



VERTICAL HOME INSPECTIONS LLC

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## VERTICAL HOME INSPECTIONS RESIDENTIAL REPORT

1234 Main St  
85390

Sample Client  
JANUARY 15, 2023



Inspector

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This Inspection Report is based on a visual, non-intrusive inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes Informational data on various components of the home, Limitations that affected the ability to inspect certain items/areas, and Recommendations for items that require immediate or future attention.

The condition of each item will be reported on based on the Arizona standards. When "serviceable" is selected, this means that the item, system, or component was generally functional, allowing for normal wear and tear. When "Serviceable with recommendations" is selected, the item, component or system was generally functional at the time of inspection, but there was also relative defects observed. When "see recommendations" is selected, the item, component or system was not in functional condition at the time of inspection and the client should refer to the color coded comment for condition and recommendations for repair. When "not observed" is selected, the item, component or system was not observed at this property during the inspection.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace. In addition to the findings reflected in this inspection report regarding the specific item or system, further evaluation / inspection with repairs as needed by a qualified contractor who specializes in this system or component is recommended.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Please note that sample photo(s) in this report are offered as a representation of common, recurring defects and/or concerns observed at the time of the inspection. If remediation is requested, the contractor and/or specialty tradesman conducting the work should identify and further evaluate any system-related defects in addition to the sample photos and / or examples offered in this report. The sample photos may not represent all defects or concerns contained within the report, therefore reviewing the report in its entirety is strongly encouraged.

Remember, a home inspection report is based on the condition of the home as the inspector viewed it during the time of the inspection. There may be a significant amount of time that passes between the time of inspection, and the time the buyers move in. Because of this, we always recommend a long and thorough final walk through of the property prior to closing. An inspector can be present at this walk through for a re-inspection fee.

# SUMMARY



3

MINOR/MAINTENANCE ITEM



9

MODERATE  
RECOMMENDATIONS

















5

SIGNIFICANT AND/OR  
SAFETY HAZARD

This Summary Report is meant to organize any Moderate Recommendations and Significant and/or Safety Concerns into a shorter, straight to-the-point format. It does not, however, include Minor/Maintenance issues or Informational data that can be found in the Full Report. We highly recommend that you do not just rely on the information in the summary page, but instead ensure you read the entire report. Please click on every informational and limitation tab to read the report in its entirety.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

-  2.1.1 Structural Components - 6) Foundation: Foundation Cracks - Major
-  2.5.1 Structural Components - 10) Roof/Ceiling Structure: Moisture staining
-  4.1.1 Roofing - 25) Roof Coverings: Tiles Cracked/Broken
-  4.2.1 Roofing - 26) Drainage Systems\*: Debris
-  5.1.1 Plumbing - 30) Interior supply/ distribution piping: High Water Pressure
-  5.3.1 Plumbing - 32) Fixtures, faucets: Shower/Bath- Spout leak behind
-  5.6.1 Plumbing - 35) Cross Connections\*: Dish Washer High Loop Missing
-  5.7.1 Plumbing - 36) Waste and Vent Piping Systems: DWV- Flexible/ Corrugated Drain Pipe
-  5.7.2 Plumbing - 36) Waste and Vent Piping Systems: DWV- Improper Connection
-  6.4.1 Electrical - 46) Overcurrent Protection Devices: Wiring- Double-tap
-  6.7.1 Electrical - 49) Branch Circuit Conductors : General- J Box cover
-  6.11.1 Electrical - 53) Receptacles, Polarity, Ground: Wiring- Hot-Neutral Reversed
-  7.1.1 Heating - 55) Heating Equipment : Exposed wiring -Improper wiring method
-  7.5.1 Heating - 59) Chimneys , Flues, Vents \*: Chimney Cap Cracked
-  8.5.1 Cooling - 68) Air Filters: Dirty Filter(s)

 9.1.1 Interiors - 70) Walls, Ceiling, Floors: General- Previous patch/repair

 10.7.1 Insulation, Ventilation - 84) Laundry ventilation: Dryer Vent- Dirty

# 1: GENERAL INSPECTION DETAILS

## Information

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### General: Introduction

The following comments and pages make up your inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your inspector may bring to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading the property. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the property. The differences between any such original building and construction standards and current standards do not constitute "*deficiencies*" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "*open*" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any oral statements made by the inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and/or Standards of Practice.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

