RC INSPECTION SERVICES

# HOME INSPECTION REPORT


(306) 728-7692 www.rcinspections.ca

# INSPECTION AGREEMENT

*(Please read carefully)*

THIS AGREEMENT is made and entered into by and between _____, referred to as "*Inspector*", and _____ , referred to as "*Client*."

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of $ _____ for the inspection of the "Property," being the residence, and garage or carport, if applicable, located at _____.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State/Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability. Not valid in State/Province of _____.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State/Province of _____, and if that State/Province laws or regulations are more stringent than the forms of the agreement, the State/Province law or rule shall govern.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If no State/Province regulations apply, this report adheres to the _____ Standards, which is available upon request.

Signature: _____ Date:_____ Day: _____

Signature: _____ Date:_____ Time: _____

Street Address: _____ Buyer Present:

City/State or Province/Zip or Postal Code: _____ Yes _____ No _____

Agent present: Yes_____ No_____ Agent's Name: _____

Inspector's Signature _____ Date:_____ Inspection # _____

Inspector's Address _____ License/Certification # _____

City/State/Province/Zip or Postal Code: _____

Client agrees to release reports to seller/buyer/REALTOR® Yes _____ No _____

SEE REVERSE SIDE FOR ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

WHITE: CUSTOMER COPY CANARY: DUPLICATE COPY WHITE TAG: INSPECTOR COPY

## ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating system's accessories; solar heating systems; heat exchangers; lawn sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Exclusions of systems normally inspected _____.

## DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:

**SATISFACTORY** (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**SIGNIFICANT ISSUES** - A system or component that is considered significantly deficient, inoperable or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be satisfactory.

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## BUILDING DATA

Approx. Age: _____ yrs.

Style: ❑ Single Family ❑ 1 Story
❑ Multi-Family ❑ 1 1/2 Story
❑ Apartment ❑ 2 Story
❑ Condominium ❑ High Rise
❑ Townhouse

Main Entrance Faces: North _____ South _____ East _____ West _____

State of Occupancy: ❑ Vacant ❑ Occupied ❑ Unoccupied but furnished
❑ Fully ❑ Partially

Weather Conditions: ❑ Sunny ❑ Cloudy ❑ Windy ❑ Snow ❑ Rain

Recent Rain: ❑ Yes ❑ No

Ground cover: ❑ Snow ❑ Wet ❑ Damp ❑ Dry Temperature _____°F/°C

# GROUNDS

## SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

**PATIOS** that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

## EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steal or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

## GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

## ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

## WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

## RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

## RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

**DEFINITIONS**

**SATISFACTORY** (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

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## BUILDING DATA

Approx. Age: _____ yrs.

Style: ❑ Single Family ❑ 1 Story
❑ Multi-Family ❑ 1 1/2 Story
❑ Apartment ❑ 2 Story
❑ Condominium ❑ High Rise
❑ Townhouse

Main Entrance Faces: North _____ South _____ East _____ West _____

State of Occupancy: ❑ Vacant ❑ Occupied ❑ Unoccupied but furnished
❑ Fully ❑ Partially

Weather Conditions: ❑ Sunny ❑ Cloudy ❑ Windy ❑ Snow ❑ Rain

Recent Rain: ❑ Yes ❑ No

Ground cover: ❑ Snow ❑ Wet ❑ Damp ❑ Dry Temperature _____°F/°C

# GROUNDS

## PROCEDURE

Walk around the property before the client shows up. Fill out the basic information on the report. When the client shows up, take **several** trips around the property pointing out any problems or maintenance items needed.

## ITEMS TO NOTE

1. Balconies without railings or unsafe railings (safety hazard).
2. Settling cracks that are trip hazards (safety hazard).
3. Railings needed for three (3) or more steps (safety hazard).
4. Wood surfaces that come in contact with the ground.
5. Grading and sidewalks where the grade is pitched towards the home.
6. **Settling porches must be noted.** Check support piers.
7. Rotted boards on balconies, porches, and decks.

## TERMINOLOGY

1. Recommend mudjacking or replacing surfaces that pitch towards the home.
2. Recommend replacing rotted boards.
3. Recommend sealing areas between sidewalk/drive and house.

## FHA, VA

1. Railings around balconies/steps needed.
2. Peeling paint.

## GROUNDS

**1. SERVICE WALKS** ❑ None ❑ Not visible ❑ ***Public sidewalk needs repair***
**Material:** ❑ Concrete ❑ Flagstone ❑ Gravel ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Trip Hazard*** ❑ Typical cracks
❑ ***Pitched towards home (See remarks page 4)*** ❑ *Settling cracks*

**2. DRIVEWAY/PARKING** ❑ None ❑ Not visible
**Material:** ❑ Concrete ❑ Asphalt ❑ Gravel/Dirt ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Settling cracks*** ❑ Typical cracks
❑ ***Pitched towards home (See remarks page 4)*** ❑ ***Trip Hazard*** ❑ *Fill cracks and seal*

**3. PORCH** *(covered entrance)* ❑ None ❑ Not visible
**Support Pier:** ❑ Concrete ❑ Wood ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Railing/Balusters recommended***
**Floor:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard***

**4. STOOPS/STEPS** ❑ None ❑ ***Uneven risers*** ❑ ***Rotted/Damaged*** ❑ ***Cracked*** ❑ ***Settled***
**Materials:** ❑ Concrete ❑ Wood ❑ _____ ❑ ***Railing/Balusters recommended***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard***

