



PLUMBING SYSTEM

Main Line

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐ *Condition, Material and* Materials: Copper.

Photo:

*Meter and Shut Off
Locations:*



Main Shutoff Valve, was not tested.

Pressure:

Water pressure appears adequate.

Supply Lines

☒ ☐ ☐ ☐ ☐ *Condition, Materials* Materials: Copper.

and Photo:

Visible Piping:

Due to walls, insulation and flooring only 20% of supply piping was visible. Inspection rating condition addresses only visible piping.

Waste Lines

☒ ☐ ☐ ☐ ☐ *Condition, Materials* Materials: Plastic.

and Photo:

Visible Piping:

Due to walls, insulation and flooring only 20% of drain, waste and vent piping was visible. Inspection rating condition addresses only visible piping.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater Unit 1



■■■■■ - ■■■■■ ■■■■■ ■■■■■ ■■■■■

- ☐ ☐ ☐ ☒ ☐ *Water Heater
Condition, Capacity,
Type and Photo:*



Capacity: 40 Gallons, Types:
Tank system, 2014.



Water Heater Issues:



Issues: No pressure relief valve
is installed (RECOMMENDED),
Consult a plumber for further
evaluation and
repair/replacement.



Issues: Recommend proper base
for water heater. Consult a
contractor for further evaluation
and repair/replacement.



Issues: No thimble installed on vent pipe connection to chimney. Consult a plumber for further evaluation and repair/replacement.

F M NF SH NA/
NI

☒ ☐ ☐ ☐ ☐ *Fuel Source Condition* Types: Natural Gas.
and Type:

Water Heater Unit 2

☐ ☐ ☐ ☒ ☐ *Water Heater*
Condition, Capacity,
Type and Photo:



Capacity: 40 Gallons, Types:
Tank system, 2017.



Water Heater Issues:



Issues: No pressure relief valve is installed (RECOMMENDED), Consult a plumber for further evaluation and repair/replacement.



■■■■■ - ■■■■ ■■■■



Issues: No thimble installed on vent pipe connection to chimney. Improper venting is noted, Flue for water heater is loose from the chimney. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
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☒ ☐ ☐ ☐ ☐ *Fuel Source Condition* Types: Natural Gas.
and Type:

See Bathrooms and Kitchen sections of report for information about plumbing and fixtures in those areas.



KITCHEN - APPLIANCES

Kitchen Unit 1

F	M	NF	SH	NA/ NI
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- ☒ ☐ ☐ ☐ ☐ *Counters Condition:*
☐ ☒ ☐ ☐ ☐ *Cabinets Condition and Material:* Wood.
Materials:
Cabinets Issues:



Issues: Wall cabinets are installed with improper fasteners. Replacement with proper fasteners is recommended. Consult a contractor for further evaluation and repair/replacement.

- ☒ ☐ ☐ ☐ ☐ *Kitchen Sink Condition:*
☒ ☐ ☐ ☐ ☐ *Range/Cooktop/Oven Condition, Types and Photo:*



Types: Range, Fuel: Electric.

- ☒ ☐ ☐ ☐ ☐ *Ventilation Condition and Photo:*





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F	M	NF	SH	NA/ NI
☐	☐	☒	☐	☐

Dishwasher Condition and Photo:



Dishwasher Issues:



Issues: Not operational, Consult a plumber for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ *Disposal Condition and Photo:*



☒ ☐ ☐ ☐ ☐ *Windows Condition and Materials/Types:*

Materials: Vinyl, Types: Double hung.

☒ ☐ ☐ ☐ ☐ *Walls Condition and Materials:*

Materials: Drywall/Plaster, Tile.



[REDACTED] - [REDACTED]

F	M	NF	SH	NA/ NI
☐	☒	☐	☐	☐

☐ ☒ ☐ ☐ ☐ *Ceilings Condition and Materials:*

Ceilings Issues:



Issues: There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak. Consult a contractor for further evaluation and repair/replacement.



Issues: Cracks/holes noted. Consult a contractor for further evaluation and repair/replacement.

☐ ☒ ☐ ☐ ☐ *Floors Condition and Materials:*

Floors Issues:



Issues: Noted uneven floor due to settlement. Consult a contractor for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ *Switches & Fixtures Condition:*

☒ ☐ ☐ ☐ ☐ *Electrical Outlets Condition:*

☐ ☐ ☒ ☐ ☐ *Heat Source Condition and Types:* Types: Registers.

