



Home Inspection Report

Prepared for: Your Name

0 St
Springfield, Connecticut 06082

Inspected by:
Ernest Harris
Harris Property Inspections

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Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 0 St
City: Springfield State: Connecticut Zip: 06082

Client Information

Client Name: Your Name
Client Address:
City: State: Zip:

Inspection Company

Inspector Name Ernest Harris
Company Name Harris Property Inspections
Phone: 413-885-0995
Email: Harrisinspect@aol.com
License: MA 752, CT 708
Inspection Fee: \$550.00

Conditions

Others Present: Buyer, Buyer's Agent Property Occupied: Vacant
Year Constructed: 1922
Inspection Date: 06/21/2021
Start Time: 12:45pm End Time: 2:30pm
Utilities On: ☒ Yes ☐ No ☐ Not Applicable
Weather: Sunny Soil Conditions: Dry
Space Below Grade: Basement
Building Type: Single family Garage: Detached
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection

Lots and Grounds

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1. ☒ ☐ ☐ ☐ ☐ Driveway: Asphalt



2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete block



3. ☐ ☐ ☐ ☐ ☒ Steps/Stoops: Handrails not secure, Steps not secured, A qualified contractor is recommended to evaluate and estimate repairs



4. ☐ ☒ ☐ ☐ ☐ Porch:

5. ☐ ☒ ☐ ☐ ☐ Patio:

6. ☐ ☐ ☐ ☐ ☒ Deck: Structurally unsound, Not built to code or standards, Negative slope , Missing guard rails



Lots and Grounds (Continued)

Deck: (continued)



7. ☒ ☐ ☐ ☐ ☐ Balcony:

8. ☐ ☐ ☐ ☒ Grading: Grading has negative slope and water is pooling against the foundation.



9. ☒ ☐ ☐ ☐ ☐ Swale:

10. ☐ ☐ ☐ ☒ Vegetation: Bushes too close to structure should be trimmed back 1 foot



11. ☐ ☐ ☐ ☐ ☒ Window Wells: Missing, At grade or below grade level, A qualified contractor is recommended to evaluate and estimate repairs



12. ☒ ☐ ☐ ☐ ☐ Retaining Walls:

Lots and Grounds (Continued)

13. ☒ ☐ ☐ ☐ ☐ Basement Stairwell:



14. ☐ ☒ ☐ ☐ ☐ Basement Stairwell Drain:

15. ☐ ☒ ☐ ☐ ☐ Exterior Surface Drain:

16. ☒ ☐ ☐ ☐ ☐ Fences:

17. ☐ ☒ ☐ ☐ ☐ Lawn Sprinklers:

Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: Ground level



Roof (Continued)

Method of Inspection: (continued)



2. ☐☐☐☐☒ Material: Asphalt shingle - Moss growth on roof shingle surface, A qualified roofing contractor is recommended to evaluate and estimate repairs
3. Type: Gable
4. Approximate Age: 10-15 years
5. ☒☐☐☐☐ Flashing:
6. ☒☐☐☐☐ Valleys:
7. ☒☐☐☐☐ Skylights:



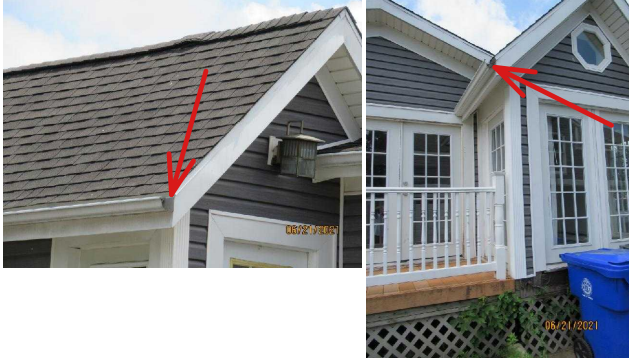
8. ☒☐☐☐☐ Plumbing Vents:
9. ☐☐☐☐☒ Electrical Mast: Broken ground, A qualified contractor is recommended to evaluate and estimate repairs



10. ☐☐☐☒☐ Gutters: Incomplete gutter system

Roof (Continued)

11. ☐☐☐☒☐ Downspouts: Missing



12. ☐☐☐☒☐ Leader/Extension: Missing
Chimney

13. ☐☐☐☒☐ Chimney: Bricks have broken or popped surfaces- repairs required, Chimney requires tuck point repairs, A qualified contractor is recommended to evaluate and estimate repairs



14. ☐☐☐☒☐ Flue/Flue Cap: Recommend adding rain/snow cap
15. ☐☐☐☒☐ Chimney Flashing: Loose counter flashing- repair



Exterior

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100 % Wall Covering Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Vinyl siding
2. ☒ ☐ ☐ ☐ ☐ Trim:
3. ☒ ☐ ☐ ☐ ☐ Fascia:
4. ☐ ☐ ☐ ☐ ☒ Soffits: Loose



5. ☐ ☒ ☐ ☐ ☐ Door Bell:
6. ☐ ☐ ☐ ☐ ☒ Entry Doors: Wood rot, Paint peeling, A qualified contractor is recommended to evaluate and estimate repairs



7. ☐ ☐ ☐ ☐ ☒ Patio Door: Paint peeling, A qualified contractor is recommended to evaluate and estimate repairs



