

Building Description

Attribute	Description / Type	Address / Comments
Age (approximate)	1986	xxxxxxxxxxxxxxxxxxxxxxxxxxxx
Area (approximate)	1320 + 604 Garage + porches	xxxx Jean St
Building type	<input checked="" type="checkbox"/> Single Family	Cocoa, FL
	<input type="checkbox"/> Duplex / Twinplex	
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Other - see comments	
Construction	<input checked="" type="checkbox"/> Frame	
	<input type="checkbox"/> Brick	
	<input type="checkbox"/> Block	
	<input type="checkbox"/> Other - see comments	

Grounds

		Comments
Slope away from house	<input checked="" type="checkbox"/>	
Driveway	<input checked="" type="checkbox"/>	Concrete
Porch	<input checked="" type="checkbox"/>	Concrete
Patio / deck	<input checked="" type="checkbox"/>	Concrete base, wood deck over concrete
Deck	<input checked="" type="checkbox"/>	Wood deck partially around pool
	<input type="checkbox"/>	
Additional comments:		
Panel is loose and bent on kickplate on rear porch next to screen door. Recommend reattach		

Utilities

Description	Source / type	Comments
Water	<input checked="" type="checkbox"/> Public	
	<input type="checkbox"/> Deep well	
	<input type="checkbox"/> Point well	
	<input type="checkbox"/> See comments	
Gas / Fuel	<input type="checkbox"/> Natural gas	
	<input type="checkbox"/> Propane	
	<input type="checkbox"/> Fuel oil	
	<input type="checkbox"/> See comments	
Sewage	<input type="checkbox"/> Public	
	<input checked="" type="checkbox"/> Septic tank and drain fill	
	<input type="checkbox"/> See comments	

Weather at time of inspection

Temperature	Start Time and Date	General Conditions
62F	16:00 02/10/10	Sunny and clear

Roof

Job: xxxx Jean St

Item / Attribute	Type / Style	Condition	Comments
Roof (structure)	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> Good / Fair	
	<input type="checkbox"/> Hip	<input type="checkbox"/> Warped	
	<input type="checkbox"/> Shed	<input type="checkbox"/> Damage	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Unstable / Needs immediate repair	
Roof covering	<input checked="" type="checkbox"/> Shingle	<input checked="" type="checkbox"/> Good / Fair	3 tab
	<input type="checkbox"/> Membrane/ built-up / Roll	<input type="checkbox"/> Missing pcs.	
	<input type="checkbox"/> Slate, Tile	<input type="checkbox"/> Damage	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Needs immediate repair	
Remaining life Estimated	<input type="checkbox"/> zero to five years		Reroof 10/2002
	<input checked="" type="checkbox"/> Greater than five years		
	<input type="checkbox"/> See comments		
Slope	<input checked="" type="checkbox"/> Low, medium		
	<input type="checkbox"/> Steep		
	<input type="checkbox"/> Flat		
	<input type="checkbox"/> See comments		
Chimney	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> Good / Fair	Chimney needs caulked and painted
	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Minor wear	
	<input type="checkbox"/> Stone	<input type="checkbox"/> Unstable	Chimney cap loose and needs painted
	<input type="checkbox"/> NA / See comments	<input type="checkbox"/> Damaged, missing, or broken cap / screen	
	<input type="checkbox"/> Location/height acceptable	<input type="checkbox"/> Location/height NOT acceptable	
Gutters, downspouts	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Good / Fair	Gutters are full of debris and do not
	<input type="checkbox"/> Plastic	<input type="checkbox"/> Inadequate	drain properly. Recommend clean out and
	<input type="checkbox"/> See comments	<input type="checkbox"/> Damage	seal joints and corners
		<input type="checkbox"/> Missing pieces	
Ventilation	<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Good	Ridge Vent
	<input type="checkbox"/> Powered	<input type="checkbox"/> Fair	
	<input type="checkbox"/> NA / See comments	<input type="checkbox"/> Marginal	
		<input type="checkbox"/> Poor	

Inspected from

Item / Attribute	R	C	V	Location	R	C	V	Visibility	Comments
R = Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ladder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Good	
C = Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair	
V = Ventilators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poor	

Additional comments

Note: red boxes indicating damage or items marked as needing immediate repair may result in further damage or may present a health or safety hazard if not repaired