### General: In Attendance

Home Owner

### General: Occupancy

Vacant

### General: Utilities

All Utilities on

### General: Year Built

2015

### General: Style / Type

Single Family Detached, 1 Story

### General: Building Faces

North

### General: Temperature

80° - 90°

### General: Weather Conditions

Clear

## 2: STRUCTURAL COMPONENTS

### Information

#### 6) Foundation: Post Tension Identification

Garage



#### 11) Under Floor Crawl Space\*: Condition

Not applicable

#### 6) Foundation: Type

Post-Tensioned Slab

#### 7) Floor Structure: Type

Slab

#### 8) Wall Structure: Type

Wood frame

#### 9) Columns\*: Type\*

Columns concealed by Stucco

#### 10) Roof/Ceiling Structure: Type

Wood, Trusses, Oriented Strand Board

#### 12) Observation Method: Crawl space / attic observation Method

Attic Walked/Crawled

#### 6) Foundation: Condition

Defective

#### 7) Floor Structure: Condition

Serviceable

#### 8) Wall Structure: Condition

Serviceable

#### 9) Columns\*: Condition

Serviceable

#### 10) Roof/Ceiling Structure: Condition

Serviceable with Exceptions

### Limitations

12) Observation Method

#### LIMITED ACCESS TO ATTIC

ATTIC

Due to limitations, not all areas of the attic were viewable from a safe location.

### Recommendations

2.1.1 6) Foundation

#### FOUNDATION CRACKS - MAJOR

EAST

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation

Contact a foundation contractor.



Significant and/or Safety Hazard





2.5.1 10) Roof/Ceiling Structure

**MOISTURE STAINING**

ATTIC

Moisture stains were noted in various areas of the attic including around roof penetrations, rafters/trusses and decking. Although unconfirmed, a majority of the staining is most likely the result of a leaking, recommend monitoring and repairs as needed.

Recommendation

Contact a qualified professional.

 Moderate Recommendations



## 3: EXTERIOR

### Information

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<b>13) Wall Cladding: Type</b> Stucco	<b>13) Wall Cladding: Condition</b> Serviceable	<b>14) Flashing and Trim: Condition</b> Serviceable
<b>15) Entry Doors: Condition</b> Serviceable	<b>15) Entry Doors: Operation</b> Serviceable	<b>16) Windows: Condition</b> Serviceable
<b>16) Windows: Operation</b> Serviceable	<b>17) Garage Door Opener: Condition</b> Serviceable	<b>17) Garage Door Opener: Operation</b> Serviceable
<b>17) Garage Door Opener: Safety Features</b> Photosensor installed correctly	<b>18) Decks, Balconies, Steps*: Condition</b> Serviceable	<b>19) Porch, areaway, railings*: Condition</b> N/A
<b>20) Eaves, Soffits, Fascia*: Condition</b> Serviceable	<b>21) Vegetation*: Condition</b> Serviceable	<b>22) Grading and Drainage: Condition</b> Serviceable
<b>23) Patio, Walks, Driveways: Condition</b> Serviceable	<b>24) Retaining walls*: Condition</b> N/A	

# 4: ROOFING

## Information

### 25) Roof Coverings: Type

Concrete Roof Tile, Built-up

### 25) Roof Coverings: Condition

Serviceable with Exceptions

### 26) Drainage Systems\*: Condition

Serviceable with Exceptions

### 27) Flashings Penetrations, Skylights, Chimneys: Condition

Serviceable

### 28) Evidence of Leaking\*: Signs of leaking or abnormal moisture?

No - No signs of leaking or abnormal moisture

### 29) Method Used To Observe roof: Inspection Method

Walked roof

## Recommendations

### 4.1.1 25) Roof Coverings

#### TILES CRACKED/BROKEN

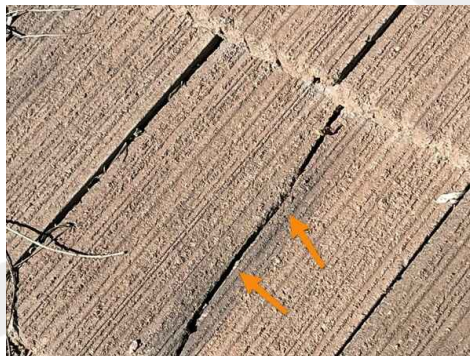
ROOF

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.