**5. PATIO** ❑ None
**Material:** ❑ Concrete ❑ Flagstone ❑ Kool-Deck® ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Settling cracks*** ❑ ***Trip Hazard***
❑ ***Pitched towards home (See remarks page 4)*** ❑ Drainage provided ❑ Typical cracks

**6. DECK/BALCONY** *(flat, floored, roofless area)* ❑ None ❑ Not visible
**Material:** ❑ Wood ❑ Metal ❑ Composite ❑ ***Railing/Balusters recommended***
**Finish:** ❑ Treated ❑ Painted/Stained ❑ _____
❑ ***Safety Hazard*** ❑ ***Improper attachment to house*** ❑ ***Railing loose***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Wood in contact with soil***

**7. DECK/PATIO/PORCH COVERS** ❑ None ❑ ***Earth to wood contact*** ❑ ***Moisture/Insect damage***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Posts/Supports need Repair***
**Recommend:** ❑ Metal Straps/Bolts/Nails/Flashing ❑ ***Improper attachment to house***

**8. FENCE/WALL** ❑ Not evaluated ❑ None **Type:** ❑ Brick/Block ❑ Wood ❑ Metal ❑ Chain Link ❑ ***Rusted*** ❑ Vinyl
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ ***Loose Blocks/Caps***
**Gate:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Planks missing/damaged***

**9. LANDSCAPING AFFECTING FOUNDATION** ***(See remarks page 4)***
**Negative Grade:** ❑ East ❑ West ❑ North ❑ South ❑ Satisfactory
❑ ***Recommend additional backfill*** ❑ ***Recommend window wells/covers*** ❑ ***Trim back trees/shrubberies***
❑ ***Wood in contact with/improper clearance to soil***

**10. RETAINING WALL** ❑ None Material _____ ❑ ***Drainage holes recommended***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard*** ❑ ***Leaning/Cracked/Bowed***
(Relates to the visual condition of the wall)

**11. HOSE/BIBS** ❑ None ❑ No anti-siphon valve ❑ ***Recommend Anti-Siphon Valve***
**Operable:** ❑ Yes ❑ No ❑ Not tested ❑ Not on

**GENERAL COMMENTS** _____

# ROOF

**Valleys and Flashings** that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

**Tar and Gravel Roofs** This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

| ROOF TYPE | LIFE EXPECTANCY | SPECIAL REMARKS |
|---|---|---|
| Asphalt Shingles | 15-20 years | Used on nearly 80% of all residential roofs; requires little maintenance. |
| Asphalt Multi-Thickness Shingles* | 20-30 years | Heavier and more durable than regular asphalt shingles. |
| Asphalt Interlocking Shingles* | 15-25 years | Especially good in high-wind areas. |
| Asphalt Rolls | 10 years | Used on low slope roofs. |
| Built-up Roofing | 10-20 years | Used on low slope roofs; 2 to 3 times as costly as asphalt shingles. |
| Wood Shingles* | 10-40 years [1] | Treat with preservative every 5 years to prevent decay. |
| Clay Tiles*<br>Cement Tiles* | 20 + years<br>20 + years | Durable, fireproof, but not watertight, requiring a good subsurface base. |
| Slate Shingles* | 30-100 years [2] | Extremely durable, but brittle and expensive. |
| Asbestos Cement Shingles* | 30-75 years | Durable, but brittle and difficult to repair. |
| Metal Roofing | 15-40 + years | Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted. |
| Single Ply Membrane | 15-25 years (mfgr's claim) | New material; not yet passed test of time. |
| Polyurethane with Elastomenic Coating | 5-10 years [1] | Used on low slope roofs. |

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation

[2] Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

## GROUNDS

**1. SERVICE WALKS** ❑ None ❑ Not visible ❑ ***Public sidewalk needs repair***
**Material:** ❑ Concrete ❑ Flagstone ❑ Gravel ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Trip Hazard*** ❑ Typical cracks
❑ ***Pitched towards home (See remarks page 4)*** ❑ *Settling cracks*

**2. DRIVEWAY/PARKING** ❑ None ❑ Not visible
**Material:** ❑ Concrete ❑ Asphalt ❑ Gravel/Dirt ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Settling cracks*** ❑ Typical cracks
❑ ***Pitched towards home (See remarks page 4)*** ❑ ***Trip Hazard*** ❑ *Fill cracks and seal*

**3. PORCH** *(covered entrance)* ❑ None ❑ Not visible
**Support Pier:** ❑ Concrete ❑ Wood ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Railing/Balusters recommended***
**Floor:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard***

**4. STOOPS/STEPS** ❑ None ❑ ***Uneven risers*** ❑ ***Rotted/Damaged*** ❑ ***Cracked*** ❑ ***Settled***
**Materials:** ❑ Concrete ❑ Wood ❑ _____ ❑ ***Railing/Balusters recommended***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard***

**5. PATIO** ❑ None
**Material:** ❑ Concrete ❑ Flagstone ❑ Kool-Deck® ❑ Brick ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Settling cracks*** ❑ ***Trip Hazard***
❑ ***Pitched towards home (See remarks page 4)*** ❑ Drainage provided ❑ Typical cracks

**6. DECK/BALCONY** *(flat, floored, roofless area)* ❑ None ❑ Not visible
**Material:** ❑ Wood ❑ Metal ❑ Composite ❑ ***Railing/Balusters recommended***
**Finish:** ❑ Treated ❑ Painted/Stained ❑ _____
❑ ***Safety Hazard*** ❑ ***Improper attachment to house*** ❑ ***Railing loose***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Wood in contact with soil***

