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ROOM-BY-ROOM CONDO TEMPLATE

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12/01/2025

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REPAIR NEEDED

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Vacant

Style
Condo

Temperature (approximate)
88 Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Clear

2: EXTERIOR

Information

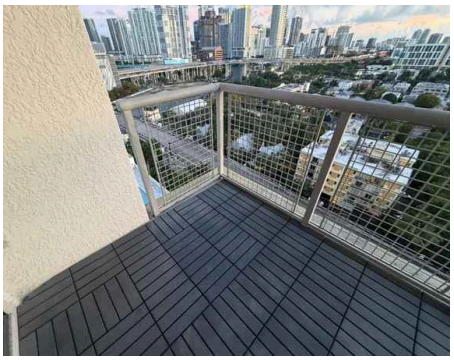
Inspection Method
Visual

Exterior Doors: Exterior Entry Door
Glass, Steel

Decks, Balconies, Porches & Steps: Appurtenance
Balcony

Decks, Balconies, Porches & Steps: Material
Concrete



3: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
125 Amp

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Hallway

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP

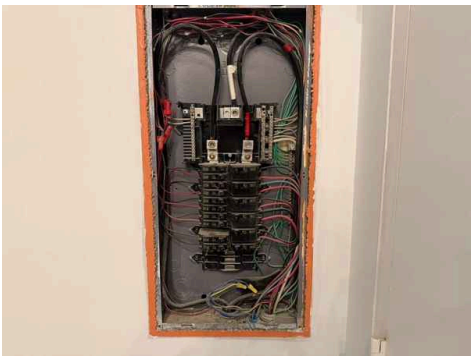
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit



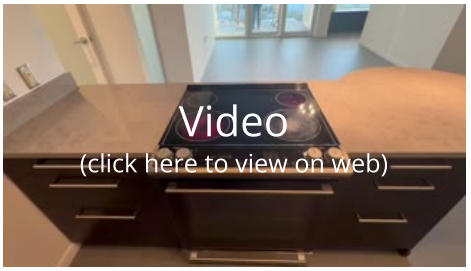


4: KITCHEN

Information

Dishwasher: Brand
Frigidaire

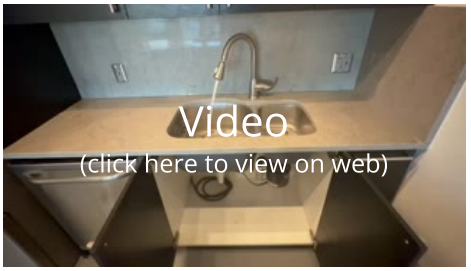
Range/Oven/Cooktop: Range/Oven Energy Source
Electric



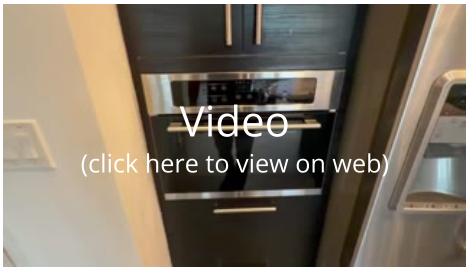
Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
Whirlpool

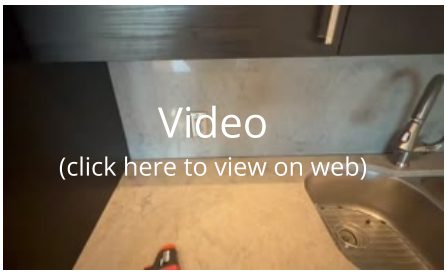
Garbage Disposal: Brand
Badger



Built-in Microwave: Mircowave
Frigidaire



Outlets and GFI: GFCI



Kitchen

Refrigerator: Brand

LG

Observations

4.1.1 Dishwasher

Repair Needed

DISHWASHER LEAK $150 – $350

Active water leak detected at the dishwasher during operation. Moisture was observed at the base of the appliance and on the adjacent cabinet floor. The source appears to be either a failing door gasket, loose or deteriorated supply/drain line connection, or an internal component leak. Prolonged leakage may result in cabinet damage, mold growth, or flooring deterioration.

$150 – $350

Recommendation

Contact a qualified handyman.

4.2.1 Refrigerator

Repair Needed

MAGGOTS PRESENT INSIDE REFRIGERATOR $125 – $250

Active insect larvae (“maggots”) were observed inside the refrigerator compartment. This condition indicates unsanitary interior conditions, likely resulting from spoiled/decaying food, a prior spill that was not properly cleaned, or extended power loss leading to food decomposition. The presence of organic residue can attract insects and create health and sanitation concerns.