Moderate Recommendations



### 4.2.1 26) Drainage Systems\*

#### DEBRIS

ROOF, EAST

Minor/Maintenance Item

Debris has accumulated in the gutters. This can cause water to not be allowed to properly run off and drain from the roof. This may result in unwanted water damage. Recommend cleaning to facilitate water flow.

#### Recommendation

Contact a handyman or DIY project



## 5: PLUMBING

### Information

**30) Interior supply/ distribution piping: Type(s)**

Cross-Linked Polyethylene (PEX)

**32) Fixtures, faucets: Condition**

Defective

**34) Water supply leaks\*: Evidence of supply side leaks?**

No leaking observed

**36) Waste and Vent Piping Systems: Condition**

Defective

**39) Water heating equipment: Type**

Electric Tank

**30) Interior supply/ distribution piping: Condition**

Serviceable with Exceptions

**32) Fixtures, faucets: Operation**

Defective

**35) Cross Connections\*: Potential Cross Connections observed?**

Potential Cross connection observed

**37) Drain Leaks: Leaking observed at waste system piping?**

No leaking Observed

**39) Water heating equipment: Condition**

Serviceable

**31) Supports and Insulation: Condition**

Supports serviceable

**33) Functional flow: Condition**

Serviceable

**36) Waste and Vent Piping Systems: Type**

Acrylonitrile Butadiene Styrene (ABS), PVC

**38) Functional Drainage: Condition**

Serviceable

39) Water heating equipment:  
Water Heater



40) Automatic Safety controls:  
Presence  
TPRV(Temperature Pressure  
Relief Valve)

40) Automatic Safety controls:  
Condition  
Serviceable

41) Flues and vents\*: Combustion  
air ventilation  
N/A

41) Flues and vents\*: Condition  
Serviceable

42) Fuel Storage & Distribution  
Systems and Supports\*:  
Condition  
N/A

Recommendations

5.1.1 30) Interior supply/ distribution  
piping

Moderate Recommendations

**HIGH WATER PRESSURE**

NORTHWEST

Structure plumbing water pressure was observed at beyond the high recommended limit of 80psi. High pressure may contribute to plumbing failures and damages. Recommend evaluation by professional plumber.

Recommendation

Contact a qualified professional.



5.3.1 32) Fixtures, faucets

**SHOWER/BATH- SPOUT LEAK BEHIND**

BATHROOM

During testing of shower head, I observed water running out of the shower head plumbing. This is a serious water damage issue and should be repaired by a qualified plumber asap

Recommendation

Contact a qualified plumbing contractor.

 Significant and/or Safety Hazard


5.6.1 35) Cross Connections\*

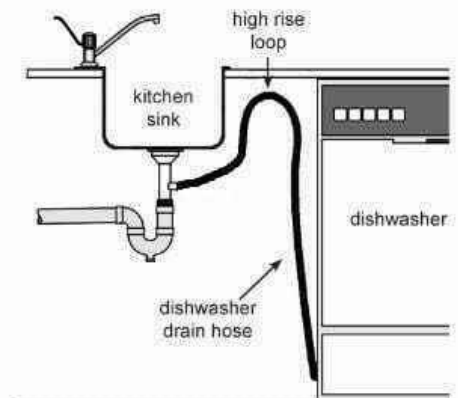
**DISH WASHER HIGH LOOP MISSING**

KITCHEN

At time of inspection the dish washer did not have appropriate high loop associated with the drain system. A missing high loop could allow contaminated water back flow into the dish washer. Recommend professional review and correction as needed

Recommendation

Contact a qualified professional.