General

<input checked="" type="checkbox"/> Covering	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td><input checked="" type="checkbox"/></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>											Stucco Wood Block Vinyl / metal siding Brick	<input checked="" type="checkbox"/> Foundation	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>												Concrete Block Brick See comments
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<input checked="" type="checkbox"/> Windows, Doors	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						Wood Metal Fiberglass	<input checked="" type="checkbox"/> Fascia, trim, Soffits	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td></td><td></td><td></td></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3				<input checked="" type="checkbox"/>									Wood Metal Vinyl See comments						
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<input checked="" type="checkbox"/> Water faucets	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>									Tested Not tested See comments	<input checked="" type="checkbox"/> REPAIRS NEEDED	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>												Stucco Paint Siding See comments						
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Comments

Stucco has large settlement crack on East side next to window. Recommend seal crack, stucco patch, and paint

Front door has wood rot on lower 6 inches of both sides of door jamb. Recommend replace bottom of jambs

Fascia on east side gable has large dent and fold. Not sure as to cause. Recommend remove and inspect for truss damage

Rear french door is missing bottom slide lock on stationary door, doors will not lock properly. Recommend replace lock

Garages, Sheds, Out buildings

<input checked="" type="checkbox"/> Garage / shed	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>												Attached Detached Storage shed See comments	<input type="checkbox"/> REPAIRS NEEDED	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3													O.H. Door Paint Siding See comments
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<input checked="" type="checkbox"/> Overhead door	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>												Metal Wood Fiberglass See comments	<input checked="" type="checkbox"/> Floor	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>												Good Minor/settling cracks Deep cracks See comments
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<input checked="" type="checkbox"/> Door opener	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td></td><td></td><td></td></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> </table>	1	2	3				<input checked="" type="checkbox"/>			Tested Not tested	<input checked="" type="checkbox"/> Safety eye	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td></td><td></td><td></td></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> </table>	1	2	3				<input checked="" type="checkbox"/>			Tested Not tested / tested, Not working properly												
1	2	3																																	
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1	2	3																																	
<input checked="" type="checkbox"/>																																			
<input checked="" type="checkbox"/> GFCI outlets*	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td></td><td></td><td></td></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3				<input checked="" type="checkbox"/>						Tested None / not working See comments	<input checked="" type="checkbox"/> O.H. Door spring	<table border="1"> <tr><th>1</th><th>2</th><th>3</th></tr> <tr><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>	1	2	3	<input checked="" type="checkbox"/>									Torsion (recommended) <input type="checkbox"/> Extension (recommend replacing with torsion springs) Note: extension springs can present a safety hazard if they are not properly maintained						
1	2	3																																	
<input checked="" type="checkbox"/>																																			
1	2	3																																	
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Comments

Garage door is padlocked. Cannot test door, door opener, or safety eye at this time

GFCI plug and circuit is not functioning as designed. Recommend replace GFCI plug

Garage ceiling has several area of missing popcorn texture. No sign of water leak/damage. Common occurrence due to humidity.

The absence of GFCI electrical outlets is not a deficiency or defect. However, GFCI outlets are recommended for all outdoor outlets grade level access, garages, and workshop areas

Item / Attribute	Type / Description	Condition	Comments
Floors	<input type="checkbox"/> Linoleum	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Fair	
	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Uneven	
	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Damaged	
Walls / Celings	<input checked="" type="checkbox"/> Plaster, drywall	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Masonry	<input type="checkbox"/> Minor cracks	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Unstable	
Doors	<input checked="" type="checkbox"/> Interior doors	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/>	<input type="checkbox"/> Fair	
	<input type="checkbox"/>	<input type="checkbox"/> Marginal	
	<input type="checkbox"/>	<input type="checkbox"/> Poor	
Fireplace	<input type="checkbox"/> masonry, brick	<input checked="" type="checkbox"/> Good / Fair	Fireplace screen is broken and off track.
	<input checked="" type="checkbox"/> Wood burner	<input type="checkbox"/> Need to clean	
	<input type="checkbox"/> None	<input type="checkbox"/> Cracks	Recommend replace screen
	<input type="checkbox"/> Other / see comments	<input checked="" type="checkbox"/> Repair needed	