$125 – $250

Recommendation

Contact a qualified professional.

5: MASTER BEDROOM

Information

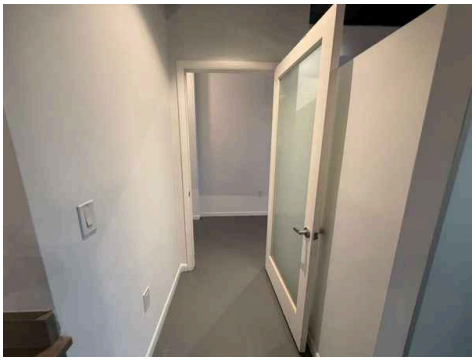
General: Master bedroom

Windows: Window Type
Single Pane

Floors: Floor Coverings
Concrete

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Concrete


6: BEDROOM 2

Information

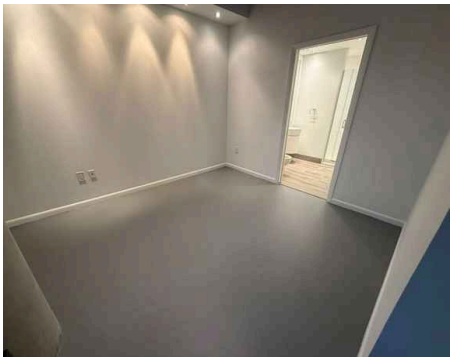
General: Guest Bedroom

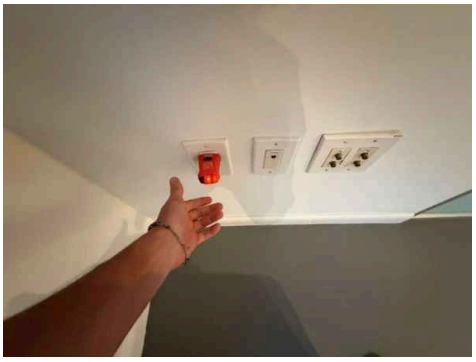
Windows: Window Type
Single Pane

Floors: Floor Coverings
Concrete

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Concrete





7: BATHROOM 1

Information

Master bathroom

Shower: Shower

GFCI & AFCI: GFCI

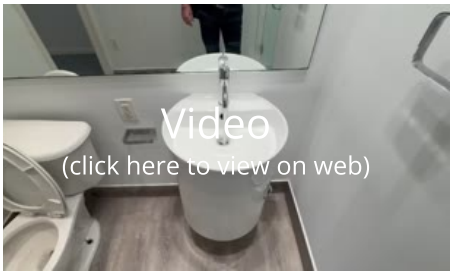
Water Supply, Distribution Systems & Fixtures: Distribution Material

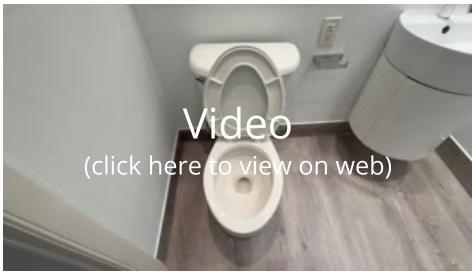
PVC

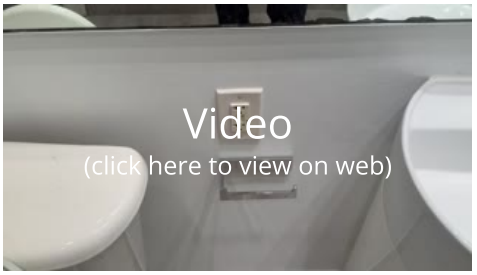
Water Supply, Distribution Systems & Fixtures: Water Supply Material

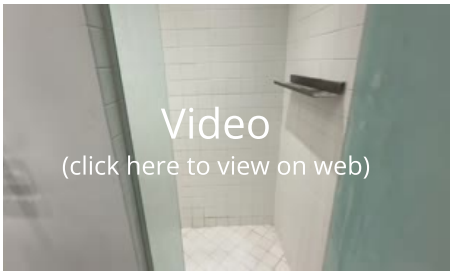
Copper









8: BATHROOM 2

Information

General: Guest Bathroom

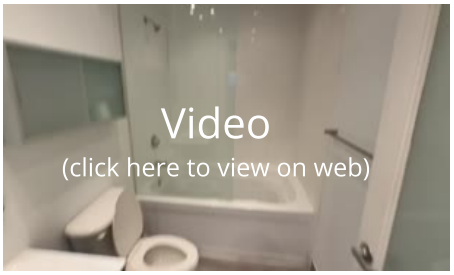
Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