 Moderate Recommendations


Dish Washer High Loop

5.7.1 36) Waste and Vent Piping Systems

**DWV- FLEXIBLE/ CORRUGATED DRAIN PIPE**

KITCHEN

Flexible drain piping was observed in one or more locations, this can cause buildup and clogging due to pipe being corrugated. Recommend repairs and or replacement.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Recommendations


5.7.2 36) Waste and Vent Piping Systems

**DWV- IMPROPER CONNECTION**

BATHROOM

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Recommendations


## 6: ELECTRICAL

### Information

<b>43) Service Type: Type</b> Below Ground	<b>43) Service Type: Condition</b> Serviceable	<b>44) Service conductor: Type</b> Aluminum
<b>44) Service conductor: Condition</b> Serviceable	<b>45) Service ground: Presence</b> Uffer	<b>45) Service ground: Condition</b> Serviceable
<b>46) Overcurrent Protection Devices: Type</b> Circuit breakers, AFCI Breakers	<b>46) Overcurrent Protection Devices: Condition</b> Defective	<b>47) Main and Distribution Panels: Main and sub panel locations</b> Exterior, North
<b>47) Main and Distribution Panels: Condition</b> Serviceable	<b>48) Service Amperage/Voltage: Amperage Rating</b> 200A	<b>48) Service Amperage/Voltage: Voltage Rating</b> 120/240
<b>49) Branch Circuit Conductors : Condition</b> Serviceable	<b>50) Aluminum Branch Circuit Wiring: Condition</b> Serviceable, None observed	<b>51) Compatibility: Condition</b> Serviceable
<b>52) Lights, Switches: Operation</b> Serviceable	<b>53) Receptacles, Polarity, Ground: Operation and Condition</b> Defective	<b>52) Lights, Switches: Condition</b> Serviceable
		<b>54) Ground fault circuit interrupters: Operation and Condition</b> Serviceable

### Limitations

44) Service conductor

#### LIMITED VIEW-SERVICE CONDUCTOR

The ability to safely view the service conductor type was impeded by installed safety covers. These covers are not to be removed by inspectors, thus visibility is not possible.

### Recommendations

6.4.1 46) Overcurrent Protection Devices



Significant and/or Safety Hazard

#### WIRING- DOUBLE-TAP

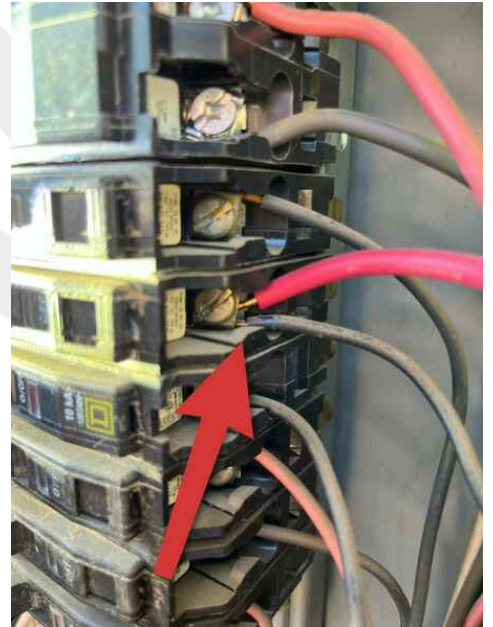
DISTRIBUTION PANEL

In the service panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a safety issue and this defective condition should be corrected by a qualified electrical contractor.



Recommendation

Contact a qualified electrical contractor.



6.7.1 49) Branch Circuit Conductors

**GENERAL- J BOX COVER**

ATTIC

An open junction box was observed in one or more locations. Recommend repairs for safety.

Recommendation

Contact a qualified electrical contractor.

 Moderate Recommendations



6.11.1 53) Receptacles, Polarity, Ground

**WIRING- HOT-NEUTRAL REVERSED**

EXAMPLE: MASTER BEDROOM

Inspector observed one or more electrical receptacles with the hot and neutral wires reversed. This condition is a safety hazard and should be corrected by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.