8. ☒ ☐ ☐ ☐ ☐ Windows:
9. ☐ ☒ ☐ ☐ ☐ Storm Windows:
10. ☒ ☐ ☐ ☐ ☐ Window Screens:

Exterior (Continued)

11. ☐☐☐☐☒ Basement Windows: Below grade without window well



12. ☒☐☐☐☐ Exterior Lighting:

13. ☐☐☐☐☒ Exterior Electric Outlets: Exposed wiring present, Suggest to have a license specialist check and evaluate this condition



14. ☒☐☐☐☐ Hose Bibs:

15. ☒☐☐☐☐ Gas Meter:

16. ☒☐☐☐☐ Main Gas Valve:

Attic

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Main Attic

1. Method of Inspection: In the attic



2. ☐☐☐☒☐ Unable to Inspect: Attic is a finished area with rooms, No access above finished space
3. ☐☐☐☒☐ Roof Framing: Not visible
4. ☐☐☐☒☐ Sheathing: Not visible
5. ☒☐☐☐☐ Ventilation:
6. ☐☒☐☐☐ Insulation:
7. ☐☒☐☐☐ Insulation Depth:

Attic (Continued)

8. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:
9. ☐ ☒ ☐ ☐ ☐ Attic Fan:
10. ☐ ☒ ☐ ☐ ☐ House Fan:
11. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting:
12. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:
13. ☐ ☒ ☐ ☐ ☐ Bathroom Fan Venting:

Bedroom

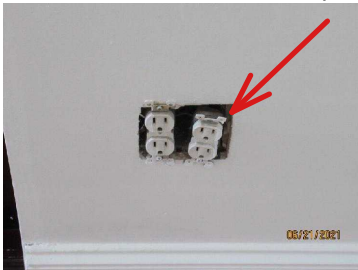
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2nd floor right rear Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling:
3. ☒ ☐ ☐ ☐ ☐ Walls:
4. ☒ ☐ ☐ ☐ ☐ Floor:
5. ☐ ☐ ☐ ☐ ☒ Doors: Doors need trimming/adjustment



6. ☒ ☐ ☐ ☐ ☐ Windows:
7. ☐ ☐ ☐ ☐ ☒ Electrical: Loose switch or outlet should be resecured, A licensed electrician is recommended to evaluate and estimate repairs



8. ☐ ☐ ☐ ☒ ☐ HVAC Source: Heating system inoperable

2nd floor right front Bedroom

9. ☐ ☒ ☐ ☐ ☐ Closet:
10. ☒ ☐ ☐ ☐ ☐ Ceiling:
11. ☒ ☐ ☐ ☐ ☐ Walls:
12. ☒ ☐ ☐ ☐ ☐ Floor:
13. ☒ ☐ ☐ ☐ ☐ Doors:

Bedroom (Continued)

14. ☐☐☐☐☒ Windows: Repair faulty operating hardware, Missing window screens, A qualified glazier is recommended to evaluate and estimate repairs



15. ☐☐☐☐☒ Electrical: Open grounds noted at 3 prong outlets, Loose switch or outlet should be resecured, A licensed electrician is recommended to evaluate and estimate repairs



16. ☐☐☐☐☒ HVAC Source: Heating system inoperable, Register cover missing



Bathroom

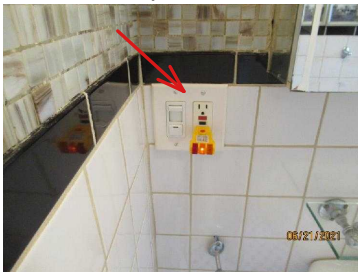
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2nd floor Hall bathroom Bathroom

1. ☒ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling:
3. ☒ ☐ ☐ ☐ ☐ Walls:
4. ☒ ☐ ☐ ☐ ☐ Floor:
5. ☒ ☐ ☐ ☐ ☐ Doors:
6. ☐ ☐ ☐ ☐ ☒ Windows: Repair faulty operating hardware, A qualified glazier is recommended to evaluate and estimate repairs



7. ☐ ☐ ☐ ☐ ☒ Electrical: Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs



8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet:
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin:
10. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Shutoff valve defective, Shower diverter not functioning properly, all water is not flowing to showerhead, A licensed plumber is recommended to evaluate and estimate repairs



11. ☒ ☐ ☐ ☐ ☐ Tub/Surround:
12. ☒ ☐ ☐ ☐ ☐ Shower/Surround:
13. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:

Bathroom (Continued)

14. ☐☐☐☐☒ Toilets: Loose tank on toilet, The toilet is loose at the floor and will require replacement of the wax seal, Suggest having a licensed plumber check and evaluate condition



15. ☐☐☐☒☐ HVAC Source: Heating system inoperable

16. ☒☐☐☐☐ Ventilation:

Hall Bathroom 1st Fl Bathroom

17. ☒☐☐☐☐ Closet:

18. ☒☐☐☐☐ Ceiling:

19. ☒☐☐☐☐ Walls:

20. ☒☐☐☐☐ Floor:

21. ☒☐☐☐☐ Doors:

22. ☐☒☐☐☐ Windows:

23. ☐☐☐☐☒ Electrical: Light fixture / switch poor location in room, A licensed electrician is recommended to evaluate and estimate repairs



24. ☒☐☐☐☐ Counter/Cabinet:

25. ☒☐☐☐☐ Sink/Basin:

26. ☐☐☐☐☒ Faucets/Traps: Leaking control handle, Leak at shower head , "S" Type drain traps do not meet today's standards, A licensed plumber is recommended to evaluate and estimate repairs

Bathroom (Continued)

Faucets/Traps: (continued)



27. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
28. ☐ ☐ ☐ ☐ ☒ Shower/Surround: Opening at shower wall needs sealing



29. ☐ ☐ ☐ ☒ ☐ Spa Tub/Surround: No access panel to components



30. ☐ ☐ ☐ ☐ ☒ Toilets: The toilet is loose at the floor and will require replacement of the wax seal, Suggest having a licensed plumber check and evaluate condition



31. ☐ ☐ ☐ ☒ ☐ HVAC Source: Heating system inoperable
32. ☒ ☐ ☐ ☐ ☐ Ventilation:

Living Space

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1st floor, Living room Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling:
3. ☒ ☐ ☐ ☐ ☐ Walls:
4. ☒ ☐ ☐ ☐ ☐ Floor:
5. ☒ ☐ ☐ ☐ ☐ Doors:
6. ☐ ☐ ☐ ☐ ☒ Windows: Window has fogging between the layers of glass, Repair faulty operating hardware, A qualified glazier is recommended to evaluate and estimate repairs



7. ☒ ☐ ☐ ☐ ☐ Electrical:
8. ☐ ☐ ☐ ☐ ☒ HVAC Source: Register cover missing, Heating system inoperable



9. ☒ ☐ ☐ ☐ ☐ Hallway
10. ☒ ☐ ☐ ☐ ☐ Stairs

1st floor, Family Room Living Space

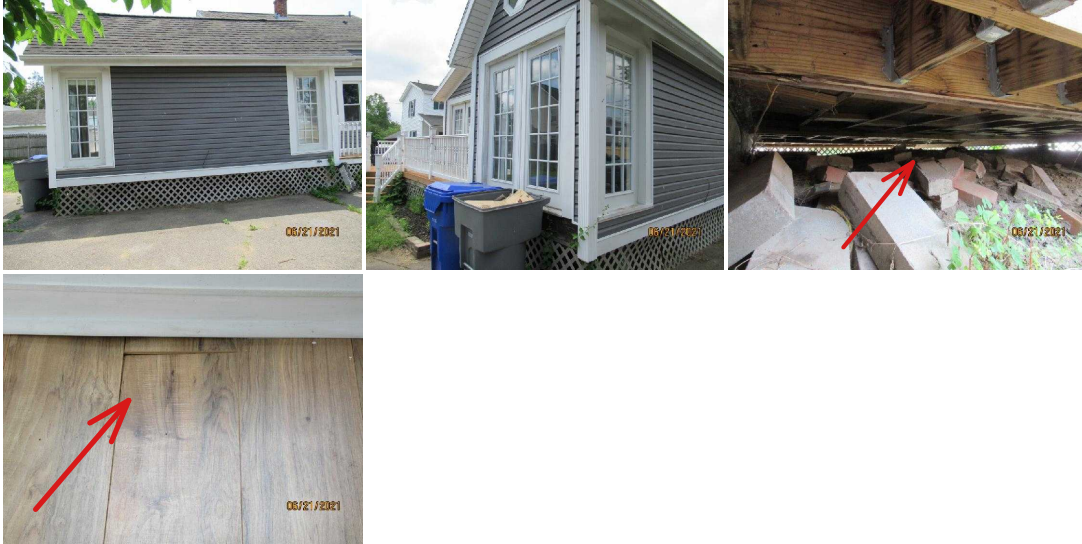
11. ☐ ☒ ☐ ☐ ☐ Closet:
12. ☐ ☐ ☐ ☒ ☐ Ceiling: Patching in ceiling, condition may reveal hidden defects, suggest to have evaluated by qualified specialist



13. ☒ ☐ ☐ ☐ ☐ Walls:

Living Space (Continued)

14. ☐☐☐☐☒ Floor: Structurally unsound, Loose flooring, Suggests to have a qualified specialist evaluate this condition



15. ☒☐☐☐☐ Doors:

16. ☒☐☐☐☐ Windows:

17. ☐☐☐☐☒ Electrical: Damage light fixture, Ceiling fan inoperative, A licensed electrician is recommended to evaluate and estimate repairs



18. ☐☐☐☒☐ HVAC Source: Heating system inoperable

Fireplace/Wood Stove

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Living Room Fireplace

1. ☐☐☐☒☐ Freestanding Stove: Wood burning - Not installed at time of inspection



2. ☐☐☐☒☐ Fireplace Construction:
3. Type: Wood burning
4. ☐☐☐☒☐ Fireplace Insert:
5. ☐☐☒☐☐ Smoke Chamber:
6. ☐☒☐☐☐ Flue:
7. ☐☐☐☒☐ Damper:
8. ☐☐☐☒☐ Hearth:

Kitchen

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1st Floor Kitchen

1. ☒☐☐☐☐ Cooking Appliances: Cook top
2. ☐☐☐☐☒ Ventilator: Light not functioning at time of inspection, A licensed electrician is recommended to evaluate and estimate repairs



3. ☐☒☐☐☐ Disposal:
4. ☐☐☐☐☒ Dishwasher: Dishwasher failed to drain during sump cycle, Not Properly secured to counter / base cabinet, A licensed plumber is recommended to evaluate and estimate repairs



Kitchen (Continued)