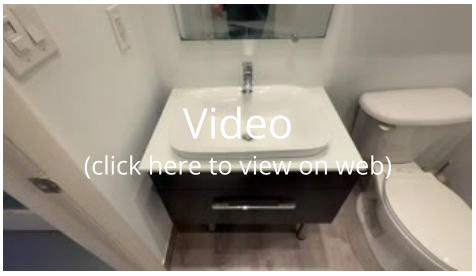
Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

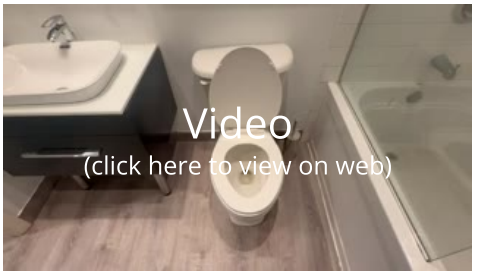
GFCI & AFCI: GFCI

Shower: Shower

Toilet: Toilet







Observations

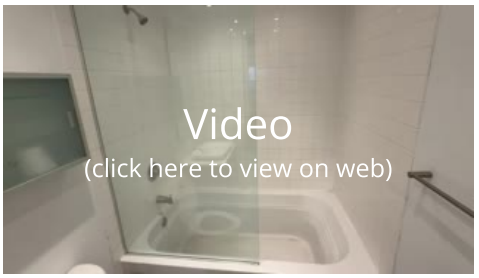
8.4.1 Shower

SHOWER/TUB NOT DRAINING PROPERLY $250 – $450

Repair Needed

The shower/tub exhibits slow or restricted drainage when water is run. This indicates a probable blockage in the drain trap, hair/debris obstruction, or buildup within the branch drain line. In some cases, improper pipe slope or venting issues may also contribute to poor drainage.

Standing water in the tub/shower can lead to soap scum buildup, mold growth, foul odors, and long-term deterioration of plumbing components.



$250 – $450

Recommendation

Contact a qualified professional.

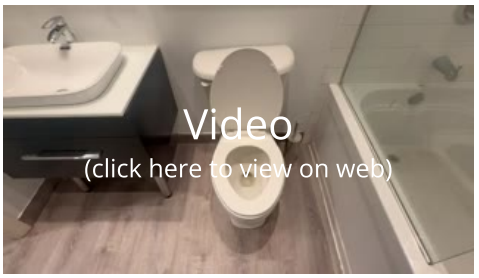
8.5.1 Toilet

Repair Needed

TOILET DOES NOT FLUSH OR DRAIN PROPERLY $200 – $450

The toilet fails to flush effectively and does not drain as expected. Water rises in the bowl and drains slowly or not at all, indicating a likely obstruction in the toilet trap, waste line, or main branch line. Other potential causes include a failing flushing mechanism, improper water level in the tank, or a clogged vent pipe restricting proper drainage.

A non-functioning toilet represents both a sanitary concern and a potential sign of broader plumbing issues within the home.



$200 – $450

Recommendation

Contact a qualified professional.

