

## Prepared Comments and Templates Report

---

### Structural Systems: Foundations\Pier & Beam

Piers missing, tipped

Piers missing, tipped

Piers need to be shimmed to support girder or beam

Piers need to be shimmed to support girder or beam

Floor joist, girder, or beam sagging

Floor joist, girder, or beam sagging

Floor joist, girder beam, or sill plate has wood d

Floor joist, girder beam, or sill plate has wood damage

Sub-floor has wood damage

Sub-floor has wood damage

Perimeter beam wall is cracked; shows evidence of

Perimeter beam wall is cracked; shows evidence of movement

Floors not level

Floors not level

Stress cracks in sheetrock; shows evidence of move

## Prepared Comments and Templates Report

---

Stress cracks in sheetrock; shows evidence of movement throughout

### Brick separation on exterior

Brick separation on exterior

### Step cracking at foundation or corners

Step cracking at foundation or corners

### Structure appears out of square

Structure appears out of square

## **Structural Systems: Foundations\Slab**

### Cable ports need to be sealed with mortar

Cable ports need to be sealed with mortar

### Foundation shows evidence of minor movement

Foundation shows evidence of minor movement – nothing major at this time – as evidenced by settlement cracks in sheetrock margin on doors, some brick separation on exterior; ground around foundation needs to be kept moist

### Interior shows evidence of water penetration; need

Interior shows evidence of water penetration; needs drainage corrected

## Prepared Comments and Templates Report

---

### Brick separation on exterior; some stress cracks i

Brick separation on exterior; some stress cracks in sheetrock; striker plates have been adjusted; doors do not fit; bricks pulling from around windows; floors are not level; recommend an evaluation by an appropriate professional

### Brick separation on exterior; some stress cracks i

Brick separation on exterior; some stress cracks in sheetrock; differential movement noted; ground around foundation needs to be sloped away from foundation and kept moist

### Dirt too high on brick drainage; needs to be corre

Dirt too high on brick drainage; needs to be corrected

## **Structural Systems: Grading and Drainage**

### Drainage needs to be corrected

Drainage needs to be corrected

### Grade slopes towards foundation

Grade slopes towards foundation

## **Structural Systems: Roof Covering\Built-Up**

### Has low areas, allowing water to pond; evidence o f

Has low areas, allowing water to pond; evidence of blisters; exposed felt or split seams; shows evidence of leaking; recommend estimate from roofing

## Prepared Comments and Templates Report

---

company

Flashing needs resealing

Flashing needs resealing

Flashings rusted out; need repair

Flashings rusted out; need repair

Scuppers damaged/blocked/inadequate

Flashings need to be sealed; rain skirt needs to be sealed

### **Structural Systems: Roof Covering\Composition Shingle**

Roof is old, brittle; shows evidence of curled, c r

Roof is old, brittle; shows evidence of curled, cracked shingles and valleys; recommend estimate from roofing company

Broken and damaged shingles, valley, and ridge;

Broken and damaged shingles, valley, and ridge; recommend estimate from roofing company

Roof shows evidence of leaking; recommend estimate

Roof shows evidence of leaking; recommend estimate from roofing company

## Prepared Comments and Templates Report

---

*Shows evidence of sagging (applies to all roofs);*

Shows evidence of sagging (applies to all roofs); recommend estimate from roofing company

### **Structural Systems: Roof Covering\Wood Shake**

*Has curled and worn shakes and has exposed felt*

Has curled and worn shakes and has exposed felt paper; recommend estimate from roofing company

*Has split and missing shingles; recommend estimate*

Has split and missing shingles; recommend estimate from roofing company

### **Structural Systems: Roof Covering\Wood Shingle**

*Has broken, missing, loose and curled shingles;*

Has broken, missing, loose and curled shingles; recommend estimate from roofing company

*Split and missing ridgerow; recommend estimate*

Split and missing ridgerow; recommend estimate from roofing company

*Roof is old; shingles show evidence of deterioration*

Roof is old; shingles show evidence of deterioration; recommend estimate from roofing company

## Prepared Comments and Templates Report

---

### Structural Systems: Roof Structure and Attic

#### Trim Trees

Tree limbs are contacting the roof and need to be trimmed

#### Inadequate attic ventilation

Inadequate attic ventilation

#### End of Life

**The roof appears to be at the end of its useful life and should be replaced:**

- ÿ The shingles are very brittle and have lost much of the wear surface
- ÿ Numerous cracked and broken shingles were noted throughout the roof