Attic

Item / Attribute	Type / Style	Comments
Access	<input type="checkbox"/> Closet	Secondary scuttle front guest bedroom
	<input type="checkbox"/> Hall	
	<input checked="" type="checkbox"/> Garage	
	<input checked="" type="checkbox"/> See comments	
Floor	<input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> Partial	
	<input type="checkbox"/> None	
Insulation	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Good
	<input type="checkbox"/> Cellulose	<input checked="" type="checkbox"/> Fair
	<input type="checkbox"/> None	<input type="checkbox"/> Marginal
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor
Moisture	<input checked="" type="checkbox"/> None visible	<input checked="" type="checkbox"/> Good
	<input type="checkbox"/> Damp, moist	<input type="checkbox"/> Fair
	<input type="checkbox"/> Fresh stains	<input type="checkbox"/> Marginal
	<input type="checkbox"/> Old stains	<input type="checkbox"/> Poor
Whole house Fan	<input type="checkbox"/>	<input type="checkbox"/> Tested
	<input type="checkbox"/> See comments	<input type="checkbox"/> Not tested

Additional comments

Note: **RED check boxes**, when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a safety hazard.

General

Item / Attribute	Type / Description	Condition	Comments
Floor	<input type="checkbox"/> Linoleum	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Carpet	<input type="checkbox"/> Uneven	
	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Damaged	
Electrical outlets in counter and sink areas	<input type="checkbox"/> GFCI protected	<input type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Not GFCI	<input checked="" type="checkbox"/> Fair	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Marginal	
		<input type="checkbox"/> Needs repair	
Plumbing	<input checked="" type="checkbox"/> No leaks visible	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Leaks visible	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Counter tops	<input checked="" type="checkbox"/> Laminate	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Solid surface	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Marble/stone	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Cabinets	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Other	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Damaged	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	

Comments

<p>Note: RED check boxes, when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a safety hazard.</p> <p>Abscense of GFI electrical receptacles does not constitute a deficiency or defect. However,</p> <p>GFI electrical receptacles are recommended in kitchen counter areas near the sink.</p>

Built-in and Major Appliances

Appliance	Operational		Condition		Comments
Refrigerator	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Good	Maytag. Unit was unplugged, after pluggin in, it appears to be cooling correctly
	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Freezer	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Garbage disposal	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Dishwasher	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Good	Maytag
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Range (oven)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Good	Magic chef, Left rear burner not functioning.
	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Microwave oven	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Cooktop	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Trash compactor	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
Range hood	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Good	Broan, recirculated vent
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
	<input type="checkbox"/>		<input type="checkbox"/>	Poor	

Built-in and Major Appliances

Appliance	Operational		Condition		Comments
Clothes washer	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
Clothes dryer	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
Water softener / filter	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
Whole House fan	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
Security system	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Good	Unit has power and registers open windows and door. Not fully tested
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Good	
	<input type="checkbox"/>	No	<input type="checkbox"/>	Fair	
	<input type="checkbox"/>	Not tested	<input type="checkbox"/>	Marginal	
			<input type="checkbox"/>	Poor	

Item / Attribute	Type / Description					Condition
	Bathroom number					
	1	2	3	4	5	
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	First floor
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Second Floor
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
						1= master, 2=guest
						<u>The number at the top of each column refers to the bathroom number.</u>
Electrical outlets	1	2	3	4	5	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFCI protected
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not GFCI*
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
	1	2	3	4	5	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marginal
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poor
Toilet	1	2	3	4	5	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Std. gravity flush
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure flush
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.H. gravity flush
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
	1	2	3	4	5	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marginal
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poor
Plumbing	1	2	3	4	5	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No leaks visible
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaks visible
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corrosion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
	1	2	3	4	5	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marginal
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poor
Shower / tub	1	2	3	4	5	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spa
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
	1	2	3	4	5	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good / Fair
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Needs caulk or grout
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaks
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Needs Repair

Additional comments

GFCI plugs in both bathrooms are not functioning as designed. Recommend replace GFCI plugs
Master bath-Large hole in wall next to toilet from missing paper holder. Recommend patch or replace with new.
Master bath-tub spout shower diverter knob is stuck and shower is always on. Recommend replace tub spout
Guest bath-tub faucet is leaking severely from handle when turned on. Recommend replace internal stem if available.
Note: RED check boxes , when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a sa hazard.