9: LIVING ROOM

Information

Living room

Windows: **Window Type**
Single Pane

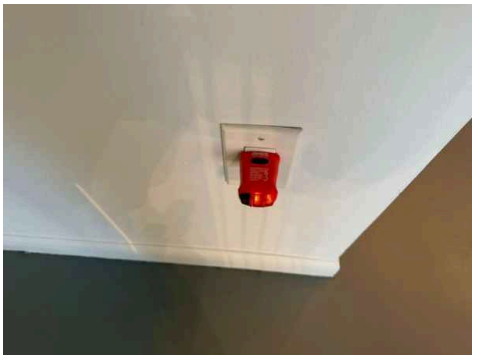
Floors: **Floor Coverings**
Concrete

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Concrete

GFCI & AFCI: **Outlets**





10: LAUNDRY ROOM

Information

Water Source
Public

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Washer
Whirlpool

Dryer
Whirlpool

Main Water Shut-off Device: Location
See building services

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

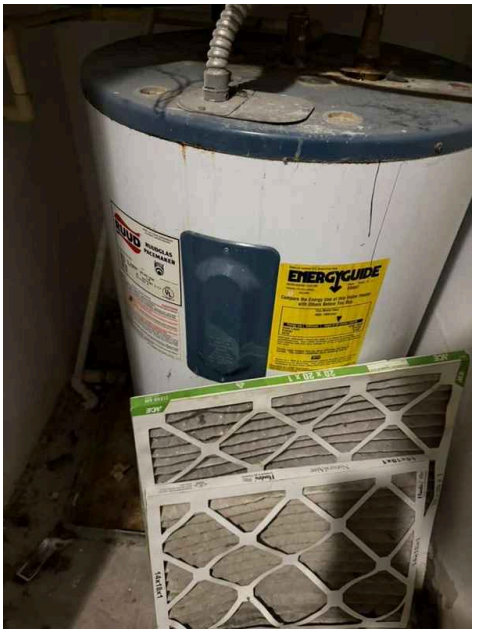
Hot Water Systems, Controls, Flues & Vents: Manufacturer
Ruud

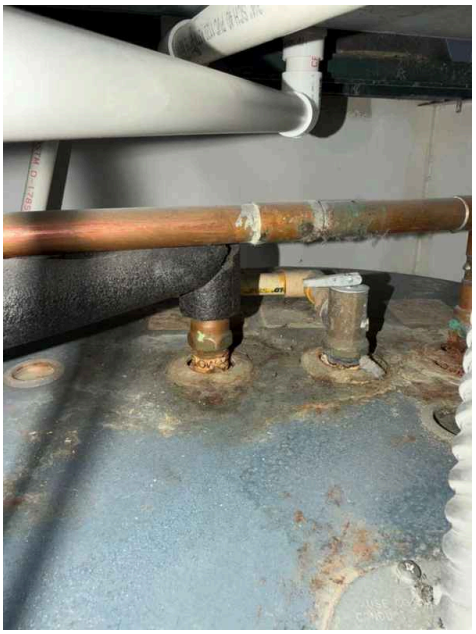
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

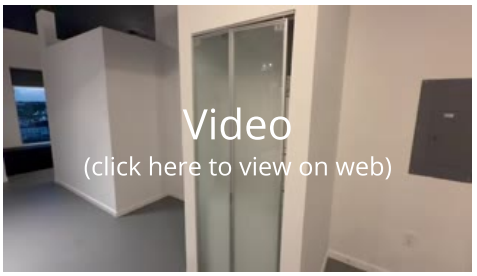
Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Location

AC closet







11: UTILITY ROOM

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

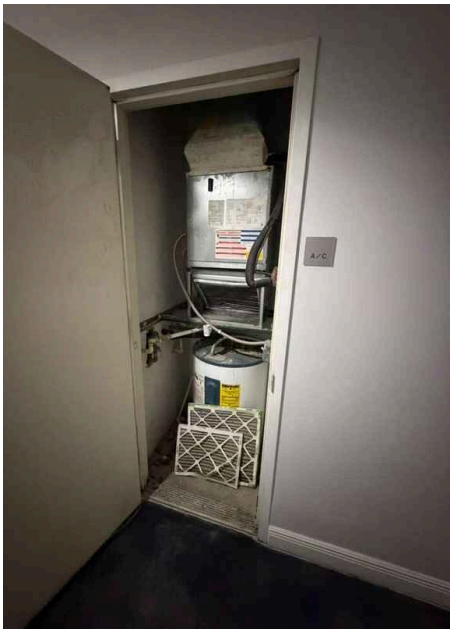
Cooling Equipment: Location
Roof, AC closet

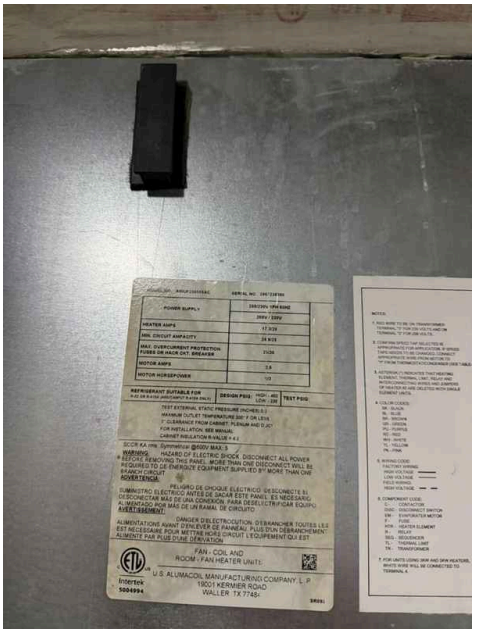
Cooling Equipment: Tonnage
1.5 ton

Cooling Equipment: Year
2020

Distribution System: Ductwork
Insulated

Distribution System: Configuration
Central






STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.