*Suggest a qualified roofing company for further review and evaluation as to the performance of the roof.*

### Structural Systems: Walls (Interior and Exterior)

#### Wood damage around exterior in fascia, soffit

Wood damage around exterior in fascia, soffit

#### Wood damage

Wood damage

#### Paint; excessive chipping and/or peeling

Paint; excessive chipping and/or peeling

## Prepared Comments and Templates Report

---

Sheetrock has water damage

Sheetrock has water damage

### **Structural Systems: Ceilings and Floors**

Subfloor has water damage

Subfloor has water damage

### **Structural Systems: Doors (Interior and Exterior)\Garage Door**

Panels have water damage

Panels have water damage

Loose and/or missing hardware

Loose and/or missing hardware

Hinges are loose

Hinges are loose

Track is damaged

Track is damaged

Broken glass

## Prepared Comments and Templates Report

---

Broken glass

*Excessive sagging in door*

Excessive sagging in door

*Excessive sag in door header*

Excessive sag in door header

*Finger joints pulling apart*

Finger joints pulling apart

*Has some wood damage in bottom panel*

Has some wood damage in bottom panel

### **Structural Systems: Windows**

*Windows need caulking to brick*

Windows need caulking to brick

*Windows broken*

Windows broken

*Thermopane windows have lost their seals*

Thermopane windows have lost their seals

## Prepared Comments and Templates Report

---

### **Structural Systems: Fireplace/Chimney**

Bricks in back of firebox need pointing up with fire clay

Bricks in back of firebox need pointing up with fire clay

Back of face brick needs to be sealed to lintel

Back of face brick needs to be sealed to lintel

Gas starter needs repair

Gas starter needs repair

Not a wood burning fireplace

Not a wood burning fireplace

Metal fireplace-metal firebox is damaged

Metal fireplace-metal firebox is damaged

Chimney needs brick pointed up with mortar

Chimney needs brick pointed up with mortar

Mortar cap needs replacing at top of chimney, if visible

Mortar cap needs replacing at top of chimney, if visible

## Prepared Comments and Templates Report

---

### Damper does not work

Damper does not work

### No damper; loose brick in firebox

No damper; loose brick in firebox

### Has loose brick in flue

Has loose brick in flue

### Loose brick at top of chimney

Loose brick at top of chimney

## **Electrical Systems: Service Entrance and Panels**

### Wires Shorted

Wires are shorted out

### Service entrance not grounded

Service entrance not grounded

## **Electrical Systems: Branch Circuits - Connected Devices and Fixtures**

### Solid conductor aluminum wire

## Prepared Comments and Templates Report

---

Solid conductor aluminum wire

Supply branch circuits

Supply branch circuits

Aluminum termination points not treated with anti-

Aluminum termination points not treated with anti-tox paste

Exterior wiring & fixtures not weather proof

Exterior wiring & fixtures not weather proof

Type of wire: aluminum or copper

Type of wire: aluminum or copper

Aluminum wire on 220V circuits

Aluminum wire on 220V circuits

Copper wire on 110V branch circuits

Copper wire on 110V branch circuits

Panel has double-wired breakers and/or fuses

Panel has double-wired breakers and/or fuses

## Prepared Comments and Templates Report

---

Wrong size wire on breakers or fuses

Wrong size wire on breakers or fuses

Hot rheostat

Hot rheostat

Discolored wall outlet

Discolored wall outlet

Broken light diffuser

Broken light diffuser

Missing fixtures

Missing fixtures

Wires lying on ground under house

Wires lying on ground under house

Bare wire protruding from ceiling or wall

Bare wire protruding from ceiling or wall

Knock outs missing

Knock outs missing

## Prepared Comments and Templates Report

---

### Panel not bonded to earth

Panel not bonded to earth

### Loose wall outlets

Loose wall outlets

### No weatherproof covers on outside outlets

No weatherproof covers on outside outlets

### GFCI (ground fault circuit interrupter) inoperable

GFCI (ground fault circuit interrupter) inoperable

### No GFCI on pool light

No GFCI on pool light

### Panel door and cover missing

Panel door and cover missing

### Panel loose in wall

Panel loose in wall

### Weatherhead loose

Weatherhead loose

