

# All Phase Home Inspection, Inc.



## **Confidential Home Inspection Report**

Of  
Mr. and Mrs. Smith  
123 Apple Lane  
Long Island, NY  
Friday, September 14, 2007

By  
**Gary Bercarich, Steven Lopez, Rodney Lopez**  
NYS Lic #'s 16000025600, 16000024462, 16000025612

All Phase Home Inspection, Inc.

631-326-6006

***A proud member of the Best Inspectors Network™***

# All Phase Home Inspection, Inc.

## General Information

### Building Description

Attribute	Description / Type	Address / Comments
Age (approximate)	60 years	123 Apple Lane
Area (approximate)		Long Island, NY
Building type	<input checked="" type="checkbox"/> Single family, tri-level	White aluminum siding with updated gutters, one car attached garage.
	<input type="checkbox"/> Single family, split level	
	<input type="checkbox"/> Single family, ranch	
	<input type="checkbox"/> See comments	
Construction	<input type="checkbox"/> Not applicable	
	<input checked="" type="checkbox"/> Frame	
	<input type="checkbox"/> Brick	
	<input type="checkbox"/> See comments	

### Additional Building Description/ Comments


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

### Client Information






Name	Mr. and Mrs. Smith
Address	123 Apple Lane
Phone (home)	631-555-5555
Phone (work)	
Phone (cell)	
Street address	123 Apple Lane
Street address	
City, State, ZIP	Long Island, NY

### Notes/ Special Instructions


### Weather at time of inspection

Temperature	Start Time	General Conditions
65° Fahrenheit	5:00	Partly cloudy

Utilities







I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
 I	 NI	 NP	 R	 D	Item Comments	Type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Excellent water pressure entering the home.	Public utility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric	Public utility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural gas None on property.	Public utility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewers	Public utility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm sewage None on property.	Public utility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep well None on property.	Private utility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Point well None on property.	Private utility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Emergency generator None on property.	Private utility

Photos and Additional Comments

Grounds

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective					Item	Condition
I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway and sidewalks Deep cracks. Fill cracks and reseal driveway.	Cracked
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front yard Downspouts should be extended to prevent erosion.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Upper Deck Loose hand rails, and spacing of balusters is too far apart.	Safety hazard!
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Side yards Sidewalks are uneven. May be caused by down spout discharging too close to structure. Suggest adding extensions to down spouts.	Cracked
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Back yard	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees Trees are in contact with the house. Trim or remove.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grade Soil and mulch too close to siding.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage and sewers None on property.	

Photos and Additional Comments

		
<p>Spider cracks on entire driveway.</p>	<p>Uneven cracked side walks, may be a trip hazard.</p>	<p>Down spout discharging too close to structure.</p>
		
<p>Improperly, closed off vent in side yard.</p>	<p>Deck posts are sitting on concrete slab.</p>	<p>Mulch in contact with siding.</p>


# All Phase Home Inspection, Inc.

## Roof

### Covering and Structure

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I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt shingles upper roof	At the end of its useful life Repair or replace. Near the end of its useful life. Upper roof over 30 years old as per owner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt shingles lower roof	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Rake	Deteriorating Roof rake on the south side of the home is in the need of repair or replacement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	Power vent present and operational.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drip edges	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gutters, downspouts	Discharge too close to foundation, and one empties onto roof. Recommend adding down spout extensions to any where necessary on property.

### Photos and Additional Comments




Down spout should have an extension to defer water directly to the gutter.

Downspout should be added to direct water to the gutter, not empty onto the roof.

# All Phase Home Inspection, Inc.

## Chimney and Fireplace

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					Item	Condition
I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney structure Bricks have fallen and are missing. Mortar joints have severe cracking. A licensed professional should be contacted for repair.	Repair needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cap Chimney cap is missing a licensed professional should be contacted for replacing.	Missing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screen Chimney screen is missing a licensed professional should be contacted for replacing.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue/ liner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flashing Flashing and tar is pulling away from the chimney, may lead to water intrusion. A licensed professional should be contacted.	Repair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mortar/ siding Mortar is deteriorating repointing is needed, a licensed professional should be contacted.	Repair needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ash pit Clean and inspect annually.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleanout Clean and inspect annually.	

### Photos and Additional Comments



Flashing around chimney needs immediate attention.








Unused antenna should be removed, to decrease resistance on chimney.

# All Phase Home Inspection, Inc.

## Structure and Exterior

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    					Item	Condition
I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding White aluminum siding seems to be in good condition.	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia, soffits, trim	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors All new exterior doors.	Excellent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lintels None visible on property.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window wells Recommend cleaning.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water faucets Located on the south side of the home.	Operational
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window wells, crawl space vents Window wells needs to be cleaned.	