**7. DECK/PATIO/PORCH COVERS** ❑ None ❑ ***Earth to wood contact*** ❑ ***Moisture/Insect damage***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Posts/Supports need Repair***
**Recommend:** ❑ Metal Straps/Bolts/Nails/Flashing ❑ ***Improper attachment to house***

**8. FENCE/WALL** ❑ Not evaluated ❑ None **Type:** ❑ Brick/Block ❑ Wood ❑ Metal ❑ Chain Link ❑ ***Rusted*** ❑ Vinyl
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ ***Loose Blocks/Caps***
**Gate:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Planks missing/damaged***

**9. LANDSCAPING AFFECTING FOUNDATION** ***(See remarks page 4)***
**Negative Grade:** ❑ East ❑ West ❑ North ❑ South ❑ Satisfactory
❑ ***Recommend additional backfill*** ❑ ***Recommend window wells/covers*** ❑ ***Trim back trees/shrubberies***
❑ ***Wood in contact with/improper clearance to soil***

**10. RETAINING WALL** ❑ None Material _____ ❑ ***Drainage holes recommended***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard*** ❑ ***Leaning/Cracked/Bowed***
(Relates to the visual condition of the wall)

**11. HOSE/BIBS** ❑ None ❑ No anti-siphon valve ❑ ***Recommend Anti-Siphon Valve***
**Operable:** ❑ Yes ❑ No ❑ Not tested ❑ Not on

**GENERAL COMMENTS** _____

# ROOF

## PROCEDURE

View the roof covering from the roof if possible. In no way should you endanger your safety for any reason, (i.e., roof too steep, slippery, unsafe to walk on, etc).

If you cannot get on the roof, view sections from the eaves with a ladder. It is very difficult to evaluate roof coverings without getting close. Use binoculars as a last resort.

Obtain age from seller, property condition report, etc. and using this information as a **guide**, estimate age based on condition and wear using a range, (i.e., 5-10, 10-15, 15+, etc). Determine number of layers. (You may have to check attic to determine if wood shakes exist).

Roof coverings that are in poor condition and will require replacing in less than a year should be listed under **Major Issues** on the **Summary Page**. Any asphalt shingle 15+ years should be noted in the SUMMARY PAGE under 'differed cost' items. Report on any sags in roof structure.

## TERMINOLOGY

**Sat.** - The roof covering, under normal conditions, should last at least 5 years or more.

**Marginal** - Will need replacing in 5 years or less.

**Poor** - Will need replacing soon

Flashing/valleys, etc. - Check the condition of all flashing, (i.e., skylights, chimney, and vents). Check valleys for rusting or any holes. Valleys and flashings covered with tar are not visible and are probably in poor condition. This should be noted in the report.

## ROOF

**12. ROOF VISIBILITY** ❑ All ❑ Partial ❑ None ❑ Limited by _____

**13. INSPECTED FROM** ❑ Roof ❑ Ladder at eaves ❑ Ground ***(Inspection Limited)*** ❑ With Binoculars

**14. STYLE OF ROOF** ❑ Gable ❑ Hip ❑ Mansard ❑ Shed ❑ Flat ❑ _____
**Pitch:** ❑ Low ❑ Medium ❑ Steep ❑ Flat

**ROOF #1** Type:_____ # Layers_____ Approx. age_____Yrs.

**ROOF #2** Type:_____ # Layers_____ Approx. age_____Yrs.

**ROOF #3** Type:_____ # Layers_____ Approx. age_____Yrs.

**15. VENTILATION SYSTEM** Type: ❑ Soffit ❑ Ridge ❑ Gable ❑ Roof ❑ Turbine ❑ Powered
**Ventilation Present:** ❑ Yes ❑ No ❑ _____

***(See remarks page 20) (See Attic, page 21)***

**16. FLASHING** Material: ❑ Not visible ❑ Galv/Alum ❑ Asphalt ❑ _____
❑ Copper ❑ Foam ❑ Rubber ❑ Lead
**Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Rusted*** ❑ Missing
❑ ***Separated from chimney/roof*** ❑ ***Recommend sealing*** ❑ _____

**17. VALLEYS** ❑ N/A Material: ❑ Not Visible ❑ Galv/Alum ❑ Asphalt ❑ Lead
❑ Copper ❑ _____
**Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor
❑ Holes ❑ ***Rusted*** ❑ ***Recommend sealing***

**18. CONDITION OF ROOF COVERINGS**
Roof #1: ❑ Satisfactory ❑ Marginal ❑ Poor
Roof #2: ❑ Satisfactory ❑ Marginal ❑ Poor
Roof #3: ❑ Satisfactory ❑ Marginal ❑ Poor

**Condition:** ❑ Curling ❑ Cracking ❑ Ponding ❑ Burn spots ❑ Broken/Loose Tiles/Shingles
❑ Nail popping ❑ Granules missing ❑ Alligatoring ❑ Blistering ❑ Missing Tabs/Shingles/Tiles
❑ Moss buildup ❑ Exposed felt ❑ Cupping ❑ Incomplete/Improper Nailing
❑ ***Recommend roofer evaluate*** ❑ ***Evidence of Leakage***

**19. SKYLIGHTS** ❑ N/A ❑ Not visible ❑ ***Cracked/Broken***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**20. PLUMBING VENTS** ❑ Not visible ❑ Yes ❑ No ❑ Satisfactory ❑ Marginal ❑ Poor

***Conditions reported above reflect <u>visible</u> portion only*** ❑ ***See Additional Comments on page 33***

**GENERAL COMMENTS** _____

# EXTERIOR

## CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprise-d of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

**Unlined Chimney** - should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

## NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

## CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

## GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

## SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

## EIFS

This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

## DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a Jot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat {unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

## CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

## ROOF

**12. ROOF VISIBILITY** ❑ All ❑ Partial ❑ None ❑ Limited by _____

**13. INSPECTED FROM** ❑ Roof ❑ Ladder at eaves ❑ Ground ***(Inspection Limited)*** ❑ With Binoculars

**14. STYLE OF ROOF** ❑ Gable ❑ Hip ❑ Mansard ❑ Shed ❑ Flat ❑ _____
**Pitch:** ❑ Low ❑ Medium ❑ Steep ❑ Flat

**ROOF #1** Type:_____ # Layers_____ Approx. age_____Yrs.

**ROOF #2** Type:_____ # Layers_____ Approx. age_____Yrs.

**ROOF #3** Type:_____ # Layers_____ Approx. age_____Yrs.

**15. VENTILATION SYSTEM** Type: ❑ Soffit ❑ Ridge ❑ Gable ❑ Roof ❑ Turbine ❑ Powered
**Ventilation Present:** ❑ Yes ❑ No ❑ _____

***(See remarks page 20) (See Attic, page 21)***

**16. FLASHING** Material: ❑ Not visible ❑ Galv/Alum ❑ Asphalt ❑ _____
❑ Copper ❑ Foam ❑ Rubber ❑ Lead
**Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Rusted*** ❑ Missing
❑ ***Separated from chimney/roof*** ❑ ***Recommend sealing*** ❑ _____

**17. VALLEYS** ❑ N/A Material: ❑ Not Visible ❑ Galv/Alum ❑ Asphalt ❑ Lead
❑ Copper ❑ _____
**Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor
❑ Holes ❑ ***Rusted*** ❑ ***Recommend sealing***

**18. CONDITION OF ROOF COVERINGS**
Roof #1: ❑ Satisfactory ❑ Marginal ❑ Poor
Roof #2: ❑ Satisfactory ❑ Marginal ❑ Poor
Roof #3: ❑ Satisfactory ❑ Marginal ❑ Poor

**Condition:** ❑ Curling ❑ Cracking ❑ Ponding ❑ Burn spots ❑ Broken/Loose Tiles/Shingles
❑ Nail popping ❑ Granules missing ❑ Alligatoring ❑ Blistering ❑ Missing Tabs/Shingles/Tiles
❑ Moss buildup ❑ Exposed felt ❑ Cupping ❑ Incomplete/Improper Nailing
❑ ***Recommend roofer evaluate*** ❑ ***Evidence of Leakage***

**19. SKYLIGHTS** ❑ N/A ❑ Not visible ❑ ***Cracked/Broken***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**20. PLUMBING VENTS** ❑ Not visible ❑ Yes ❑ No ❑ Satisfactory ❑ Marginal ❑ Poor

***Conditions reported above reflect <u>visible</u> portion only*** ❑ ***See Additional Comments on page 33***

**GENERAL COMMENTS** _____

# EXTERIOR

## PROCEDURE

If possible, look into the flue from roof. If not possible, try to evaluate from inside at fireplace or cleanout. If you cannot get a good view of the flue, mark '***not evaluated.***' If the flue is coated with soot or creosote, mark '***Have cleaned and re-evaluated.***' Use a flashlight or mirror to inspect the flue.

## STUCCO/WOOD SIDING/TRIM/WINDOWS

Probe gently to see if wood is soft or rotted. Check window ledges and areas where stucco/wood comes in contact with ground. Check window sills for rot.

## BRICK/STONE SIDING/CHIMNEY CHASES

Check for siding pulling away from frame, loose or missing mortar, unusual cracks, etc., face of bricking crumbling.

## NEVER MISS LIST

- Cracked or scaling chimney flues
- Amateur work
- Loose brick or chimney caps
- Unlined chimney should be written up as ***"should be re-evaluated"***
- Rotted boards

## EIFS (EXTERIOR INSULATION AND FINISH SYSTEMS)

This is a synthetic stucco, employing 5 distinct components:

- An adhesive or mechanical fastener
- Insulation board
- Abase
- Reinforced fiberglass mesh
- Durable finish color coat applied on site

# EXTERIOR

**21. CHIMNEY(S)** ❑ None Location: #1_____ #2_____ #3_____
**Viewed From:** ❑ Roof ❑ Ladder at eaves ❑ Ground ***(Inspection Limited)*** ❑ With Binoculars
**Rain Cap/Spark Arrestor:** ❑ Yes ❑ No ❑ ***Recommended***
**Chase:** ❑ Brick ❑ Stone ❑ Metal ❑ Block ❑ Framed
**Evidence of:** ❑ Holes in metal ❑ Cracked chimney cap ❑ Loose mortar joints ❑ Flaking ❑ Loose Brick ❑ Rust
**Flue:** ❑ Tile ❑ Metal ❑ ***Unlined*** ❑ Not visible
**Evidence of:** ❑ Scaling ❑ Cracks ❑ Creosote ❑ ***Not evaluated (See remarks page 8)***
❑ ***Have flue(s) cleaned and re-evaluated*** ❑ ***Recommend Cricket/Saddle/Flashing***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend Repair***

**22. GUTTERS/SCUPPERS/EAVESTROUGH** ❑ None ❑ ***Needs to be cleaned*** ❑ ***Downspouts needed***
**Material:** ❑ Copper ❑ Vinyl/Plastic ❑ Galvanized/Aluminum ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Rusting***
**Leaking:** ❑ Corners ❑ Joints ❑ ***Hole in main run***
**Attachment:** ❑ ***Loose*** ❑ ***Missing Spikes*** ❑ ***Improperly sloped (See remarks page 4&8)***
**Extension needed:** ❑ North ❑ South ❑ East ❑ West ❑ ***Recommend repair/replacement of damaged sections***