## Prepared Comments and Templates Report

---

Wires too low between house and garage

Wires too low between house and garage

Bulbs missing from outside fixtures

Bulbs missing from outside fixtures

Three-prong outlets have open grounds

Three-prong outlets have open grounds

Outlets connected in reverse polarity

Outlets connected in reverse polarity

Open wire splices in attic and under house

Open wire splices in attic and under house

Electrical service drop too low

Electrical service drop too low

Pool equipment needs external grounds

Pool equipment needs external grounds

Attic fan does not operate; louvers covered

Attic fan does not operate; louvers covered with insulation; belt missing

## Prepared Comments and Templates Report

---

220V outlet has no power

220V outlet has no power

### **Heating, Ventilation and Air Conditioning Systems: Heating Equipment\Furnace (Both Gas & Electric)**

Thermostat needs to be leveled and tightened

Thermostat needs to be leveled and tightened

Ducts disconnected and damaged in attic and/or under

Ducts disconnected and damaged in attic and/or under house

Ducts lying on ground; ducts beginning to rust under

Ducts lying on ground; ducts beginning to rust under house

Return ducts are not insulated

Return ducts are not insulated

No provision for filters on return side of furnace

No provision for filters on return side of furnace

Electronic filter service light non-functional

Electronic filter service light non-functional

## Prepared Comments and Templates Report

---

### **Heating, Ventilation and Air Conditioning Systems: Heating Equipment\Furnace (Electric)**

#### Heat elements do not work

Heat elements do not work

#### Wires burned or loose

Wires burned or loose

#### Fuses blown

Fuses blown

#### Cutoff switch not present at cover

Cutoff switch not present at cover

### **Heating, Ventilation and Air Conditioning Systems: Heating Equipment\Furnace (Gas)**

#### Copper gas line penetrated through wall, floor a n

Copper gas line penetrated through wall, floor and/or ceiling

#### Irregular flame noted at burner; recommend service

Irregular flame noted at burner; recommend service by heating company

## Prepared Comments and Templates Report

---

Excessive vibration and noise in blower

Excessive vibration and noise in blower

Belt worn, loose

Belt worn, loose

Lack of combustion air; needs opening to crawlspace

Lack of combustion air; needs opening to crawlspace or attic

Gas cutoff valve not present

Gas cutoff valve not present

Recommend furnace be cleaned and heat exchanger

Recommend furnace be cleaned and heat exchanger rechecked by heating company

Pilot flame is dirty (misaligned); recommend service

Pilot flame is dirty (misaligned); recommend service by heating company

Flexible gas line penetrates through wall, floor c

Flexible gas line penetrates through wall, floor ceiling and/or cabinet of unit

Improper provisions for combustion air

## Prepared Comments and Templates Report

---

Improper provisions for combustion air

Corrosion present on gas lines

Corrosion present on gas lines

Burner(s) need alignment; recommend service by

Burner(s) need alignment; recommend service by heating company to check for heat exchanger malfunction

Vent connector not sealed at flue; gas odor noted

Vent connector not sealed at flue; gas odor noted

Evidence of rollout; recommend service by heating

Evidence of rollout; recommend service by heating company to check for heat exchanger malfunction

Burners rusty and dirty; recommend service by

Burners rusty and dirty; recommend service by heating company to check for proper operation

Spillage noted; recommend service by heating

Spillage noted; recommend service by heating company to check for heat exchanger malfunction

Needs to be checked by heating company for

Needs to be checked by heating company for heat exchanger malfunction

### **Heating, Ventilation and Air Conditioning Systems: Heating Equipment\Humidifier**

Cannot check with air-conditioning operating

Cannot check with air-conditioning operating

Humidifier not connected

Humidifier not connected

Needs cleaning and service

Needs cleaning and service

### **Heating, Ventilation and Air Conditioning Systems: Cooling Equipment**

Compressor has excessive noise and vibration;