General

Item / Attribute	Type / Description	Condition	Comments
Main shut-off valve(s)	<input checked="" type="checkbox"/> Supply side	<input checked="" type="checkbox"/> Good / fair	
	<input type="checkbox"/> House side	<input type="checkbox"/> Leaks	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Corrosion	
		<input type="checkbox"/> Unable to close	
Piping	<input checked="" type="checkbox"/> No leaks visible	<input checked="" type="checkbox"/> Good	Copper and PVC
	<input type="checkbox"/> Leaks visible	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Soil stack (vent), drain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Good	PVC
		<input type="checkbox"/> Fair	
		<input type="checkbox"/> Marginal	
		<input type="checkbox"/> Poor	
Sump pump	<input type="checkbox"/> Yes	<input type="checkbox"/> Tested	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not tested	
	<input type="checkbox"/> Backup system	<input type="checkbox"/> No cover	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Broken	
Water Heater	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Good / fair	
	<input type="checkbox"/> Gas	<input type="checkbox"/> Leaks	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Corrosion	
		<input type="checkbox"/> Replace	
	<input checked="" type="checkbox"/> Pressure relief	<input type="checkbox"/> Pressure relief missing / Incorrectly installed	
		<input type="checkbox"/> Safety hazard!	
Age (approx.)	<u>6-8 years</u>	Capacity	<u>40 Gallons</u>

Additional Comments

All sinks in house are plugged and filled with water. The water is left standing for duration of inspection and then sink is emptied and checked for leaks.
Washer connection valves are both actively leaking and have caused damage to surround wall and baseboard. Recommend replace both valves and drywall to prevent mold.
Note: RED check boxes , when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a safety hazard.

Primary Heat Source

Item / Attribute	Type / Description	Condition	Comments
Heat source	<input checked="" type="checkbox"/> Forced air furnace	<input checked="" type="checkbox"/> Good / fair	Electric heat strips
	<input type="checkbox"/> Gravity furnace	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Electric baseboard	<input type="checkbox"/> Damage	
	<input type="checkbox"/> Boiler	<input type="checkbox"/> Needs Repair / Missing pcs.	
	<input type="checkbox"/> Heat Pump (Electric)	<input type="checkbox"/> Unable to test	
Brand name	<u>Janitrol A/H, GrandAire condenser</u>		Age: 12-15 years
Model	<u>GS3BA-030KA</u>		Capacity: 2.5 ton
Other	<u></u>		
Humidifier	<input type="checkbox"/> Yes	<input type="checkbox"/> Good / fair	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Leaks	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Corrosion	
		<input type="checkbox"/> Poor	
Gas Line	<input type="checkbox"/> Service piping	<input type="checkbox"/> Good	Visual inspection. Gas lines are not pressure tested.
	<input type="checkbox"/> See comments	<input type="checkbox"/> Fair	
		<input type="checkbox"/> Marginal	
		<input type="checkbox"/> Poor	
Flue piping	<input type="checkbox"/> Plastic	<input type="checkbox"/> Good	
	<input type="checkbox"/> Galvanized steel	<input type="checkbox"/> Fair	
	<input type="checkbox"/> mixed types	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Distribution	<input type="checkbox"/> Sheet metal	<input checked="" type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Flex duct	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Zoned	<input type="checkbox"/> Marginal	
	<input checked="" type="checkbox"/> Rigid fiberboard	<input type="checkbox"/> Poor	

Primary Cooling System

Item / Attribute	Type / Description	Condition	Comments
Cooling source	<input checked="" type="checkbox"/> Whole House Forced Air	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Window	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Other	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
		<input type="checkbox"/> Unable to test	
Distribution	<input type="checkbox"/> Sheet Metal	<input checked="" type="checkbox"/> Good	Temp Differential: 21.6 F Excellent
	<input checked="" type="checkbox"/> Flex Duct	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Zoned	<input type="checkbox"/> Marginal	
	<input checked="" type="checkbox"/> Rigid Fiberboard	<input type="checkbox"/> Poor	
Comments:			
<u>Air handler base shows signs of previous water damage from water backup. Recommend monitor due heavy use.</u>			
<u>Air handler is missing filter. Recommend replace filter</u>			

Additional comments

<u>Air Handler electrical disconnect is broken and bypassed. Recommend installing new disconnect.</u>
<u>Note: RED check boxes, when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a safety hazard.</u>