**23. SIDING** ***(*See remarks page 8 EIFS)***
**Material:** ❑ Stone ❑ Slate ❑ Block/Brick ❑ Fiberboard ❑ Fiber-cement ❑ Stucco
❑ EIFS* Not Inspected ❑ Asphalt ❑ Wood ❑ Metal/Vinyl ❑ _____
❑ Typical Cracks ❑ Peeling Paint ❑ ***Monitor*** ❑ ***Wood Rot*** ❑ ***Loose/Missing/Holes***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend Repair/Painting***

**24. 1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING**
**Material:** ❑ Wood ❑ Fiberboard ❑ Alum/Steel ❑ Vinyl ❑ Stucco
❑ ***Recommend Repair/Painting*** ❑ ***Damaged Wood*** ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**25. CAULKING** **Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor
❑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***

**26. WINDOWS & SCREENS** ❑ ***Failed/Fogged Insulated Glass***
**Material:** ❑ Wood ❑ Metal ❑ Vinyl ❑ Aluminum/vinyl Clad
**Screens:** ❑ Torn ❑ Bent ❑ Not installed ❑ Glazing Compound/Caulk needed
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

**27. STORM WINDOWS** ❑ None ❑ Not Installed ❑ Wood ❑ Clad comb. ❑ Wood/Metal comb. ❑ Metal
**Putty:** ❑ Satisfactory ❑ ***Needed*** ❑ N/A
**Condition:** ❑ Satisfactory ❑ ***Broken/Cracked*** ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

**28. SLAB ON GRADE/FOUNDATION**
**Foundation Wall:** ❑ Concrete block ❑ Poured Concrete ❑ _____ ❑ Not Visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated
**Concrete Slab:** ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated

Condition reported above reflect visible portion only.

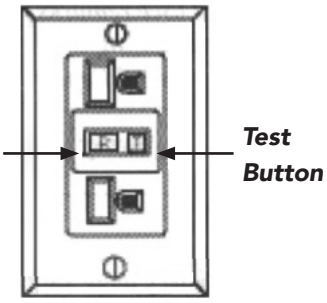
**GENERAL COMMENTS** _____

# EXTERIOR

## PROCEDURE

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (GFCI) be connected to all receptacles around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. GFCI's are recommended by all receptacles located near water, outside receptacles, or garage receptacles. Pool receptacles should also be protected with a GFCI.

**See diagram below:**




***GROUND-FAULT CIRCUIT INTERRUPTOR***

If you do have GFCI's, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

**Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)**

**Aluminum wiring in general lighting circuits bas a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.**

## ARC FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safely.

## REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the receptacle, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

## COOLING

Testing NC System and Heat Pump - The circuit breakers to NC should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an NC system cannot be operated without possible damage to the compressor. Check the instructions in your NC manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14° - 22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

## A/C CONDENSER COIL

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the NC is running. The lint will quickly reduce the efficiency of the A/C unit.

# EXTERIOR

**21. CHIMNEY(S)** ❑ None Location: #1_____ #2_____ #3_____
**Viewed From:** ❑ Roof ❑ Ladder at eaves ❑ Ground ***(Inspection Limited)*** ❑ With Binoculars
**Rain Cap/Spark Arrestor:** ❑ Yes ❑ No ❑ ***Recommended***
**Chase:** ❑ Brick ❑ Stone ❑ Metal ❑ Block ❑ Framed
**Evidence of:** ❑ Holes in metal ❑ Cracked chimney cap ❑ Loose mortar joints ❑ Flaking ❑ Loose Brick ❑ Rust
**Flue:** ❑ Tile ❑ Metal ❑ ***Unlined*** ❑ Not visible
**Evidence of:** ❑ Scaling ❑ Cracks ❑ Creosote ❑ ***Not evaluated (See remarks page 8)***
❑ ***Have flue(s) cleaned and re-evaluated*** ❑ ***Recommend Cricket/Saddle/Flashing***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend Repair***

**22. GUTTERS/SCUPPERS/EAVESTROUGH** ❑ None ❑ ***Needs to be cleaned*** ❑ ***Downspouts needed***
**Material:** ❑ Copper ❑ Vinyl/Plastic ❑ Galvanized/Aluminum ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Rusting***
**Leaking:** ❑ Corners ❑ Joints ❑ ***Hole in main run***
**Attachment:** ❑ ***Loose*** ❑ ***Missing Spikes*** ❑ ***Improperly sloped (See remarks page 4&8)***
**Extension needed:** ❑ North ❑ South ❑ East ❑ West ❑ ***Recommend repair/replacement of damaged sections***

**23. SIDING** ***(*See remarks page 8 EIFS)***
**Material:** ❑ Stone ❑ Slate ❑ Block/Brick ❑ Fiberboard ❑ Fiber-cement ❑ Stucco
❑ EIFS* Not Inspected ❑ Asphalt ❑ Wood ❑ Metal/Vinyl ❑ _____
❑ Typical Cracks ❑ Peeling Paint ❑ ***Monitor*** ❑ ***Wood Rot*** ❑ ***Loose/Missing/Holes***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend Repair/Painting***

**24. 1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING**
**Material:** ❑ Wood ❑ Fiberboard ❑ Alum/Steel ❑ Vinyl ❑ Stucco
❑ ***Recommend Repair/Painting*** ❑ ***Damaged Wood*** ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**25. CAULKING** **Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor
❑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***