Compressor has excessive noise and vibration; needs to be checked

Condenser coil needs cleaning

Condenser coil needs cleaning

Evidence of refrigerant leak at condensing unit

Evidence of refrigerant leak at condensing unit

## Prepared Comments and Templates Report

---

Condensing unit needs to be re-leveled

Condensing unit needs to be re-leveled

Condensate drain line disconnected and/or broken

Condensate drain line disconnected and/or broken

No auxiliary drain on attic unit

No auxiliary drain on attic unit

Drain not in a conspicuous location

Drain not in a conspicuous location

Insulation missing on suction line

Insulation missing on suction line

Temperature too cold to check, below 60°F

Temperature too cold to check, below 60°F

Not cooling properly

Not cooling properly

Suction line is damaged

Suction line is damaged

## Prepared Comments and Templates Report

---

Suction line needs to be insulated (at cooling coil)

Suction line needs to be insulated (at cooling coil)

Compressor cycling

Compressor cycling

Evaporator coil needs cleaning, if visible

Evaporator coil needs cleaning, if visible

Condensate drain stopped up; needs service

Condensate drain stopped up; needs service

Evaporator case rusted out; needs repair

Evaporator case rusted out; needs repair

Exterior unit pad not proper height

Exterior unit pad not proper height

### **Heating, Ventilation and Air Conditioning Systems: Ducts and Vents**

Water heater vent rusted out; needs replacing

Water heater vent rusted out; needs replacing

## Prepared Comments and Templates Report

---

Furnace vent rain cap missing

Furnace vent rain cap missing

Sewer vents need to be sealed on roof

Sewer vents need to be sealed on roof

Attic fan does not operate; louvers covered with i

Attic fan does not operate; louvers covered with insulation; belt missing

### **Plumbing System: Water Supply System and Fixtures\Bathtubs**

Tile loose and/or missing

Tile loose and/or missing

Tub needs grout between tub, tile and corners

Tub needs grout between tub, tile and corners

Shower diverter valve does not work correctly

Shower diverter valve does not work correctly

Drain stop missing and/or does not work

Drain stop missing and/or does not work

## Prepared Comments and Templates Report

---

### Soap dish missing

Soap dish missing

### Hot and cold water faucets reversed

Hot and cold water faucets reversed

### Faucets have no stops

Faucets have no stops

### Water hammer

Water hammer

### Faucets leak

Faucets leak

## **Plumbing System: Water Supply System and Fixtures\Commodes**

### Loose at floor

Loose at floor

### Bowl or tank is cracked

Bowl or tank is cracked

## Prepared Comments and Templates Report

---

### Tank lid broken or missing

Tank lid broken or missing

### Seal leaking between tank and bowl

Seal leaking between tank and bowl

### Flush mechanism non-functional

Flush mechanism non-functional

### Leaking under house; wood damage

Leaking under house; wood damage

### Bowl refill tube missing

Bowl refill tube missing

## **Plumbing System: Water Supply System and Fixtures\Gas Line**

### 5 minute minimum check

5 minute minimum check

### Meter has excessive movement aproximately 1 cu. ft

Meter has excessive movement aproximately 1 cu. ft. in 5 minutes

## Prepared Comments and Templates Report

---

### Plumbing System: Water Supply System and Fixtures\Kitchen sink

#### Swing spout leaks

Swing spout leaks

#### Faucets leak at stems

Faucets leak at stems

#### Connections leaking under sink

Connections leaking under sink

#### No P-trap; using radiator hose for trap

No P-trap; using radiator hose for trap

#### Vegetable spray is disconnected

Vegetable spray is disconnected

#### Vegetable spray does not work

Vegetable spray does not work

#### Vegetable spray has low pressure

Vegetable spray has low pressure

## Prepared Comments and Templates Report

---

Vegetable spray is leaking

Vegetable spray is leaking

Hot water dispenser leaking/inoperable

Hot water dispenser leaking/inoperable

Drain stop does not work

Drain stop does not work

Water leak under sink has damaged cabinet and under

Water leak under sink has damaged cabinet and under house

Faucets have low water pressure

Faucets have low water pressure

Damage (Chipping) to finish on kitchen sink

Damage (Chipping) to finish on kitchen sink

Faucet mounts loose

Faucet mounts loose

Hot and cold water reversed

Hot and cold water reversed

## Prepared Comments and Templates Report

---

### Plumbing System: Water Supply System and Fixtures\Lavatories

#### Faucets leak

Faucets leak

#### Leak at connection under sink

Leak at connection under sink

#### Drain stop does not work

Drain stop does not work

#### Loose at wall

Loose at wall

#### Sink is cracked

Sink is cracked

#### Top of lavatory needs to be sealed to countertop

Top of lavatory needs to be sealed to countertop

#### Faucets loose on sink

Faucets loose on sink

## Prepared Comments and Templates Report

---

### Stops broken in faucets

Stops broken in faucets

### Water hammer

Water hammer

### P-traps

P-traps

### Hot and cold water reversed

Hot and cold water reversed