Heat Source Issues:

Issues: The heat was not on during inspection. Consult a hvac technician for further evaluation and repair/replacement.



Kitchen Unit 2

F	M	NF	SH	NA/NI
☐	☒	☐	☐	☐

☐ ☒ ☐ ☐ ☐ *Counters Condition:*
Counters Issues:



Issues: Countertop is loose and damaged. Consult a contractor for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ *Cabinets Condition and Materials:*

☒ ☐ ☐ ☐ ☐ *Kitchen Sink Condition:*

☐ ☒ ☐ ☐ ☐ *Range/Cooktop/Oven Condition, Types and Photo:*



Types: Range, Fuel: Electric.



Range/Cooktop/Oven Issues:



Issues: Range burner is inoperative, Oven bake element is inoperative, Control knobs or panel is damaged/missing, Consult a contractor for further evaluation and repair/replacement.



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F	M	NF	SH	NA/ NI
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☒ ☐ ☐ ☐ ☐ *Ventilation Condition and Photo:*

Stove vent.

☒ ☐ ☐ ☐ ☐ *Dishwasher Condition and Photo:*



☒ ☐ ☐ ☐ ☐ *Disposal Condition and Photo:*



☐ ☐ ☐ ☒ ☐ *Windows Condition and Materials/Types: Windows Issues:*

Materials: Wood, Types: Casement.



Issues: Broken glass was found. The seal on the insulated windows are broken on some windows. This indicates that the windows are not energy efficient and should be repaired or replaced. Consult a contractor for further evaluation and repair/replacement.



■■■■■ - ■■■■■ ■■■■■ ■■■■■ ■■■■■



Issues: The seal on the insulated windows are broken on some windows. This indicates that the windows are not energy efficient and should be repaired or replaced. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
☐	☒	☐	☐	☐

☐ ☒ ☐ ☐ ☐ *Walls Condition and Materials:*
Walls Issues

Materials: Drywall/Plaster, Wall covering.



Issues: Opening noted. Consult a contractor for further evaluation and repair/replacement.

☐ ☒ ☐ ☐ ☐ *Ceilings Condition and Materials:*
Ceilings Issues:

Materials: Drywall/Plaster, Paneling.



Issues: There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak. Consult a contractor for further evaluation and repair/replacement.



☐ ☒ ☐ ☐ ☐ *Floors Condition and Materials:*

Materials: Concrete.



Floors Issues:



Issues: Damage/deterioration is noted. Consult a contractor for further evaluation and repair/replacement.



F	M	NF	SH	NA/ NI	
☒	☐	☐	☐	☐	Switches & Fixtures Condition:
☒	☐	☐	☐	☐	Electrical Outlets Condition:
☐	☐	☒	☐	☐	Heat Source Condition Types: Registers. and Types:



BATHROOMS

Unit 1 Bath 1

- | F | M | NF | SH | NA/
NI |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| ☒ | ☐ | ☐ | ☐ | ☐ |
| <i>Bath Ventilation Condition:</i> | | | | |
| ☒ | ☐ | ☐ | ☐ | ☐ |
| <i>Counters Condition:</i> | | | | |
| ☒ | ☐ | ☐ | ☐ | ☐ |
| <i>Cabinets Condition and Material: Wood.</i> | | | | |
| <i>Materials:</i> | | | | |
| ☐ | ☒ | ☐ | ☐ | ☐ |
| <i>Sink Condition:</i> | | | | |
| <i>Sink Issues;</i> | | | | |



Issues: The following problems were noted at the drain: Stopper did not operate properly. Consult a plumber for further evaluation and repair/replacement.

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| ☐ | ☒ | ☐ | ☐ | ☐ |
| <i>Toilet Condition:</i> | | | | |
| <i>Toilet Issues:</i> | | | | |



Issues: Toilet does not flush properly and needs repair. Consult a plumber for further evaluation and repair/replacement.