**26. WINDOWS & SCREENS** ❑ ***Failed/Fogged Insulated Glass***
**Material:** ❑ Wood ❑ Metal ❑ Vinyl ❑ Aluminum/vinyl Clad
**Screens:** ❑ Torn ❑ Bent ❑ Not installed ❑ Glazing Compound/Caulk needed
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

**27. STORM WINDOWS** ❑ None ❑ Not Installed ❑ Wood ❑ Clad comb. ❑ Wood/Metal comb. ❑ Metal
**Putty:** ❑ Satisfactory ❑ ***Needed*** ❑ N/A
**Condition:** ❑ Satisfactory ❑ ***Broken/Cracked*** ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

**28. SLAB ON GRADE/FOUNDATION**
**Foundation Wall:** ❑ Concrete block ❑ Poured Concrete ❑ _____ ❑ Not Visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated
**Concrete Slab:** ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated

Condition reported above reflect visible portion only.

**GENERAL COMMENTS** _____

# EXTERIOR

**PROCEDURE**

**A/C Condenser**

Check to see if level and if outside shutoff exists. Note the max. amp. allowed. Check to see that A/C condenser is running when turned on. Life expectancy is I0-15 years. If older than 7-8 years, list in **deferred maintenance** on Summary Page.

Temperature coming out of the condenser unit should be warmer than outside air.

Max breaker/fuse - Copy this from the plate on the condensing unit. The breaker or fuse in the electrical panel should not exceed this.

**PROCEDURE**

**Exterior Doors**

Open the storms to inspect the veneer of the exterior door. Check condition of storm doors. Check for weatherstripping and possible leaking thermopanes.

**Exterior Electrical Service**

**PROCEDURE** - Check for proper height - 10' above yard, 12' above driveway, and 3' from porches, balconies, and windows that open.

**Exterior Receptacle** - Check for GFCI - should exist on homes under 20 years of age. Open grounds or reverse polarity within 6 feet of water should be listed on **Summary Page** as a **safety hazard**.

Lower overhead wires and wires too close to balconies and porches should be written up as a **safety hazard**.

Missing exterior receptacle covers should be written up as a **safety hazard**.

# EXTERIOR

## 29. SERVICE ENTRY

❑ Underground ❑ Overhead ❑ ***Weather head/mast needs repair***

**Exterior Receptacles:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Overhead wires too low/improper***

**GFCI Present:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Safety Hazard***

❑ **Reverse Polarity** ❑ ***Open Ground(s)*** ❑ ***Recommend GFCI Receptacles***

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

## 30. BUILDING(S) EXTERIOR WALL CONSTRUCTION

**Type:** ❑ Not visible ❑ Framed ❑ Masonry ❑ _____

**Door Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

## 31. EXTERIOR DOORS 1.) ENTRANCE 2.) PATIO 3.) STORM 4.)_____

**Weatherstripping:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Missing ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

_____

## 32. EXTERIOR A/C - HEAT PUMP

**UNIT #1:** ❑ N/A ❑ **Location:**_____

Brand:_____ Model#_____ Approximate age_____yrs.

**Outside Disconnect:** ❑ Yes ❑ No Maximum fuse/breaker rating_____Amp Fuses/brakers installed_____Amp

**Level:** ❑ Yes ❑ No ❑ ***Cabinet/Housing rusted*** ❑ ***Improperly sized fuses/breakers***

**Condenser Fins:** ❑ ***Damaged*** ❑ Need cleaning ❑ ***Damaged base/pad***

❑ ***Damaged Refrigerant Line*** **Insulation:** ❑ Yes ❑ No ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ***Improper Clearance (Air Flow):*** ❑ Yes ❑ No

**Comments:**_____

**UNIT #2:** ❑ N/A ❑ **Location:**_____

Brand:_____ Model#_____ Approximate age_____yrs.

**Outside Disconnect:** ❑ Yes ❑ No Maximum fuse/breaker rating_____Amp Fuses/brakers installed_____Amp

**Level:** ❑ Yes ❑ No ❑ ***Cabinet/Housing rusted*** ❑ ***Improperly sized fuses/breakers***

**Condenser Fins:** ❑ ***Damaged*** ❑ Need cleaning ❑ ***Damaged base/pad***

❑ ***Damaged Refrigerant Line*** **Insulation:** ❑ Yes ❑ No ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor **Improper Clearance (Air Flow):** ❑ Yes ❑ No

**Comments:**_____

# GARAGE/CARPORT

## OVERHEAD DOOR OPENERS

We recommend that a separate electrical receptacle be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

**GARAGE SILL PLATES** should be evaluated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

## BURNERS

Any appliances such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

# EXTERIOR

## 29. SERVICE ENTRY

❑ Underground ❑ Overhead ❑ ***Weather head/mast needs repair***

**Exterior Receptacles:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Overhead wires too low/improper***

**GFCI Present:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Safety Hazard***

❑ **Reverse Polarity** ❑ ***Open Ground(s)*** ❑ ***Recommend GFCI Receptacles***

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

## 30. BUILDING(S) EXTERIOR WALL CONSTRUCTION

**Type:** ❑ Not visible ❑ Framed ❑ Masonry ❑ _____

**Door Condition:** ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

## 31. EXTERIOR DOORS 1.) ENTRANCE 2.) PATIO 3.) STORM 4.)_____

**Weatherstripping:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Missing ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**Comments:**_____

_____

_____

## 32. EXTERIOR A/C - HEAT PUMP

**UNIT #1:** ❑ N/A ❑ **Location:**_____

Brand:_____ Model#_____ Approximate age_____yrs.