Service

Item / Attribute	Type / Description	Condition	Comments
Service location	<u>Laundry</u>	<input checked="" type="checkbox"/> Good	
Brand name	<u>ITE</u>	<input type="checkbox"/> Fair	Copper wiring
Main disconnects (#)	<u>1- 150A</u>	<input type="checkbox"/> Marginal	
System voltage	<u>120-240 VAC</u>	<input type="checkbox"/> Poor	
Main overcurrent device	<input type="checkbox"/> Fuse	<input checked="" type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Breaker	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Mixed types	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Ampere rating	<u>200A meter socket</u>		
Service entrance	<input checked="" type="checkbox"/> Overhead, cable	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Overhead, conduit	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Underground	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Poor	
Smoke Detectors	<input checked="" type="checkbox"/> Bedrooms/Vicinity	<input type="checkbox"/> Good	All detectors are broken.
	<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Fair	Recommend replace all detectors
	<input type="checkbox"/> Garage	<input type="checkbox"/> Loose	
		<input checked="" type="checkbox"/> Broken	
Ground	<input checked="" type="checkbox"/> Water line	<input checked="" type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Ground rod	<input type="checkbox"/> Fair	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Loose	
		<input type="checkbox"/> Needs repair	
GFCI Breakers/ AFCI Breakers	<input type="checkbox"/> Bath/Kitchen/Exterior	<input type="checkbox"/> Tested	
	<input type="checkbox"/> Bedrooms	<input type="checkbox"/> Not tested	

Additional Comments:

Note: **RED check boxes**, when checked, indicate that attention is needed. Failure to attend to these items may result in damage or create a safety hazard.

Note: A representative number of devices were visually checked. Not all switches, light fixtures, outlets, and other devices were checked. Overcurrent devices were visually checked but NOT tested. GFCI outlets are recommended in all bathrooms, basements, workshops, pool areas, garages, and outdoors where there is grade level access.

Item / Attribute	Type / Description	Condition	Comments
Flooring	<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Tile	<input type="checkbox"/> Minor cracks	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Uneven	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Damaged	
Walls	<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Good	
	<input type="checkbox"/> Masonry	<input type="checkbox"/> Minor cracks	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Unstable	
Doors	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Hollow Core	<input type="checkbox"/> Fair	
	<input type="checkbox"/> See comments	<input type="checkbox"/> Marginal	
		<input type="checkbox"/> Poor	
Closets	<input type="checkbox"/> Hinged door	<input checked="" type="checkbox"/> Good	
	<input checked="" type="checkbox"/> Bifold door	<input type="checkbox"/> Fair	
	<input type="checkbox"/> Sliding door	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Storage components	<input type="checkbox"/> Poor	
	<input type="checkbox"/> See comments		
Electrical	<input checked="" type="checkbox"/> 110 VAC	<input type="checkbox"/> Good / fair	
	<input checked="" type="checkbox"/> Switched light	<input type="checkbox"/> Sag/deflection	
	<input type="checkbox"/> Switched Receptacle	<input type="checkbox"/> Cracks	
	<input checked="" type="checkbox"/> Ceiling fan	<input checked="" type="checkbox"/> Needs repair	
	<input type="checkbox"/> See comments		
	<input type="checkbox"/> See comments		

Additional Comments:

Ceiling fan in purple bedroom is loose and not installed properly. Recommend correct installation.

General

Item		Comments
<input checked="" type="checkbox"/>	Fencing	6' wooden privacy fence
<input checked="" type="checkbox"/>	Latching gate	Rear of property is enclosed by a 6' wooden picket fence. Both sides have a gate with appropriate latch
<input type="checkbox"/>	Coping	
<input type="checkbox"/>	Concrete	
<input checked="" type="checkbox"/>	Deck	Partial wooden deck around pool
<input type="checkbox"/>	Ladder	
<input type="checkbox"/>	Slide	
<input type="checkbox"/>	Diving board	
<input type="checkbox"/>	Caulk	
<input type="checkbox"/>	Water	
<input type="checkbox"/>	Water valve	
<input type="checkbox"/>	Sidewalk	

Additional comments:

Heater and Electrical

Heater		Comments	Electrical		Comments
<input type="checkbox"/>	Natural gas		<input type="checkbox"/>	Wiring	
<input type="checkbox"/>	Electric		<input type="checkbox"/>	Underwater lights	
<input type="checkbox"/>	Solar		<input type="checkbox"/>	Area lights	
<input type="checkbox"/>	Shut-off valve		<input checked="" type="checkbox"/>	GFCI outlets	GFCI outlet for pump motor
<input type="checkbox"/>	Gas line		<input type="checkbox"/>	Non-GFCI outlets	
<input type="checkbox"/>	Burner(s)		<input type="checkbox"/>	Sweep pump timer	
<input type="checkbox"/>	High temp switch		<input type="checkbox"/>	Circ pump timer	
<input type="checkbox"/>	Flow switch		<input type="checkbox"/>	Jet pump timer	
			<input type="checkbox"/>	Disconnect	