 Significant and/or Safety Hazard



## 7: HEATING

### Information

**55) Heating Equipment : Type**  
Heat Pump Split System

**55) Heating Equipment : Condition**  
Defective

**56) Energy Source: Type**  
Electric

**57) Operating Controls (thermostat): Operation**  
Serviceable

**58) Automatic Safety Controls: Presence**  
Thermocouple

**57) Operating Controls (thermostat): Condition**  
Serviceable

**59) Chimneys , Flues, Vents \*: Condition**  
Serviceable with Exceptions

**59) Chimneys , Flues, Vents \*: Combustion Air Vent Condition\***  
N/A

**58) Automatic Safety Controls: Condition**  
Serviceable

**60) Solid Fuel Heating Device : Condition**  
Not applicable

**61) Distribution System: Type**  
fans, ducts, registers

**60) Solid Fuel Heating Device : Type**  
Not applicable

**62) Air Filters: Condition**  
Defective

**63) Heat Source: Condition**  
Present in each room

**61) Distribution System: Condition**  
Serviceable

### Recommendations

7.1.1 55) Heating Equipment

**Significant and/or Safety Hazard**

#### **EXPOSED WIRING - IMPROPER WIRING METHOD**

FURNACE

Observed electrical wiring improperly entering the furnace unit. The wiring penetration was not using the proper fitting to penetrate the enclosure. This is an electrical risk and should be reviewed and repaired by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



7.5.1 59) Chimneys , Flues, Vents \*

**Moderate Recommendations**

#### **CHIMNEY CAP CRACKED**

CHIMNEY

Observed cracking/gaps in the chimney cap. Cracked/damaged chimney caps can allow moisture to enter the structure and may contribute to future moisture damage. Recommend professional review/repair as needed.

Recommendation

Contact a qualified professional.



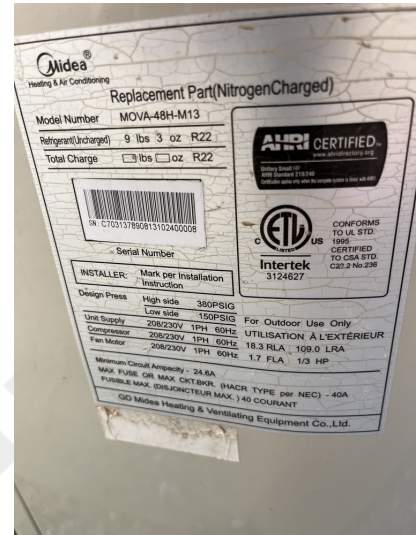
# 8: COOLING

## Information

**64) Cooling Equipment : Type**  
Heat Pump Split System

**64) Cooling Equipment : Condition**  
Serviceable

**64) Cooling Equipment : HVAC**



**64) Cooling Equipment : AC Unit Utilizing R-22**

Review of the manufacturer's data plate indicates an aging unit. The data plate also indicates the use of R-22 which is a refrigerant being phased out and currently expensive compared to new refrigerant types. Recommend consulting an HVAC professional to acquire information regarding financial impacts for potential servicing vs replacing with a more current model.

**65) Energy Source: Type**  
Electric

**66) Operating Controls (thermostat): Condition**  
Not tested in cool mode due to low outside temperatures

**67) Distribution System: Type**  
fans, ducts, registers

**67) Distribution System: Condition**  
Serviceable

**68) Air Filters: Condition**  
Defective

**69) Cooling Source: Condition**  
Present in each room

## Recommendations

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8.5.1 68) Air Filters

### **DIRTY FILTER(S)**

HALLWAY

The HVAC filters were dirty, recommend replacing and monitoring/replacing monthly.

Recommendation

Contact a handyman or DIY project

 Minor/Maintenance Item

# 9: INTERIORS

## Information

**70) Walls, Ceiling, Floors: Condition**

Serviceable with Exceptions

**73) Counters, Cabinetry: Condition**

Serviceable

**75) Windows : Reference Exterior Item 16**

Please Refer to section Exterior Item 16 for additional information

**70) Walls, Ceiling, Floors: Refer to 4.7**

Please refer to section 4.7 for additional information

**74) Doors: Condition**

Serviceable

**75) Windows : Condition**

Serviceable with Exceptions

**76) Fire separation walls and ceilings: Condition**

Serviceable

**71) Steps, Stairways\*: Condition**

Not applicable

**72) Balconies, Railings\*: Condition**

Not applicable

**74) Doors: Operation**

Serviceable

**75) Windows : Operation**

Serviceable with Exceptions

**77) Fire separation doors: Condition**

Serviceable

## Recommendations

9.1.1 70) Walls, Ceiling, Floors

**GENERAL- PREVIOUS PATCH/REPAIR**

GARAGE

Previous patch or repair noted at ceiling(s). We recommend seeking further information from seller in regards to previous patch and repairs and monitoring.