### Photos and Additional Comments



Missing siding,  
needs to be covered  
to prevent water  
intrusion.

Garage






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					Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia, soffits, trim	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhead door Fairly new fiberglass door.	Good/ excellent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation wall Crack in wall.	Settling cracks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFCI Outlets Functional test was successful.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety eye(s)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water faucets	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shed	

Photos and Additional Comments








Crack goes through to the interior of the garage. Repair by a licensed professional.

Foundation

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					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation walls Performing intended function.	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support beam No evidence of sagging.	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor joists No evidence of sagging.	Good
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beam pockets	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support posts Performing intended function.	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rim joist(s) Performing intended function.	Good
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lintels	






Photos and Additional Comments

Attic

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective					Item	Condition
 I	 NI	 NP	 R	 D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attic Access	Normal for age
					Attic access is by pull down stairs, in the middle of the upstairs hallway. Some electrical junction box covers are missing and should be replaced.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation	
					Present.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture	
					No moisture present.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stains	
					No stains on the sheathing was observed.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rafters	Good condition
					Performing intended function.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Decking	
					Some decking present.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	
					Thermostat controlled power vent.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic baffles	
					Clear to allow ventilation.	

Photos and Additional Comments

Bedrooms

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective					Item
 I	 NI	 NP	 R	 D	Item Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom Doors and windows Operating Properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom Floor New carpet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom Walls and ceiling Smoke alarm not present, there should be one in each bedroom.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom Closet Some closet doors stick.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bedroom Electrical Open grounds detected in some outlets. Some switches didn't appear to control anything.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 2 Doors and windows Missing screens from windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 2 Floor New carpet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 2 Walls and ceiling Smoke alarm not present, there should be one in each bedroom.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 2 Closet Performing intended function.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 2 Outlets Open grounds detected in some outlets.

Photos and Additional Comments

Bedrooms






I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective					
I	NI	NP	R	D	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 3 Doors and windows Missing screens from windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 3 Floor New carpet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 3 Walls and ceiling Smoke alarm not present, there should be one in each bedroom.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 3 Closet Performing intended function.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 3 Outlets Open grounds detected in some outlets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bedroom 4 Doors and windows Missing molding on windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 4 Floor New carpet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 4 Walls and ceiling Smoke alarm not present, there should be one in each bedroom.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 4 Closet Performing intended function.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 4 Electrical and lighting Operating Properly.

Photos and Additional Comments








Missing molding and water damaged sill.

Bedrooms


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					Item Comments	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5 Window molding missing.	Doors and windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5 Performing intended function.	Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5 Performing intended function.	Walls and ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5 Performing intended function.	Closet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5 Operating properly.	Electrical and lighting
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 6 Missing screen from sliding door.	Doors and windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 6 New carpets.	Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 6 Performing intended function.	Walls and ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 6 Performing intended function.	Closet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 6 Operating properly.	Electrical and lighting

Photos and Additional Comments

Rooms






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					Item	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living room/ Dining room	Electrical outlets Open grounds.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living room/ Dining room	Floor Newly refinished hardwood floors.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Den	Outlets Open grounds.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Den	Floors New carpets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hallway	Smoke/ CO A combo smoke and CO detector should be in hallways that adjoin bedrooms. It would be a good idea to have one properly installed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living room (up stairs)	Carpet Stained older carpet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hallway (up stairs)	Lighting Damaged lighting fixture, should be replaced or repaired by a licensed professional.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement	Basement is partitioned into three sections. The boiler room, workshop area, and finished section. Finished section was newly refinished with a walk in cedar closet.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use drop-down to select a room	Closet
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use drop-down to select a room	Electrical and lighting

Photos and Additional Comments








Damaged lighting fixture.

Bathrooms

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 I	 NI	 NP	 R	 D	Item Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom Toilet
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom Shower and bathtub
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom Plumbing
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom Electrical and lighting
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom Windows, walls, doors, floor, ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 1 Toilet New toilet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 1 Whirlpool bath New whirlpool tub.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 1 Plumbing Functional test. Appeared to function properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 1 Electrical and lighting GFCI present and tripped/reset properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 1 Windows, walls, doors, floor, ceiling Bathroom was newly remodeled. New tiles, tub, toilet, vanity, and floor seem to be properly installed.