## **Plumbing System: Water Supply System and Fixtures\Outside Faucets**

### Handles missing or damaged

Handles missing or damaged

### No water

No water

### Faucets leaking in wall

Faucets leaking in wall

## Prepared Comments and Templates Report

---

Water cut-off handles broken and/or rusted off

Water cut-off handles broken and/or rusted off

Faucets need seals and washers

Faucets need seals and washers

Anti-siphon device missing

Anti-siphon device missing

Pressure test exceeds 80 lbs-reduction

Pressure test exceeds 80 lbs-reduction

Valve recommended

Valve recommended

### **Plumbing System: Water Supply System and Fixtures\Shower**

Plumbing loose in wall

Plumbing loose in wall

Tile needs grout; tile broken; tile missing

Tile needs grout; tile broken; tile missing

## Prepared Comments and Templates Report

---

### Water hammer

Water hammer

### Faucets leak

Faucets leak

### Showerhead needs seals

Showerhead needs seals

### Shower leaking; carpet/baseboard/drywall in

Shower leaking; carpet/baseboard/drywall in adjoining area has water damage

### Wood damage under house in subfloor, joist and/or

Wood damage under house in subfloor, joist and/or beam

### Enclosure door glass is broken

Enclosure door glass is broken

### Enclosure has leaks

Enclosure has leaks

### Standing water test-shower pan failure

Standing water test-shower pan failure

## Prepared Comments and Templates Report

---

### **Plumbing System: Water Supply System and Fixtures\Water Meter**

5 min. minimum leak check

5 min. minimum leak check

Evidence of movement in meter

Evidence of movement in meter

Meter damaged; could not verify it works

Meter damaged; could not verify it works

Meter disconnected or meter locked; could not inspect

Meter disconnected or meter locked; could not inspect

Meter full of water; could not check

Meter full of water; could not check

### **Plumbing System: Water Supply System and Fixtures\Whirlpool tub**

Evidence of leaking

Evidence of leaking

## Prepared Comments and Templates Report

---

Pump has no pressure

Pump has no pressure

Pump should be on a timer

Pump should be on a timer

GFCI is present and functional

GFCI is present and functional

Motor not bonded to sub-panel

Motor not bonded to sub-panel

### **Plumbing System: Water Supply System and Fixtures**

Faucets leak

Faucets leak

### **Plumbing System: Water Heating Equipment\Water Heater (Electric)**

Heat element non-functional

Heat element non-functional

Damaged thermostat

Damaged thermostat

## Prepared Comments and Templates Report

---

### Water leaks around heat elements

Water leaks around heat elements

### Wires to controls and element burned or

Wires to controls and element burned or disconnected

### Water heater not elevated where required

Water heater not elevated where required

### T & P valve exhaust line has been reduced

T & P valve exhaust line has been reduced

## **Plumbing System: Water Heating Equipment\Water Heater ( Gas )**

### Leaking at cold water cutoff

Leaking at cold water cutoff

### Leaking at cold and hot water connections at top o

Leaking at cold and hot water connections at top of heater

### Water lines installed properly; hot to hot, cold t

Water lines installed properly; hot to hot, cold to cold

## Prepared Comments and Templates Report

---

### Leaking at drain valve

Leaking at drain valve

### Leaking under tank

Leaking under tank

### Case dented-water has some rust; check for

Case dented–water has some rust; check for tank damage

### Vent is blocked-no draft at draft diverter

Vent is blocked–no draft at draft diverter

### Vent pipe improperly installed, disconnected

Vent pipe improperly installed, disconnected

### Thermostat does not work

Thermostat does not work

### Strong gas odor

Strong gas odor

### Vent pipe in direct contact with combustibles

Copper gas line cannot pass through wall, floor or ceiling

## Prepared Comments and Templates Report

---

Copper gas line cannot pass through wall, floor, o

Copper gas line cannot pass through wall, floor or ceiling

Vent pipe has to be double wall pipe through ceili

Vent pipe has to be double wall pipe through ceiling attic and roof

T & P valve exhaust line has been reduced

T & P valve exhaust line has been reduced

Water has bad odor; possible that anode rod needs

Water has bad odor; possible that anode rod needs replacing

Burner needs replacing

Burner needs replacing

Wood damage in floor

Wood damage in floor

No gas cutoff valve

No gas cutoff valve

## Prepared Comments and Templates Report

---

### **Appliances: Dishwasher**

#### Door gasket damaged

Door gasket damaged

#### Door interior damaged and/or rusted

Door interior damaged and/or rusted

#### Tub liner damaged and/or rusted

Tub liner damaged and/or rusted

#### Soap dispenser does not work

Soap dispenser does not work

#### Evidence of leaking found

Evidence of leaking found

#### Top spray bar does not work

Top spray bar does not work

#### Dishwasher not anchored in cabinet

Dishwasher not anchored in cabinet

## Prepared Comments and Templates Report

---

### Timer does not work correctly

Timer does not work correctly

### Door lock broken

Door lock broken (will not lock properly or does not turn off when lock is in open position)