Recommendation

Contact the seller for more info

 Minor/Maintenance Item



# 10: INSULATION, VENTILATION

## Information

<b>78) Insulation: Type</b> Batt, Blown, Cellulose, Fiberglass	<b>78) Insulation: Condition</b> Serviceable	<b>79) Vapor retarder: Type</b> Not Required
<b>79) Vapor retarder: Condition</b> Not Required	<b>80) Attic Ventilation: Presence</b> Present	<b>80) Attic Ventilation: Condition</b> Serviceable
<b>81) Under floor crawl space ventilation*: Presence</b> Not applicable	<b>81) Under floor crawl space ventilation*: Condition</b> Not applicable	<b>82) Kitchen ventilation*: Condition</b> Serviceable
<b>83) Bathroom Venting: Type</b> Vent Fan	<b>83) Bathroom Venting: Operation</b> Serviceable	<b>83) Bathroom Venting: Condition</b> Serviceable
<b>84) Laundry ventilation: Laundry dryer vent presence</b> Present, Vents to the exterior	<b>84) Laundry ventilation: Laundry dryer vent condition</b> Vents to the exterior, Defective	<b>84) Laundry ventilation: Laundry room vent condition</b> Serviceable

## Recommendations

10.7.1 84) Laundry ventilation

### **DRYER VENT- DIRTY**

We always recommend cleaning the dryer vent upon moving in and at least once annually (more depending on usage).

Recommendation

Contact a qualified professional.



Moderate Recommendations



# 11: BUILT-IN KITCHEN APPLIANCES

## Information

**DISHWASHER: Condition**  
Serviceable

**DISHWASHER: Brand**  
Frigidaire

**DISHWASHER: Dishwasher**



**GARBAGE DISPOSAL: Condition**  
Serviceable

**GARBAGE DISPOSAL: Garbage Disposal**

**MICROWAVE: Condition**  
Serviceable

**MICROWAVE: Microwave**



**RANGES/OVENS/COOKTOPS: Condition**  
Serviceable

**RANGES/OVENS/COOKTOPS: Exhaust Hood Type**  
Vented

**RANGES/OVENS/COOKTOPS: Range/Oven Brand**  
Samsung

**RANGES/OVENS/COOKTOPS: Range/Oven Energy Source**  
Electric

**RANGES/OVENS/COOKTOPS:**  
**Range/Oven**



**REFRIGERATOR: Condition**  
Serviceable

**REFRIGERATOR: Brand**  
Samsung

**REFRIGERATOR: Refrigerator**



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# STANDARDS OF PRACTICE

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## Structural Components

6) \_\_\_\_\_ Foundation- Observe and report on the foundation **type** (e.g., concrete slab on grade, concrete/masonry basement, concrete/masonry crawlspace) and the **condition** of the visible portions of the foundation (satisfactory where visible, poor, etc.) – it is not acceptable to describe the condition of the foundation as simply “not visible”.

## Exterior

13) \_\_\_\_\_ Wall cladding- Observe and report on **type** (e.g., stucco, wood siding, etc.) and **condition** (satisfactory, poor, etc.) of the exterior wall surface material.

## Roofing

25) \_\_\_\_\_ Roof coverings- Observe and describe covering **type** (e.g., shingle, tile, rolled composition, etc.) and report on **condition**.

## Plumbing

30) \_\_\_\_\_ Interior supply/ distribution piping- Observe and report on visible **type** of materials (must describe type of piping material specifically, e.g., copper, polybutylene, galvanized, etc. – not simply plastic or metal) and **condition** to the extent the piping is visible.

## Electrical

43) \_\_\_\_\_ Service type- Observe and report on its **type** (e.g., overhead/underground) and **condition**.

## Heating

55) \_\_\_\_\_ Heating equipment- Observe and report on **type** (e.g., heat pump, forced air gas, etc.) and **condition**.

## Cooling

64) \_\_\_\_\_ Cooling equipment- Observe and report on **type** (e.g., heat pump, air conditioner, evaporative cooler) and **condition**.

## Interiors

70) \_\_\_\_\_ Walls, ceilings, floors- Observe and report on **condition** at visible areas.

## Insulation, Ventilation

78) \_\_\_\_\_ Insulation- Observe and report **type** of visible insulation (e.g., fiberglass, cellulose, etc.) and **condition** (e.g., depth/thickness, displaced, damaged, missing).