Photos and Additional Comments






Bathrooms

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 I	 NI	 NP	 R	 D	Item	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	Toilet New toilet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	Shower New shower.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	Plumbing Functional test. Appeared to function properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	Electrical and lighting GFCI present and tripped/reset properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	Windows, walls, doors, floor, ceiling Bathroom was newly remodeled. New tiles, shower, toilet, vanity, and floor seem to be properly installed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 3 (upstairs)	Toilet Functional test. Appeared to function properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom 3 (upstairs)	Shower and bathtub Some grout and caulk is missing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 3 (upstairs)	Plumbing Functional test. Appeared to function properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 3 (upstairs)	Electrical and lighting GFCI present and tripped/reset properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom 3 (upstairs)	Windows, walls, doors, floor, ceiling

Photos and Additional Comments

# All Phase Home Inspection, Inc.






## Kitchen

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item Comments	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Cabinets
New cabinets performing intended function.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Counter tops and sink
New counter tops and sink performing intended function.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Plumbing
Functional test. Appeared to function properly.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Electrical outlets and lighting
Electrical outlets are protected by a GFCI breaker.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Windows, doors, and skylights
Functional test. Appeared to function properly. Skylight do have a tendency to leak over time proper maintenance is required.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Walls and ceiling
Freshly painted.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Refrigerator
Appears to be performing intended function.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Dishwasher
Appears to be performing intended function.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Range
Appears to be performing intended function.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Smoke detector
No smoke alarm present as a safety precaution on should be installed and tested regularly.						






### Photos and Additional Comments

# All Phase Home Inspection, Inc.

## Laundry Area

I = Inspected   NI = Not Inspected   NP = Not Present   R = Repair Needed   D = Defective					
					Item
I	NI	NP	R	D	Item Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Cabinets Functions properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Counter tops Functions properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Plumbing Functional test. Appeared to function properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Electrical and lighting Operates properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Doors Operates properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Floor Functions properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Walls and ceiling Functions properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Washing Machine New.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Laundry area Cloths Dryer New. Not properly vented to the exterior. Immediate repair before using.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area Electrical outlets GFCI protected, tripped and reset properly.

### Photos and Additional Comments

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					Item Comments	Condition
I	NI	NP	R	D		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut-off valve(s) Located on the south wall of the boiler room.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper piping Copper piping is used for all visible water lines.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PVC piping Used for all traps through out home.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cast Iron Cast iron is used for most of the main soil stack. There were several cleanouts along the line.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water meter pit Located at the end of the main driveway.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fittings All visible fitting seem to be free of leaks.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valves All visible valves were operational.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Faucet All faucets had adequate water pressure.	


**Photos and Additional Comments**

# All Phase Home Inspection, Inc.

## Plumbing

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I	NI	NP	R	D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indirect fired hot water heater Heater was recently upgraded. Unit is located next to the boiler in the basement.	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water piping, valves, and fittings All visible fitting seem to be free of leaks.	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Temperature/Pressure Relief Valve	Checked
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain	Checked
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controls	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age	Unknown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capacity	40 US Gallons

House main shut off valve.



### Hot Water Tank Selection Chart

Hot Water Use	Family Size	Electric Tank Size	Gas Tank Size	Oil Tank Size
Vacation Cottage - no dishwasher - no clothes washer	Up to 2 people	30 gallons 135 litres	30 gallons 135 litres (20 gallons)	30 gallons 135 litres (20 gallons)
Small/Medium Family Home - 1 bathroom - no dishwasher - clothes washer	2 people	40 gallons 180 litres	30 gallons 135 litres	30 gallons 135 litres
Medium Family Home - 1½ bathrooms - dishwasher - clothes washer	3 people	50 gallons 225 litres	40 gallons 180 litres	30 gallons 135 litres
Medium/Large Family Home - 2 bathrooms - dishwasher - heavy-duty clothes washer	4 people	65 gallons 290 litres	40 gallons 180 litres	40 gallons 180 litres
Large Family Home	5 people			

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I	NI	NP	R	D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boiler Oil fired, three zone with individual circulators, located in the basement. Suggest a yearly tune up and cleaning to maximize efficiency.	Operating properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controls Temperature and pressure gauges on boiler.	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat Three thermostats, one in basement, one on main floor by dining room, and one on second floor hallway.	Operating properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temperature/Pressure relief valve Missing drip leg on the back of boiler.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Baseboard heater Baseboard heating was present throughout the home and in every bedroom.	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue No indication of back drafting by boiler.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oil Tank oil tank is located on the west wall of the basement with a 275 gallon capacity. The oil lines looked to have been changed recently.	Good condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Output Capacity Proper maintenance in necessary to achieve optimal performance.	169,000 BTU's

Photos and Additional Comments

Ulica boiler missing a drip leg on the TPR valve, located on the rear of the unit.