### Door hinges broken

Door hinges broken

### Heater does not work

Heater does not work

### Excessive noise and/or vibration when in use

Excessive noise and/or vibration when in use

### Front panel is damaged

Front panel is damaged

### Bottom and/or top rack damaged and/or needs roller

Bottom and/or top rack damaged and/or needs rollers

### Knobs or buttons missing

Knobs or buttons missing

## Prepared Comments and Templates Report

---

Unit is hardwired

Unit is hardwired

### **Appliances: Food Waste Disposer**

Has excessive vibration

Has excessive vibration

Disposal leaks under sink

Disposal leaks under sink

Disposal case is corroded

Disposal case is corroded

Rubber splash shield damaged or missing

Rubber splash shield damaged or missing

Disposal is not grounded

Disposal is not grounded

Verify for proper installation- sewer drain below

Verify for proper installation- sewer drain below disposal drain

## Prepared Comments and Templates Report

---

Disposal locked up; cannot rotate

Disposal locked up; cannot rotate

Unit is hardwired

Unit is hardwired

### **Appliances: Range Hood\Jenn-Air**

Motor overload trips; not vented properly

Motor overload trips; not vented properly

Not vented outside

Not vented outside

Grease filter not installed correctly

Grease filter not installed correctly

Vent not connected in cabinet

Vent not connected in cabinet

### **Appliances: Range Hood**

Fan does not work and/or fan has excessive noise a

## Prepared Comments and Templates Report

---

Fan does not work and/or fan has excessive noise and vibration

Needs two filters-one grease filter, one charcoal

Needs two filters—one grease filter, one charcoal filter

Vents to attic

Vents to attic

Fan and/or blower do not work

Fan and/or blower do not work

Grease filter gone or damaged

Grease filter gone or damaged

Vent pipe needs to be sealed at joints

Vent pipe needs to be sealed at joints

Not vented out of kitchen

Not vented out of kitchen

Missing outside vent or flapper

Missing outside vent or flapper

## Prepared Comments and Templates Report

---

Grease jar filled

Grease jar filled

### **Appliances: Ranges/Ovens/Cooktops\Oven (Electric)**

Oven door hinges are broken

Oven door hinges are broken

Door gaskets missing or damaged

Door gaskets missing or damaged

Oven door does not seal correctly

Oven door does not seal correctly

Handles are loose and need tightening

Handles are loose and need tightening

Timer operates only top oven

Timer operates only top oven

Bake element does not work

Bake element does not work

## Prepared Comments and Templates Report

---

Broiler element does not work

Broiler element does not work

Oven not anchored in cabinet

Oven not anchored in cabinet

Oven light does not work

Oven light does not work

Thermostat not properly anchored in oven

Thermostat not properly anchored in oven

Self-clean mode does not work

Self-clean mode does not work

Rotisserie does not work

Rotisserie does not work

Broken glass in oven door

Broken glass in oven door

Self-clean window shield does not work

Self-clean window shield does not work

## Prepared Comments and Templates Report

---

Door lock does not work

Door lock does not work

Self-clean mode works with timer broken

Self-clean mode works with timer broken

Continuous-clean oven surface is damaged