Additional comments:

Water Filters and Pumps

Filter		Comments	Pumps		Comments
<input checked="" type="checkbox"/>	Filter	Filter is clogged	<input checked="" type="checkbox"/>	Circulation pump	Pump leaks and will not turn on. Recommend replace pump
<input type="checkbox"/>	Housing		<input type="checkbox"/>	Attachment	
<input type="checkbox"/>	Fittings		<input type="checkbox"/>	Sweep pump	
<input type="checkbox"/>	Pressure gauge		<input type="checkbox"/>	Attachment	
<input type="checkbox"/>	Bleeder valve		<input type="checkbox"/>	Jet pump	
<input type="checkbox"/>	Supply line		<input type="checkbox"/>	Attachment	
<input type="checkbox"/>	Discharge line		<input type="checkbox"/>	Auxiliary pump	
<input type="checkbox"/>	Pressure switch		<input type="checkbox"/>	Water feature pump	

Additional comments:

Additional Comments:

Photographs

Job: xxxx Jean St



5020 Jean St



Front door wood rot in jamb



Front door wood rot in jamb



Screen room kickplate loose



Pool pump leaking and not working



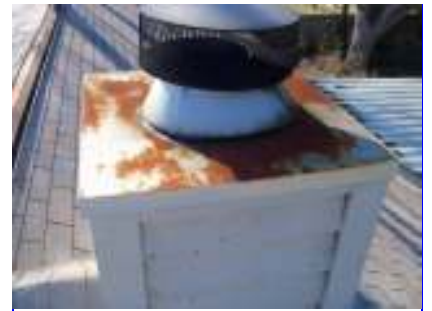
Crumpled fascia on East side



East side large settlement cracking



East side large settlement cracking



Chimney and cap needs painting



Garage GFCI malfunctioning



Texture missing in garage



Texture missing in garage

Photographs

Job: xxxx Jean St



Washer valve actively leaking



Water damage to wall in laundry



Ceiling fan loose



French door slide lock missing



Air handler disconnect broken



Previous water damage on base



Air handler missing filter



Master faucet "stuck" on shower



Missing toilet paper holder



Hall bath faucet handle leaking



All smoke detectors are broken



Broken fireplace screen

Summary

Job: xxxx Jean St

Items in RED are considered urgent items that need immediate attention

1. Panel is loose and bent on kickplate on rear porch next to screen door. Recommend reattach \$10
2. Chimney needs caulked and painted. Chimney cap loose and needs painted \$100
3. Gutters are full of debris and do not drain properly. Recommend clean out and seal joints and corners \$50
4. Stucco has large settlement crack on East side next to window. Recommend seal crack, stucco patch, and paint \$100
5. Front door has wood rot on lower 6 inches of both sides of door jamb. Recommend replace bottom of jambs \$100
6. Fascia on east side gable has large dent and fold. Not sure as to cause. Recommend remove and inspect for truss damage
7. Rear french door is missing bottom slide lock on stationary door, doors will not lock properly. Recommend replace lock. \$50
8. GFCI plug and circuit is not functioning as designed. Recommend replace GFCI plug \$50
9. Garage ceiling has several area of missing popcorn texture. No sign of water leak/damage. Common occurrence due to humidity.
10. Fireplace screen is broken and off track. Recommend replace screen \$75
11. Left rear burner of stove is not working. Recommend replace element. \$50
12. Washer connection valves are both actively leaking and have caused damage to surround wall and baseboard. Recommend replace both valves and drywall to prevent mold. \$200
13. GFCI plugs in both bathrooms are not functioning as designed. Recommend replace GFCI plugs \$100
14. Master bath-Large hole in wall next to toilet from missing paper holder. Recommend patch or replace with new. \$50
15. Master bath-tub spout shower diverter knob is stuck and shower is always on. Recommend replace tub spout \$50
16. Guest bath-tub faucet is leaking severely from handle when turned on. Recommend replace internal stem if available. \$100
17. Air handler base shows signs of previous water damage from water backup. Recommend monitor due heavy use.
18. Air handler is missing filter. Recommend replace filter \$15
19. Air Handler electrical disconnect is broken and bypassed. Recommend installing new disconnect. \$150
20. All detectors are broken. Recommend replace all detectors. \$75
21. Ceiling fan in purple bedroom is loose and not installed properly. Recommend correct installation. \$100
22. Pool pump leaks and will not turn on. Recommend replace pump \$300-400