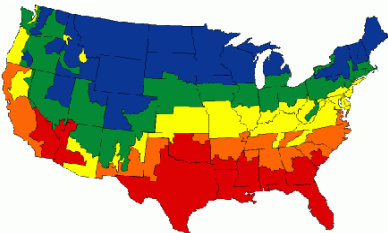
Heating Square Footage Requirements based on Climate Zone (BTU/Sq Ft)				
ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
30-35	35-40	40-45	45-50	50-60

Cooling

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I	NI	NP	R	D	Item	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	Function normally
Unit supplies air conditioning to the first floor only. Checked temperature at the register (67 degrees) Return register located in the hallway on the first floor and is missing the filter.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condensing unit	Function normally
Unit located outside on the west wall. Coils on inspection are clean and clear from debris.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Evaporator	Function normally
Unit is located in attic and has been upgraded. Filter for unit is missing recommend replacing. Filter should be changed monthly. Drip pan shows no visual signs of leaks.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controls	Functions properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerant lines	Functions properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Output Capacity	60000 BTU
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age	Unknown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition/ comments	Unit was running. Supply grill and returns had sufficient air volume.

Photos and Additional Comments

Air Conditioner Size Requirements based on Square Footage Range and Climate Zone					
	ZONE 1 Sq. Ft.	ZONE 2 Sq. Ft.	ZONE 3 Sq. Ft.	ZONE 4 Sq. Ft.	ZONE 5 Sq. Ft.
1½ Tons	600-900	600-950	600-1000	700-1050	700-1100
2 Tons	901-1200	951-1250	1001-1300	1051-1350	1101-1400
2½ Tons	1201-1500	1251-1550	1301-1600	1351-1600	1401-1650
3 Tons	1501-1800	1501-1850	1601-1900	1601-2000	1651-2100
3½ Tons	1801-2100	1851-2150	1901-2200	2001-2250	2101-2300
4 Tons	2101-2400	2151-2500	2201-2600	2251-2700	2301-2700
5 Tons	2401-3000	2501-3100	2601-3200	2751-3300	2701-3300








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I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service drop 150 amp aluminum wired service drop on the south wall of the property. The insulation is cracked and run over the gutters.	Repair needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main panel South wall laundry room. 50 amp service to this panel.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main breaker/disconnect	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Made electrode - Water line	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Made electrode - Ground rod 8' driven ground rod is recommended.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Branch circuits Some open ground in outlets on the first floor.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFCI breakers	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subpanel Stairway south wall. 100 amps at this panel.	

**Photos and Additional Comments**



Insulation is peeling off the service entrance. The service entrance is run over a gutter.

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 I	 NI	 NP	 R	 D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric meter Exterior south wall.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system None on Property	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s) Recommend smoke alarms in the first floor bedrooms and kitchen. As well as in the boiler room in the basement.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s) Recommend carbon monoxide detectors in the first floor hallway, as well as in the boiler room in the basement.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lightning arrestor(s) None on property.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shed/ outbuilding	

**Photos and Additional Comments**

# All Phase Home Inspection, Inc.

## Summary

<b>Upper Deck</b> Loose hand rails, and spacing of balusters is too far apart.	
<b>Asphalt shingles upper roof</b> Repair or replace. Near the end of its useful life. Upper roof over 30 years old as per owner.	
<b>Roof Rake</b> Roof rake on the south side of the home is in the need of repair or replacement.	
<b>Chimney structure</b> Bricks have fallen and are missing. Mortar joints have severe cracking. A licensed professional should be contacted for repair.	Repair needed
<b>Garage Foundation wall</b> Crack in wall.	
<b>Attic Access</b> Attic access is by pull down stairs, in the middle of the upstairs hallway. Some electrical junction box covers are missing and should be replaced.	
<b>Living room/ Dining room First floor Bedrooms</b> Open grounds.	
<b>Laundry area</b> New. Not properly vented to the exterior. Immediate repair before using.	
<b>Temperature/Pressure relief valve</b> Missing drip leg on the back of boiler.	
<b>Central Air Conditioning</b> Unit supplies air conditioning to the first floor only. Checked temperature at the register (67 degrees) Return register located in the hallway on the first floor and is missing the filter.	
<b>Evaporator</b> Unit is located in attic and has been upgraded. Filter for unit is missing recommend replacing. Filter should be changed monthly. Drip pan shows no visual signs of leaks.	
<b>Service drop</b> 150 amp aluminum wired service drop on the south wall of the property. The insulation is cracked and run over the gutters.	
<b>Smoke and CO detectors.</b> Recommend carbon monoxide detectors in the first floor hallway, as well as in the boiler room in the basement. Recommend smoke alarms in the first floor bedrooms and kitchen. As well as in the boiler room in the basement.	