Continuous-clean oven surface is damaged

No longer a continuous-clean oven

No longer a continuous-clean oven

Thermostat measures hot; approx: 50° F

Thermostat measures hot; approx: 50° F

Numbers not visible on control knobs

Numbers not visible on control knobs

Elements have hot spots

Elements have hot spots

## Prepared Comments and Templates Report

---

### **Appliances: Ranges/Ovens/Cooktops\Oven ( Gas )**

Oven temperature measures hot; approx: 50°F

Oven temperature measures hot; approx: 50°F

Gasket in oven door is damaged

Gasket in oven door is damaged

Numbers not visible on control knobs

Numbers not visible on control knobs

Electronic pilot does not work

Electronic pilot does not work

Standing pilot does not work

Standing pilot does not work

Oven timer does not work

Oven timer does not work

Broken glass in oven door

Broken glass in oven door

## Prepared Comments and Templates Report

---

No pilot light present in oven

No pilot light present in oven

### **Appliances: Ranges/Ovens/Cooktops\Range (Electric)**

Elements have hot spots

Elements have hot spots

Element does not work

Element does not work

With all burners on high setting, breakers trip

With all burners on high setting, breakers trip

Element cannot reach proper heat

Element cannot reach proper heat

Control knob broken

Control knob broken

### **Appliances: Ranges/Ovens/Cooktops\Range (Gas)**

Pilots require adjustment

Pilots require adjustment

## Prepared Comments and Templates Report

---

Electronic pilots do not work

Electronic pilots do not work

Pilot does not work

Pilot does not work

Air-gas mixture requires adjustment

Air-gas mixture requires adjustment

Strong gas odor; requires attention

Strong gas odor; requires attention

Improper clearance to combustibles

Improper clearance to combustibles

### **Appliances: Microwave Cooking Equipment**

Not using a grounded outlet

Not using a grounded outlet

Oven door glass is broken

Oven door glass is broken

## Prepared Comments and Templates Report

---

### Door hinges and latches loose or broken

Door hinges and latches loose or broken

### Oven shows evidence of arcing, wear, damaged door

Oven shows evidence of arcing, wear, damaged door seals and gaskets, sealing on exterior and interior surfaces

### Door does not close correctly

Door does not close correctly

### Interlock does not work

Interlock does not work

### Oven appears to have been dropped and/or damaged

Oven appears to have been dropped and/or damaged

### Stirrer cover damaged

Stirrer cover damaged

## **Appliances: Trash Compactor**

### No key present

No key present

## Prepared Comments and Templates Report

---

### Ram does not work

Ram does not work

### Door will not lock correctly

Door will not lock correctly

### Excessive noise/vibration

Excessive noise/vibration

### Door is damaged

Door is damaged

## **Appliances: Bathroom Exhaust Fans and/or Heaters**

### Bathroom heaters and/or fan non-functional

Bathroom heaters and/or fan non-functional

## **Appliances: Garage Door Operators**

### Checked manual operation only; remote control

Checked manual operation only; remote control not checked

### Automatic reverse does not operate (safety

## Prepared Comments and Templates Report

---

Automatic reverse does not operate (safety)