**Outside Disconnect:** ❑ Yes ❑ No Maximum fuse/breaker rating_____Amp Fuses/brakers installed_____Amp

**Level:** ❑ Yes ❑ No ❑ ***Cabinet/Housing rusted*** ❑ ***Improperly sized fuses/breakers***

**Condenser Fins:** ❑ ***Damaged*** ❑ Need cleaning ❑ ***Damaged base/pad***

❑ ***Damaged Refrigerant Line*** **Insulation:** ❑ Yes ❑ No ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ***Improper Clearance (Air Flow):*** ❑ Yes ❑ No

**Comments:**_____

**UNIT #2:** ❑ N/A ❑ **Location:**_____

Brand:_____ Model#_____ Approximate age_____yrs.

**Outside Disconnect:** ❑ Yes ❑ No Maximum fuse/breaker rating_____Amp Fuses/brakers installed_____Amp

**Level:** ❑ Yes ❑ No ❑ ***Cabinet/Housing rusted*** ❑ ***Improperly sized fuses/breakers***

**Condenser Fins:** ❑ ***Damaged*** ❑ Need cleaning ❑ ***Damaged base/pad***

❑ ***Damaged Refrigerant Line*** **Insulation:** ❑ Yes ❑ No ❑ Replace

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor **Improper Clearance (Air Flow):** ❑ Yes ❑ No

**Comments:**_____

# GARAGE/CARPORT

## PROCEDURE

- State condition of siding, roofing, trim, in **comment line** if not same as home.
- Sill plates should be probed for rot.
- Check for safety reverse on garage door opener.
- Check for receptacle by overhead door opener.
- Check the overhead door for delamination and condition of weatherstripping on bottom.
- Check the service door.
- Lack of safety reverse or not operable is a safety hazard.
- Electric sensor present and not operating is a safety hazard.
- If the safety reverse operated and no electric sensor is present, this does not require an electric sensor.
- Fire doors should be solid core or steel. On new construction, look for the fire rating.

# GARAGE/CARPORT

**33. TYPE** ❑ None

❑ Attached ❑ Detached ❑ 1-car ❑ 2-car ❑ 3-car ❑ 4-car

**34. AUTOMATIC OPENER** ❑ Yes ❑ No ❑ Operable ❑ Inoperable

**35. SAFETY REVERSES** **Operable:** ❑ Yes ❑ No ❑ ***Need(s) adjusting*** ❑ ***Safety Hazard***

**36. ROOFING** **Material:** ❑ Same as house ❑ Type_____ Approx. age_____ Approx. layers_____

**37. GUTTERS/EAVESTROUGH** **Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Same as House

**38. SIDING/TRIM** **Siding:** ❑ Same as house ❑ Wood ❑ Metal ❑ Vinyl
❑ Stucco ❑ Masonry ❑ Slate ❑ Fiberboard
**Trim:** ❑ Same as house ❑ Wood ❑ Aluminum ❑ Vinyl

**39. FLOOR** **Material:** ❑ Concrete ❑ Gravel ❑ Asphalt ❑ Dirt ❑ _____
**Condition:** ❑ Satisfactory ❑ Typical cracks ❑ ***Large settling cracks*** ❑ ***Recommend Evaluation/Repair***
***Burners less than 18" above garage floor:*** ❑ N/A ❑ Yes ❑ No ❑ ***Safety Hazard***

**40. SILL PLATES** ❑ Not visible ❑ Floor Level ❑ Elevated ❑ ***Rotted/Damaged*** ❑ ***Recommend repair***

**41. OVERHEAD DOOR(S)** ❑ N/A
**Material:** ❑ Wood ❑ Fiberglass ❑ Masonite ❑ Metal ❑ ***Recommend repair***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Overhead door hardware loose***
***Recommend Priming/Painting Inside & Edges:*** ❑ Yes ❑ No ❑ ***Safety Cable Recommended*** ❑ ***Weatherstripping missing/damaged***

**42. EXTERIOR SERVICE DOOR** ❑ None
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Damaged/Rusted***

**43. ELECTRICAL RECEPTACLES PRESENT** ❑ Yes ❑ No ❑ Not visible
**Reverse Polarity:** ❑ Yes ❑ No **Open ground:** ❑ Yes ❑ No ❑ ***Safety Hazard***
**GFCI Present:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Handyman/Extension Cord Wiring***
❑ ***Recommend GFCI Receptacles***

**44. FIRE SEPARATION WALLS AND CEILING** ***(Between garage & living area)***
❑ N/A ❑ Present ❑ **Missing** **Condition:** ❑ Satisfactory ❑ ***Safety Hazard(s)***
❑ ***Recommend repair*** ❑ ***Holes walls/ceiling***
**Moisture stains present:** ❑ Yes ❑ No Typical cracks: ❑ Yes ❑ No
**Fire door:** ❑ Not verifiable ❑ ***Not a fire door*** ❑ ***Needs repair*** ❑ Satisfactory
**Auto closure:** ❑ N/A ❑ Satisfactory ❑ Inoperable ❑ Missing

**GENERAL COMMENTS** _____

# INTERIOR

## PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

## PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

## WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

## NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

## CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

## APPLIANCES (If report indicated appliances were operated, the following applies)

Dishwashers are tested to see if the motor operable and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

## ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

## WINDOWS

A representative number of windows are inspected.

# KITCHEN

## GENERAL INTERIOR

### PROCEDURE

**DO NOT START THE INTERIOR WITHOUT THE CLIENT!** Have the client follow, watch, and help out throughout the entire inspection. If client is late, try to find out if he/she is coming.