5. Air Gap Present? ☐ Yes ☒ No

6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:

7. ☐ ☐ ☒ ☐ ☐ Refrigerator:

8. ☐ ☒ ☐ ☐ ☐ Microwave:

9. ☒ ☐ ☐ ☐ ☐ Sink:



10. ☐ ☐ ☐ ☐ ☒ Electrical: Non-GFCI circuit -recommend GFCI circuit be installed, A licensed electrician is recommended to evaluate and estimate repairs



11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures:

12. ☒ ☐ ☐ ☐ ☐ Counter Tops:

13. ☒ ☐ ☐ ☐ ☐ Cabinets:

14. ☐ ☒ ☐ ☐ ☐ Pantry:

15. ☐ ☐ ☐ ☒ ☐ Ceiling: Gaps or openings



16. ☒ ☐ ☐ ☐ ☐ Walls:

17. ☒ ☐ ☐ ☐ ☐ Floor:

18. ☒ ☐ ☐ ☐ ☐ Doors:

19. ☒ ☐ ☐ ☐ ☐ Windows:

20. ☐ ☐ ☐ ☒ ☐ HVAC Source: Heating system inoperable

Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC



2. ☒ ☐ ☐ ☐ ☐ Service Type: Overhead
3. ☐ ☐ ☐ ☒ Grounding Type: Open ground circuit, Evaluation by a licensed electrician is recommended

Basement Electric Panel

4. ☒ ☐ ☐ ☐ ☐ Manufacturer: General Electric



5. Maximum Capacity: 100 Amps
6. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps
7. ☒ ☐ ☐ ☐ ☐ Breakers:
8. ☐ ☒ ☐ ☐ ☐ Fuses:
9. ☐ ☒ ☐ ☐ ☐ AFCI:
10. ☒ ☐ ☐ ☐ ☐ GFCI:

Plumbing

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1. ☒ ☐ ☐ ☐ ☐ Service Line:



2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff:

3. ☐ ☐ ☐ ☐ ☒ Water Lines: Not properly supported in hangers, A licensed plumber is recommended to evaluate and estimate repairs



4. ☐ ☐ ☐ ☐ ☒ Drain Pipes: Improper connections at drains, A licensed plumber is recommended to evaluate and estimate repairs



5. ☒ ☐ ☐ ☐ ☐ Service Caps:

6. ☒ ☐ ☐ ☐ ☐ Vent Pipes:

7. ☐ ☐ ☐ ☐ ☒ Gas Service Lines: Line needs capping or removal, Rusting at supply lines , Suggest to have a licensed specialist check and evaluate condition



Plumbing (Continued)

Basement, 1st floor unit Water Heater

8. ☐☐☐☐☒ Water Heater Operation: Water heater not functioning at time of inspection, Significantly rusting , No vacuum breaker on cold water supply to tank , Suggest unit to be serviced by a qualified specialist, Significantly rusting , No vacuum breaker on cold water supply to tank , Suggest unit to be serviced by a qualified specialist



9. Manufacturer: State

10. Type: Natural gas Capacity: 40 Gal.

11. Approximate Age: 1991 Area Served: 1st floor

12. ☐☐☐☒☐ Flue Pipe:

13. ☒☐☐☐☐ TPRV and Drain Tube:

Basement, 2nd floor unit Water Heater

14. ☐☐☐☐☒ Water Heater Operation: Water heater not functioning at time of inspection, Rusting at exterior base , Suggest unit to be serviced by a qualified specialist



15. Manufacturer: State

16. Type: Natural gas Capacity: 40 Gal.

17. Approximate Age: 1991 Area Served: 2nd floor

18. ☐☐☐☒☐ Flue Pipe:

19. ☒☐☐☐☐ TPRV and Drain Tube:

Heating System

A NPNI M D

Basement Heating System

1. ☐☐☐☐☒ Heating System Operation: Failed to respond to normal user controls - Not functioning at time of inspection, Rusting at exterior, Service recommended, A qualified specialist to check and evaluate system



2. Manufacturer: Weil McLain
3. Type: Boiler / Forced Hot Water Capacity:
4. Area Served: Unknown Approximate Age: 1991
5. Fuel Type: Natural gas
6. ☐☐☒☐ Heat Exchanger:
7. ☐☒☐☐ Blower Fan/Filter:
8. ☐☐☐☒ Distribution: Significant rusting at pipe, A qualified heating system contractor is recommended to evaluate and estimate repairs



9. ☐☐☐☒ Circulator: Circulating pump shows signs of past or present leakage, A qualified heating system contractor is recommended to evaluate and estimate repairs



Heating System (Continued)

10. ☐ ☒ ☐ ☐ ☐ Draft Control:

11. ☐ ☐ ☐ ☒ ☐ Flue Pipe:

12. ☐ ☐ ☐ ☒ ☐ Controls:

13. ☐ ☐ ☐ ☒ ☐ Devices:

14. ☐ ☒ ☐ ☐ ☐ Humidifier:

Basement Heating System

15. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Failed to respond to normal user controls - Not functioning at time of inspection, Rusting at exterior, Service recommended, A qualified specialist to check and evaluate system



16. Manufacturer: Weil McLain

17. Type: Boiler / Hot Water Capacity:

18. Area Served: Unknown Approximate Age: 1991

19. Fuel Type: Natural gas

20. ☐ ☐ ☐ ☒ ☐ Heat Exchanger:

21. ☐ ☒ ☐ ☐ ☐ Blower Fan/Filter:

22. ☐ ☐ ☐ ☐ ☒ Distribution: Significant rusting at pipe, A qualified heating system contractor is recommended to evaluate and estimate repairs



23. ☐ ☐ ☐ ☐ ☒ Circulator: Circulating pump shows signs of past or present leakage, A qualified heating system contractor is recommended to evaluate and estimate repairs

Heating System (Continued)

Circulator: (continued)



24. ☒ ☒ ☐ ☐ ☐ Draft Control:
25. ☐ ☐ ☐ ☒ ☐ Flue Pipe:
26. ☐ ☐ ☐ ☒ ☐ Controls:
27. ☐ ☐ ☐ ☒ ☐ Devices:
28. ☒ ☐ ☐ ☐ ☐ Humidifier:
29. ☐ ☐ ☐ ☒ ☐ Thermostats:
30. ☒ ☒ ☐ ☐ ☐
31. Suspected Asbestos: No

Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☐ ☐ ☐ ☐ ☒ Foundation: Gaps an openings, Suggest to have a qualified specialist to evaluate condition



3. ☐ ☒ ☐ ☐ ☐ Differential Movement:
4. ☒ ☐ ☐ ☐ ☐ Beams:
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls:
6. ☐ ☐ ☐ ☐ ☒ Joists/Trusses: Repairs noted in basement area, Floor joist damaged / cut, Floor joist split or cracked, Suggest to have a qualified specialist to check and evaluate condition



Structure (Continued)

Joists/Trusses: (continued)



7. ☐☐☐☐☒ Piers/Posts: Posts improperly installed, Suggest to have a qualified specialist evaluate this condition



8. ☒☐☐☐☐ Floor/Slab:
9. ☐☐☐☐☒ Subfloor: Mildew or moisture stains visible, A qualified contractor is recommended to evaluate and estimate repairs



Basement

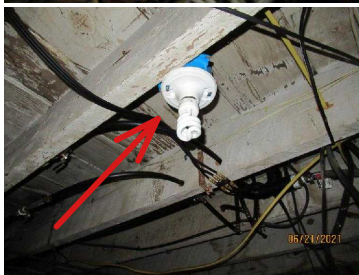
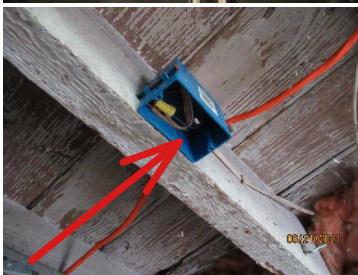
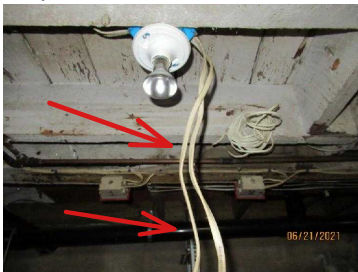
A NPNI M D

Main Basement

1. ☐ ☒ ☐ ☐ ☐ Ceiling:
2. ☐ ☒ ☐ ☐ ☐ Walls:
3. ☐ ☒ ☐ ☐ ☐ Floor:
4. ☐ ☒ ☐ ☐ ☐ Floor Drain:
5. ☒ ☐ ☐ ☐ ☐ Doors:
6. ☐ ☐ ☐ ☐ ☒ Windows: Gasps in window frame, A qualified glazier is recommended to evaluate and estimate repairs



7. ☐ ☐ ☐ ☐ ☒ Electrical: Improper wiring, Open/loose junction box/s, Light fixtures not functioning at time of inspection , A licensed electrician is recommended to evaluate and estimate repairs



8. ☐ ☒ ☐ ☐ ☐ HVAC Source:
9. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:
10. ☐ ☒ ☐ ☐ ☐ Insulation:
11. ☒ ☐ ☐ ☐ ☐ Ventilation:
12. ☐ ☒ ☐ ☐ ☐ Sump Pump:

Basement (Continued)

13. ☐☐☐☐☒ Moisture Location: Efflorescence present at foundation walls, Water stains present, A qualified contractor is recommended to evaluate and estimate repairs



14. ☐☒☐☐☐ Basement Stairs/Railings:

Crawl Space

A NP NI M D

Front of home Crawl Space

1. Method of Inspection: From the access



2. ☒☐☐☐☐ Access:
3. ☐☐☐☒☐ Moisture Penetration: Not visible
4. Moisture Location:
5. ☐☒☐☐☐ Moisture Barrier:
6. ☒☐☐☐☐ Ventilation:
7. ☒☐☐☐☐ Insulation:
8. ☐☒☐☐☐ Vapor Barrier:
9. ☐☒☐☐☐ Sump Pump:
10. ☒☐☐☐☐ Electrical:
11. ☐☒☐☐☐ HVAC Source:

Laundry Room/Area

A NPNI M D

1st Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Closet:



2. ☒ ☐ ☐ ☐ ☐ Ceiling:
3. ☒ ☐ ☐ ☐ ☐ Walls:
4. ☒ ☐ ☐ ☐ ☐ Floor:
5. ☒ ☐ ☐ ☐ ☐ Doors:
6. ☒ ☐ ☐ ☐ ☐ Windows:
7. ☒ ☐ ☐ ☐ ☐ Electrical:
8. ☒ ☐ ☐ ☐ ☐ HVAC Source:
9. ☐ ☒ ☐ ☐ ☐ Laundry Tub:
10. ☐ ☒ ☐ ☐ ☐ Laundry Tub Drain:
11. ☐ ☐ ☐ ☒ ☐ Washer Hose Bib: Not visible
12. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical:
13. ☐ ☐ ☐ ☒ ☐ Dryer Vent: Not visible
14. ☐ ☐ ☐ ☒ ☐ Dryer Gas Line: Not visible
15. ☐ ☐ ☐ ☒ ☐ Washer Drain: Not visible
16. ☐ ☒ ☐ ☐ ☐ Floor Drain:

Radon Testing

Property Information

Client Information

Client Address:

City: State: Zip:

Inspection Company

Inspector Name Ernest Harris

Company Name Harris Property Inspections

Inspection Fee:

Conditions

Inspection Date: 06/21/2021

Radon Testing (Continued)

Location of Test

☐☐☐☐☐ Test Results

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

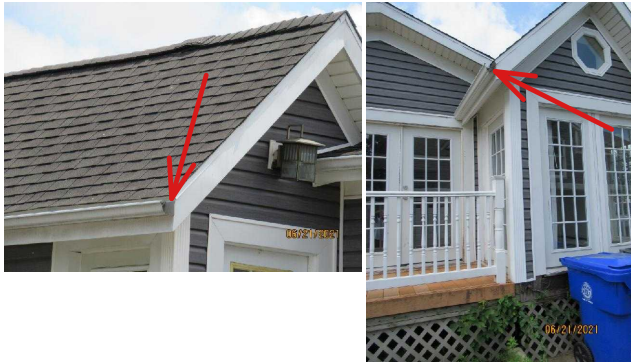
Lots and Grounds

1. Vegetation: Bushes too close to structure should be trimmed back 1 foot



Roof

2. Gutters: Incomplete gutter system
3. Downspouts: Missing



4. Leader/Extension: Missing
5. Chimney Flue/Flue Cap: Recommend adding rain/snow cap

Attic

6. Main Attic Unable to Inspect: Attic is a finished area with rooms, No access above finished space
7. Main Attic Roof Framing: Not visible
8. Main Attic Sheathing: Not visible

Bedroom

9. 2nd floor right rear Bedroom HVAC Source: Heating system inoperable

Bathroom

10. 2nd floor Hall bathroom Bathroom HVAC Source: Heating system inoperable
11. Hall Bathroom 1st Fl Bathroom Spa Tub/Surround: No access panel to components

Bathroom (Continued)

Spa Tub/Surround: (continued)



12. Hall Bathroom 1st Fl Bathroom HVAC Source: Heating system inoperable

Living Space

13. 1st floor, Family Room Living Space Ceiling: Patching in ceiling, condition may reveal hidden defects, suggest to have evaluated by qualified specialist



14. 1st floor, Family Room Living Space HVAC Source: Heating system inoperable

Fireplace/Wood Stove

15. Living Room Fireplace Freestanding Stove: Wood burning - Not installed at time of inspection



16. Living Room Fireplace Fireplace Construction:
17. Living Room Fireplace Fireplace Insert:
18. Living Room Fireplace Damper:
19. Living Room Fireplace Hearth:

Kitchen

20. 1st Floor Kitchen Ceiling: Gaps or openings

Kitchen (Continued)

Ceiling: (continued)



21. 1st Floor Kitchen HVAC Source: Heating system inoperable

Plumbing

22. Basement, 1st floor unit Water Heater Flue Pipe:

23. Basement, 2nd floor unit Water Heater Flue Pipe:

Heating System

24. Basement Heating System Heat Exchanger:

25. Basement Heating System Flue Pipe:

26. Basement Heating System Controls:

27. Basement Heating System Devices:

28. Basement Heating System Heat Exchanger:

29. Basement Heating System Flue Pipe:

30. Basement Heating System Controls:

31. Basement Heating System Devices:

32. Thermostats:

Crawl Space

33. Front of home Crawl Space Moisture Penetration: Not visible

Laundry Room/Area

34. 1st Floor Laundry Room/Area Washer Hose Bib: Not visible

35. 1st Floor Laundry Room/Area Dryer Vent: Not visible

36. 1st Floor Laundry Room/Area Dryer Gas Line: Not visible

37. 1st Floor Laundry Room/Area Washer Drain: Not visible

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Handrails not secure, Steps not secured, A qualified contractor is recommended to evaluate and estimate repairs



2. Deck: Structurally unsound, Not built to code or standards, Negative slope , Missing guard rails



3. Grading: Grading has negative slope and water is pooling against the foundation.



4. Window Wells: Missing, At grade or below grade level, A qualified contractor is recommended to evaluate and estimate repairs

Lots and Grounds (Continued)

Window Wells: (continued)



Roof

5. Main Roof Surface Material: Asphalt shingle - Moss growth on roof shingle surface, A qualified roofing contractor is recommended to evaluate and estimate repairs
6. Electrical Mast: Broken ground, A qualified contractor is recommended to evaluate and estimate repairs



7. Chimney Chimney: Bricks have broken or popped surfaces- repairs required, Chimney requires tuck point repairs, A qualified contractor is recommended to evaluate and estimate repairs



8. Chimney Chimney Flashing: Loose counter flashing- repair



Defective Summary (Continued)