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| ☒ | ☐ | ☐ | ☐ | ☐ |
| <i>Tub/Shower Fixtures Condition:</i> | | | | |
| ☒ | ☐ | ☐ | ☐ | ☐ |
| <i>Tub/Shower Walls Condition and Materials:</i> | | | | |
| <i>Materials: Ceramic Tile.</i> | | | | |
| ☐ | ☒ | ☐ | ☐ | ☐ |
| <i>Door Condition and Materials:</i> | | | | |

**Door Issues:**

Issues: No door stop installed. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
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☒	☐	☐	☐	☐	Walls Condition and Materials:	Materials: Drywall/Plaster.
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☒	☐	☐	☐	☐	Ceilings Condition and Materials:	Materials: Drywall/Plaster.
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☒	☐	☐	☐	☐	Floors Condition and Materials:	Materials: Tile.
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☒	☐	☐	☐	☐	Switches & Fixtures Condition:	
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☒	☐	☐	☐	☐	Electrical Outlets Condition:	
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☐	☐	☒	☐	☐	Heat Source Condition and Types:	Types: Registers.
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Heat Source Issues: Issues: The heat was not on during inspection. Consult a hvac technician for further evaluation and repair/replacement.

Unit 1 Bath 2

☒	☐	☐	☐	☐	Bath Ventilation Condition:	
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☒	☐	☐	☐	☐	Counters Condition:	
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☒	☐	☐	☐	☐	Cabinets Condition and Materials:	Material: Wood.
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☐	☒	☐	☐	☐	Sink Condition:	
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Sink Issues;



Issues: There are holes in wall near pipes that should be sealed. Consult a contractor for further evaluation and repair/replacement.

☒	☐	☐	☐	☐	Toilet Condition:	
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	-------------------	--

☒	☐	☐	☐	☐	Door Condition and	Materials: Wood.
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**Materials:**

F	M	NF	SH	NA/ NI
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☒	☐	☐	☐	☐
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Windows Condition and Materials/Types:

Materials: Vinyl, Types: Double hung.

☒	☐	☐	☐	☐
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Walls Condition and Materials:

Materials: Drywall/Plaster.

☒	☐	☐	☐	☐
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Ceilings Condition and Materials:

Materials: Drywall/Plaster.

☒	☐	☐	☐	☐
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Floors Condition and Materials:

Materials: Tile.

☐	☐	☐	☒	☐
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Switches & Fixtures Condition:**Switches & Fixtures Issues:**

Issues: Switch cover needs to be replaced. Consult a electrician for further evaluation and repair/replacement.



Issues: The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad. Consult a electrician for further evaluation and repair/replacement.

☐	☐	☐	☒	☐
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Electrical Outlets Condition:**Electrical Outlets Issues:**

Issues: Outlet cover needs to be replaced. Consult a electrician for further evaluation and repair/replacement.

☐	☐	☒	☐	☐
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Heat Source Condition and Types:

Types: Registers.

Heat Source Issues:

Issues: The heat was not on during inspection. Consult a hvac technician for further evaluation and repair/replacement.

Unit 2 Bath 1

☒	☐	☐	☐	☐
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Bath Ventilation Condition:

☐	☒	☐	☐	☐
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Counters Condition:



Counters Issues:



Issues: Countertop is loose. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/NI
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☒ ☐ ☐ ☐ ☐ Cabinets Condition and Material: Metal.
Materials:

☐ ☒ ☐ ☐ ☐ Sink Condition:
Sink Issues;



Issues: The following problems were noted at the drain: Stopper did not operate properly. Consult a plumber for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ Toilet Condition:
☐ ☒ ☐ ☐ ☐ Tub/Shower Fixtures Condition:
Tub/Shower Fixtures Issues:



Issues: Condition of showerhead: Shower head is leaking, Consult a plumber for further evaluation and repair/replacement.

☐ ☒ ☐ ☐ ☐ Tub/Shower Walls Condition and Materials:
Tub/Shower Wall Issues:



Issues: Damage and Deterioration is noted. Consult a contractor for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ Door Condition and Materials:
☒ ☐ ☐ ☐ ☐ Windows Condition and Materials/Types:

Materials: Wood.

Materials: Wood.



██████████ - ██████████ ██████████ ██████████

F	M	NF	SH	NA/ NI
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☐	☒	☐	☐	☐	<i>Walls Condition and Materials:</i>
<i>Walls Issues</i>					



Issues: There is evidence of an unrepaired stain on the wall caused by a prior moisture leak. Consult a contractor for further evaluation and repair/replacement.