### **Appliances: Door Bell and Chimes**

Doorbell non-functional

Doorbell non-functional

### **Appliances: Dryer Vents**

Dryer vented in attic or under house

Dryer vented in attic or under house

### **Appliances: Other Built-in Appliances\Gas Grill**

Handle is damaged/missing

Handle is damaged/missing

Control knob missing

Control knob missing

Burners rusted or damaged

Burners rusted or damaged

Grill post rusted out

## Prepared Comments and Templates Report

---

Grill post rusted out

Grates rusted out or missing

Grates rusted out or missing

Charcoal has been used in gas grill

Charcoal has been used in gas grill

Gas cutoff valve missing

Gas cutoff valve missing

### **Appliances: Other Built-in Appliances\Gas Light**

Glass is broken/missing

Glass is broken/missing

Mantels need to be replaced

Mantels need to be replaced

Mantel holder is broken

Mantel holder is broken

Missing gas cutoff valve

Missing gas cutoff valve

## Prepared Comments and Templates Report

---

### **Appliances: Other Built-in Appliances\Intercom**

#### Radio does not work

Radio does not work

#### Static present in radio/speakers

Static present in radio/speakers

#### Speakers do not work

Speakers do not work

#### Knobs missing on speakers/radio

Knobs missing on speakers/radio

### **Appliances: Other Built-in Appliances\Kitchen Exhaust (Ducted)**

#### Vents to attic

Vents to attic

#### Fan and/or blower do not work

Fan and/or blower do not work

## Prepared Comments and Templates Report

---

Grease filter gone or damaged

Grease filter gone or damaged

Vent pipe needs to be sealed at joints

Vent pipe needs to be sealed at joints

Not vented out of kitchen

Not vented out of kitchen

Jenn-Air

Jenn-Air

Motor overload trips; not vented properly

Motor overload trips; not vented properly

Missing outside vent or flapper

Missing outside vent or flapper

Grease filter not installed correctly

Grease filter not installed correctly

Vent not connected in cabinet

Vent not connected in cabinet

## Prepared Comments and Templates Report

---

### Grease jar filled

Grease jar filled

### **Appliances: Other Built-in Appliances\Kitchen Exhaust (Ductless)**

#### Needs two filters-one grease filter, one charcoal

Needs two filters-one grease filter, one charcoal filter

#### Fan does not work and/or fan has excessive noise

Fan does not work and/or fan has excessive noise and vibration

### **Appliances: Other Built-in Appliances\Refrigerator**

#### Door gaskets damaged

Door gaskets damaged

#### Plastic liner broken or damaged

Plastic liner broken or damaged

#### Door hinges are damaged

Door hinges are damaged

#### Temperature measures: Refrigerator

## Prepared Comments and Templates Report

---

Temperature measures: Refrigerator  
\_\_\_\_\_°F Freezer\_\_\_\_\_°F

### **Optional Systems: Lawn Sprinklers**

#### Controls do not work

Controls do not work

#### Missing and/or broken heads

Missing and/or broken heads

#### No water to X station

No water to X station

#### Valve stuck on X station; shut off water at cutoff

Valve stuck on X station; shut off water at cutoff

#### Underground water leak present

Underground water leak present

#### Heads require adjustment

Heads require adjustment

#### Cannot locate backflow prevention device

## Prepared Comments and Templates Report

---

Cannot locate backflow prevention device

### Optional Systems: Swimming Pools and Equipment

Leaks at pumps and filter area

Leaks at pumps and filter area

Heater full of leaves and debris; needs to be

Heater full of leaves and debris; needs to be cleaned before lighting is checked

Pool has loose, cracked, and missing tile

Pool has loose, cracked, and missing tile

Pressure gauge on filter broken

Pressure gauge on filter broken

Pool sweep does not operate

Pool sweep does not operate

Plaster chipped and/or worn through

Plaster chipped and/or worn through

Algae in pool needs to be cleaned

## Prepared Comments and Templates Report

---

Algae in pool needs to be cleaned

No water to slide

No water to slide

Pool fill line broken

Pool fill line broken

Decking is cracked; Kool-crete sealing off

Decking is cracked; Kool-crete sealing off

Skimmer opening cracked

Skimmer opening cracked

Needs to be sealed between decking and

Needs to be sealed between decking and coping

Water too dirty to check

Water too dirty to check

No GFCI on pool light

No GFCI on pool light

## Prepared Comments and Templates Report

---

Pool equipment needs external grounds

Pool equipment needs external grounds

### **Optional Systems: Outdoor Cooking Equipment**

Handle is damaged/missing

Handle is damaged/missing

Control knob missing

Control knob missing

Burners rusted or damaged

Burners rusted or damaged

Grill post rusted out

Grill post rusted out

Grates rusted out or missing

Grates rusted out or missing

Charcoal has been used in gas grill

Charcoal has been used in gas grill

## Prepared Comments and Templates Report

---

Gas cutoff valve missing

Gas cutoff valve missing

### **Optional Systems: Gas Lines**

5 min. minimum check

5 min. minimum check

Evidence of movement in meter

Evidence of movement in meter

Meter damaged; could not verify it works

Meter damaged; could not verify it works

Meter disconnected or meter locked; could not inspect

Meter disconnected or meter locked; could not inspect