Exterior

9. Soffits: Loose



10. Entry Doors: Wood rot, Paint peeling, A qualified contractor is recommended to evaluate and estimate repairs



11. Patio Door: Paint peeling, A qualified contractor is recommended to evaluate and estimate repairs



12. Basement Windows: Below grade without window well



Defective Summary (Continued)

13. Exterior Electric Outlets: Exposed wiring present, Suggest to have a license specialist check and evaluate this condition

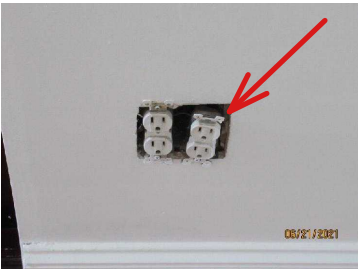


Bedroom

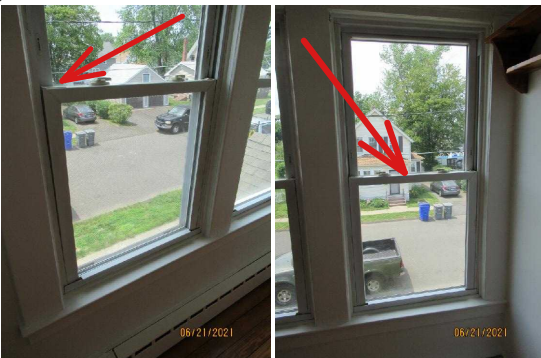
14. 2nd floor right rear Bedroom Doors: Doors need trimming/adjustment



15. 2nd floor right rear Bedroom Electrical: Loose switch or outlet should be resecured, A licensed electrician is recommended to evaluate and estimate repairs



16. 2nd floor right front Bedroom Windows: Repair faulty operating hardware, Missing window screens, A qualified glazier is recommended to evaluate and estimate repairs

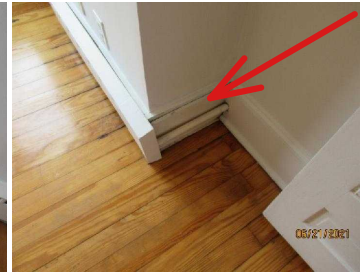


Defective Summary (Continued)

17. 2nd floor right front Bedroom Electrical: Open grounds noted at 3 prong outlets, Loose switch or outlet should be resecured, A licensed electrician is recommended to evaluate and estimate repairs



18. 2nd floor right front Bedroom HVAC Source: Heating system inoperable, Register cover missing

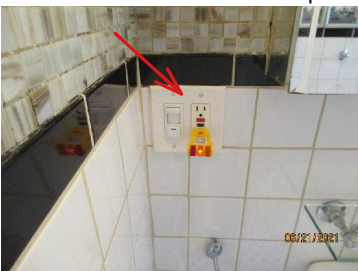


Bathroom

19. 2nd floor Hall bathroom Bathroom Windows: Repair faulty operating hardware, A qualified glazier is recommended to evaluate and estimate repairs



20. 2nd floor Hall bathroom Bathroom Electrical: Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs



21. 2nd floor Hall bathroom Bathroom Faucets/Traps: Shutoff valve defective, Shower diverter not functioning properly, all water is not flowing to showerhead, A licensed plumber is recommended to evaluate and estimate repairs

Bathroom (Continued)

Faucets/Traps: (continued)



22. 2nd floor Hall bathroom Bathroom Toilets: Loose tank on toilet, The toilet is loose at the floor and will require replacement of the wax seal, Suggest having a licensed plumber check and evaluate condition



23. Hall Bathroom 1st Fl Bathroom Electrical: Light fixture / switch poor location in room, A licensed electrician is recommended to evaluate and estimate repairs



24. Hall Bathroom 1st Fl Bathroom Faucets/Traps: Leaking control handle, Leak at shower head , "S" Type drain traps do not meet today's standards, A licensed plumber is recommended to evaluate and estimate repairs



Defective Summary (Continued)

25. Hall Bathroom 1st Fl Bathroom Shower/Surround: Opening at shower wall needs sealing



26. Hall Bathroom 1st Fl Bathroom Toilets: The toilet is loose at the floor and will require replacement of the wax seal, Suggest having a licensed plumber check and evaluate condition



Living Space

27. 1st floor, Living room Living Space Windows: Window has fogging between the layers of glass, Repair faulty operating hardware, A qualified glazier is recommended to evaluate and estimate repairs



28. 1st floor, Living room Living Space HVAC Source: Register cover missing, Heating system inoperable



Defective Summary (Continued)

29. 1st floor, Family Room Living Space Floor: Structurally unsound, Loose flooring, Suggests to have a qualified specialist evaluate this condition



30. 1st floor, Family Room Living Space Electrical: Damage light fixture, Ceiling fan inoperative, A licensed electrician is recommended to evaluate and estimate repairs



Kitchen

31. 1st Floor Kitchen Ventilator: Light not functioning at time of inspection, A licensed electrician is recommended to evaluate and estimate repairs



32. 1st Floor Kitchen Dishwasher: Dishwasher failed to drain during sump cycle, Not Properly secured to counter / base cabinet, A licensed plumber is recommended to evaluate and estimate repairs

Kitchen (Continued)

Dishwasher: (continued)



33. 1st Floor Kitchen Electrical: Non-GFCI circuit -recommend GFCI circuit be installed, A licensed electrician is recommended to evaluate and estimate repairs