☒	☐	☐	☐	☐	<i>Ceilings Condition and Materials:</i>	Materials: Drywall/Plaster.
☒	☐	☐	☐	☐	<i>Floors Condition and Materials:</i>	Materials: Tile.
☒	☐	☐	☐	☐	<i>Switches & Fixtures Condition:</i>	
☒	☐	☐	☐	☐	<i>Electrical Outlets Condition:</i>	
☒	☐	☐	☐	☐	<i>Heat Source Condition and Types:</i>	Types: Registers.



INTERIOR

Interior Unit 1

F	M	NF	SH	NA/ NI		
☒	☐	☐	☐	☐	Door Condition and Materials:	Materials: Wood.
☒	☐	☐	☐	☐	Windows Condition and Materials/Types:	Materials: Vinyl, Types: Double hung.
☒	☐	☐	☐	☐	Walls Condition and Materials:	Materials: Drywall/Plaster.
☐	☒	☐	☐	☐	Ceilings Condition and Materials:	Materials: Drywall/Plaster, Paneling.
					Ceilings Issues:	Issues: Asbestos like ceiling tiles. Consult a contractor for further evaluation and repair/replacement.
☐	☒	☐	☐	☐	Floors Condition and Materials:	Materials: Wood.
					Floors Issues:	 Issues: Noted uneven floor due to settlement. Consult a contractor for further evaluation and repair/replacement.
☐	☐	☐	☒	☐	Stairs & Handrails Condition:	
					Stairs & Handrails Issues:	 Issues: Handrail is too low. Consult a contractor for further evaluation and repair/replacement.
☒	☐	☐	☐	☐	Switches & Fixtures Condition:	
☐	☐	☐	☒	☐	Electrical Outlets Condition:	



*Electrical Outlets
Issues:*



Issues: Wiring of outlet is not correct. There is a Hot/Neutral Reversed. Consult a electrician for further evaluation and repair/replacement.



Issues: Some grounded type outlets did not appear to be properly grounded. The electrical system is an older non-grounded 2-wire system. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection.



Issues: Outlet cover needs to be replaced. Consult a electrician for further evaluation and repair/replacement.

F M NF SH NA/
NI

☐ ☐ ☒ ☐ ☐ *Heat Source Condition and Types:* Types: Registers.

Heat Source Issues: Issues: The heat was not on during inspection. Consult a hvac technician for further evaluation and repair/replacement.

Interior Unit 2

☒ ☐ ☐ ☐ ☐ *Door Condition and Materials:* Materials: Wood.

☐ ☒ ☐ ☐ ☐ *Windows Condition and Materials/Types:* Materials: Wood, Types: Casement.



Windows Issues:



Issues: The handle or opening mechanism for the window is missing/damaged.. Consult a contractor for further evaluation and repair/replacement.



Issues: The seal on the insulated windows are broken on some windows. This indicates that the windows are not energy efficient and should be repaired or replaced. Consult a contractor for further evaluation and repair/replacement.



Issues: Window is not functional. Consult a contractor for further evaluation and repair/replacement.



Issues: The latch needs to be adjusted so that the window will latch correctly. Consult a contractor for further evaluation and repair/replacement.



Issues: The seal on the insulated windows are broken on some windows. This indicates that the windows are not energy efficient and should be repaired or replaced. Consult a contractor for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
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☒	☐	☐	☐	☐
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Walls Condition and Materials:

Materials: Drywall/Plaster, Paneling.

☐	☒	☐	☐	☐
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Ceilings Condition and Materials:

Materials: Drywall/Plaster, Paneling.

Ceilings Issues:



Issues: Cracks/holes noted. Asbestos like ceiling panels located in rooms. Consult a contractor for further evaluation and repair/replacement.

☐	☒	☐	☐	☐
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Floors Condition and Materials:

Materials: Wood. Other.

Floors Issues:



Issues: Threshold is too high and is a tripping hazard. Consult a contractor for further evaluation and repair/replacement.



[REDACTED] - [REDACTED] [REDACTED] [REDACTED]



Issues: Noted uneven floor due to settlement. Consult a contractor for further evaluation and repair/replacement.

Closets Access:

Stored items or furnishings prevent full inspection.

F	M	NF	SH	NA/ NI
☐	☒	☐	☐	☐

Stairs & Handrails Condition:

Stairs & Handrails Issues:



Issues: Handrail is too low. Consult a contractor for further evaluation and repair/replacement.



Issues: Stairs have damaged tread(s). Consult a contractor for further evaluation and repair/replacement.

☐	☒	☐	☐	☐
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Switches & Fixtures Condition:

Switches & Fixtures Issues:



Issues: The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad. Consult a contractor for further evaluation and repair/replacement.

☐	☒	☐	☐	☐
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Electrical Outlets



Condition:
Electrical Outlets
Issues:



Issues: Outlet cover needs to be replaced. Consult a electrician for further evaluation and repair/replacement.



Issues: Wiring of outlet is not correct. There is a Hot/Neutral Reversed. Consult a electrician for further evaluation and repair/replacement.

F	M	NF	SH	NA/NI
☐	☒	☐	☐	☐

☐ ☒ ☐ ☐ ☐ Ceiling Fan Condition:
Ceiling Fan Issues:



Issues: The ceiling fan installed in this room did not function using normal controls. Consult a contractor for further evaluation and repair/replacement.

☒ ☐ ☐ ☐ ☐ Heat Source Condition Types: Registers.
and Types:



■■■■■ - ■■■■ ■■■■

LAUNDRY AREA

Laundry Basement

F	M	NF	SH	NA/ NI
☐	☐	☐	☐	☒

☐ ☐ ☐ ☐ ☒ *Clothes Washer:*



Washers are not tested by inspectors.

☐ ☐ ☐ ☐ ☒ *Hose Bibs /
Hookups/Sink Faucets
Condition:
Hose Bibs /
Hookups/Sink Faucets
Issues:*



Issues: Drain lines and water supply valves serving washing machines are not operated.

☐ ☐ ☐ ☒ ☐ *Waste Lines/Sink
Drains Condition:*



Waste Lines/Sink
Drains Issues:



Issues: Drain lines and water
supply valves serving washing
machines are not operated.

F M NF SH NA/
NI

☐ ☐ ☐ ☐ ☒ Clothes Dryer:



Dryers are not tested by
inspectors.

☒ ☐ ☐ ☐ ☐ Dryer Fuel System
Condition/Type:
☒ ☐ ☐ ☐ ☐ Dryer Vent Condition:
☒ ☐ ☐ ☐ ☐ Walls Condition and
Materials:
☒ ☐ ☐ ☐ ☐ Ceilings Condition and
Materials:
☒ ☐ ☐ ☐ ☐ Floors Condition and
Materials:
☐ ☒ ☐ ☐ ☐ Switches & Fixtures
Condition:

Types: Electric.

Materials: Drywall/Plaster.

Materials: Drywall/Plaster.

Materials: Concrete.



■■■■■ - ■■■■ ■■■■ ■■■■ ■■■■

Switches & Fixtures
Issues:



Issues: The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad. Consult a electrician for further evaluation and repair/replacement.

F	M	NF	SH	NA/ NI
☒	☐	☐	☐	☐

Electrical Outlets
Condition:



PHOTO LIBRARY

Roof

View





Exterior

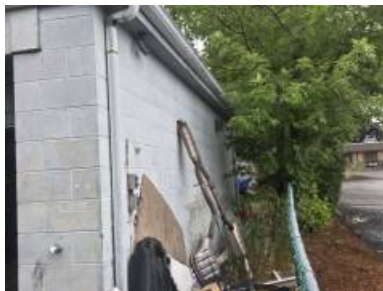
View



Garage



View



Basement 1



View





■■■■■ - ■■■■■ ■■■■■ ■■■■■



Attic 1

View



Attic 2

View

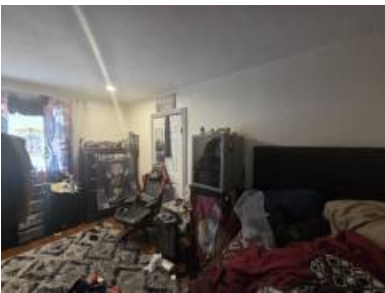
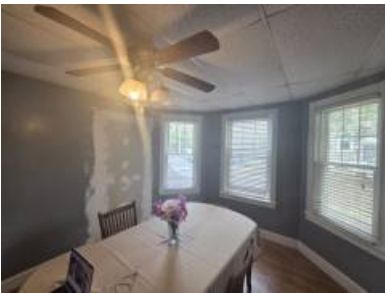




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Unit 1

Room





■■■■■ - ■■■■■ ■■■■■ ■■■■■



Unit 2

Room





■■■■■ - ■■■■■ ■■■■■ ■■■■■





■■■■■ - ■■■■ ■■■■