Electrical

34. Grounding Type: Open ground circuit, Evaluation by a licensed electrician is recommended

Plumbing

35. Water Lines: Not properly supported in hangers, A licensed plumber is recommended to evaluate and estimate repairs



36. Drain Pipes: Improper connections at drains, A licensed plumber is recommended to evaluate and estimate repairs



Defective Summary (Continued)

37. Gas Service Lines: Line needs capping or removal, Rusting at supply lines , Suggest to have a licensed specialist check and evaluate condition



38. Basement, 1st floor unit Water Heater Water Heater Operation: Water heater not functioning at time of inspection, Significantly rusting , No vacuum breaker on cold water supply to tank , Suggest unit to be serviced by a qualified specialist, Significantly rusting , No vacuum breaker on cold water supply to tank , Suggest unit to be serviced by a qualified specialist



39. Basement, 2nd floor unit Water Heater Water Heater Operation: Water heater not functioning at time of inspection, Rusting at exterior base , Suggest unit to be serviced by a qualified specialist



Heating System

40. Basement Heating System Heating System Operation: Failed to respond to normal user controls - Not functioning at time of inspection, Rusting at exterior, Service recommended, A qualified specialist to check and evaluate system

Heating System (Continued)

Heating System Operation: (continued)



41. Basement Heating System Distribution: Significant rusting at pipe, A qualified heating system contractor is recommended to evaluate and estimate repairs



42. Basement Heating System Circulator: Circulating pump shows signs of past or present leakage, A qualified heating system contractor is recommended to evaluate and estimate repairs



43. Basement Heating System Heating System Operation: Failed to respond to normal user controls - Not functioning at time of inspection, Rusting at exterior, Service recommended, A qualified specialist to check and evaluate system

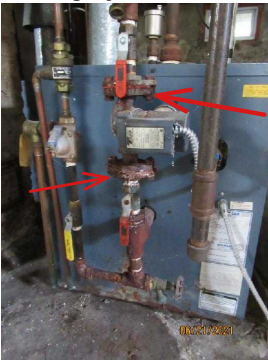


Defective Summary (Continued)

44. Basement Heating System Distribution: Significant rusting at pipe, A qualified heating system contractor is recommended to evaluate and estimate repairs



45. Basement Heating System Circulator: Circulating pump shows signs of past or present leakage, A qualified heating system contractor is recommended to evaluate and estimate repairs



Structure

46. Foundation: Gaps and openings, Suggest to have a qualified specialist to evaluate condition



47. Joists/Trusses: Repairs noted in basement area, Floor joist damaged / cut, Floor joist split or cracked, Suggest to have a qualified specialist to check and evaluate condition



Structure (Continued)

Joists/Trusses: (continued)



48. Piers/Posts: Posts improperly installed, Suggest to have a qualified specialist evaluate this condition



49. Subfloor: Mildew or moisture stains visible, A qualified contractor is recommended to evaluate and estimate repairs



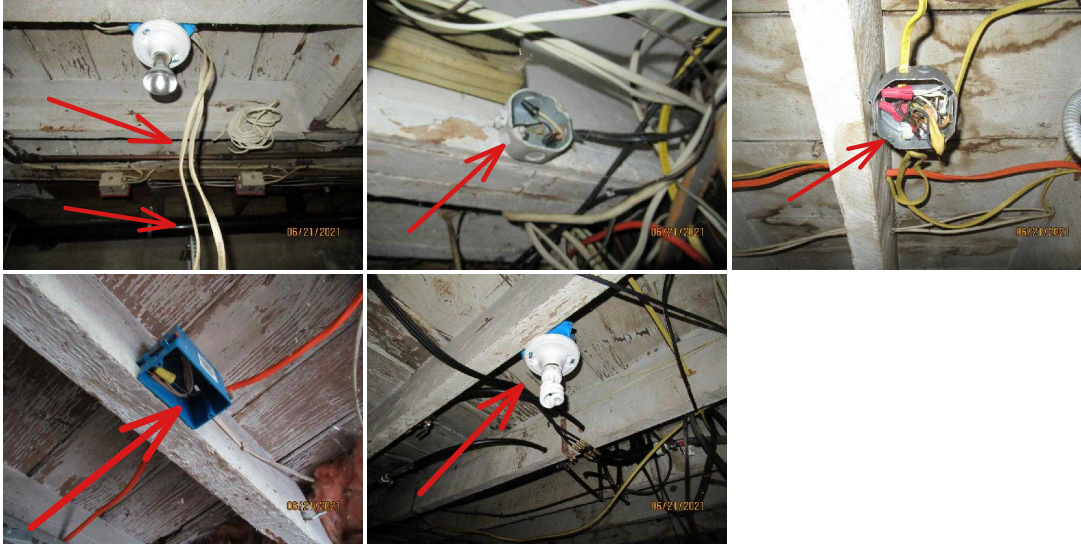
Basement

50. Main Basement Windows: Gasps in window frame, A qualified glazier is recommended to evaluate and estimate repairs



Defective Summary (Continued)

51. Main Basement Electrical: Improper wiring, Open/loose junction box/s, Light fixtures not functioning at time of inspection , A licensed electrician is recommended to evaluate and estimate repairs



52. Main Basement Moisture Location: Efflorescence present at foundation walls, Water stains present, A qualified contractor is recommended to evaluate and estimate repairs