Upon entering, take a quick trip around the interior, marking the 'General Interior' information. This is a good time to have the customer read and sign the contract.

Any ceilings with moisture stains should be noted somewhere in the report.

### KITCHEN

Run the water while testing electrical, windows, etc. Check for leaking faucets, pipes, etc.

Any open grounds, reverse polarity by water, or open wires under the sink should be noted in the **Summary Page** as a **safety hazard**.

Ask owners to start dishwashers if they are home.

Check burners on ranges and oven for operation.

Check countertops for burn marks, chips, etc.

Open and close drawers and cabinet doors.

**If you test ovens and range tops, MAKE SURE YOU TURN THEM OFF!**

GFCI - Recommend these for receptacles by water. If GFCI installed but not working properly, note in Summary Page as a **safety hazard**.

## KITCHEN

**45. COUNTERTOPS** ❑ Satisfactory ❑ Marginal ❑ ***Recommend repair/caulking***

**46. CABINETS** ❑ Satisfactory ❑ Marginal ❑ ***Recommend repair/adjustment***

**47. PLUMBING COMMENTS**

**Faucet Leaks:** ❑ Yes ❑ No **Pipes leak/corroded:** ❑ Yes ❑ No
**Sink/Faucet:** ❑ Satisfactory ❑ Corroded ❑ Chipped ❑ Cracked ❑ ***Recommend Repair***
**Functional Drainage:** ❑ Satisfactory ❑ Marginal ❑ Poor **Functional Flow:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Comments:**

**48. WALLS & CEILING**

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ ***Moisture stains***

**49. HEATING/COOLING SOURCE** ❑ Yes ❑ No

**50. FLOOR** **Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Sloping ❑ Squeaks
**Comments:**

**51. APPLIANCES** ***(See remarks page 14)***

| | | | |
|---|---|---|---|
| ❑ Disposal | *Operable:* ❑ Yes ❑ No | ❑ Trash Compactor | *Operable:* ❑ Yes ❑ No |
| ❑ Oven | *Operable:* ❑ Yes ❑ No | ❑ Exhaust Fan | *Operable:* ❑ Yes ❑ No |
| ❑ Range | *Operable:* ❑ Yes ❑ No | ❑ Refrigerator | *Operable:* ❑ Yes ❑ No |
| ❑ Dishwasher | *Operable:* ❑ Yes ❑ No | ❑ Microwave | *Operable:* ❑ Yes ❑ No |
| ❑ _____ | *Operable:* ❑ Yes ❑ No | ❑ _____ | *Operable:* ❑ Yes ❑ No |

**Dishwasher Airgap:** ❑ Yes ❑ No and/or **Dishwasher Drain Line Looped:** ❑ Yes ❑ No
**Receptacles Present:** ❑ Yes ❑ No Operable: ❑ Yes ❑ No
**GFCI:** ❑ Yes ❑ No Operable: ❑ Yes ❑ No ❑ ***Recommend GFCI Receptacles***
**Open ground/Reverse polarity:** ❑ Yes ❑ No ❑ ***Potential Safety Hazard(s)***

**Comments:** _____

## LAUNDRY ROOM

**Laundry sink:** ❑ N/A **Faucet leaks:** ❑ Yes ❑ No **Pipes leak:** ❑ Yes ❑ No
**Cross connections:** ❑ Yes ❑ No **Heat source present:** ❑ Yes ❑ No **Room vented:** ❑ Yes ❑ No
**Dryer vented:** ❑ N/A ❑ Wall ❑ Ceiling ❑ Floor ❑ ***Not vented*** ❑ ***Safety Hazard***
❑ ***Plastic Dryer vent not recommended*** ❑ ***Not vented to Exterior*** ❑ ***Recommend Repair***
**Electrical:** Open ground/Reverse polarity ❑ Yes ❑ No ❑ ***Safety Hazard***
**GFCI Present:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Recommend GFCI Receptacles***
**Appliances:** ❑ Washer ❑ Dryer ❑ Water Heater ❑ Furnace/Boiler
**Washer hook-up lines/valves:** ❑ Leaking ❑ Corroded ❑ Not visible
**Gas Shut-off Valve:** ❑ N/A ❑ Yes ❑ No ❑ Cap needed ❑ ***Safety Hazard*** ❑ Not visible

**Comments:** _____

# BATHROOM

## STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

## CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

## EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner.*** There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

## SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water.

Replacing these receptacles with GFCI's are recommended. (See page 28)

## WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

# BATHROOMS

## PROCEDURE

Turn on water at each faucet and flush the toilet to determine pressure drop off.

Test receptacles for GFCI or grounding. Any receptacle not grounded or that has reverse polarity by the water should be noted in the **Summary Page** as a **safety hazard**. Also, switches within reach of the tub and shower areas that are not ground faulted should be noted.

Check tile in shower/tub areas for damage. If tile is not tight against the wall, some damage has most likely occurred to the drywall.

Check for loose or cracked toilet bowls. Check for rotted floor boards along the tub or shower area.

Report if no heat source is present.

Report if exhaust fan present and operable.

If no electrical receptacle in bath, note on report.

Check windows for rotted boards.

## GFCIs

If a GFCI receptacle has an open ground, it will not turn off with the tester. It should turn off by pressing the test button on the receptacle. This condition is okay. These should be found mostly in older homes with two wire systems.

## WHIRLPOOL TUBS

Tubs hooked up to the interior plumbing. Test that the jets are working. If you cannot test, write in comment "*not tested*" and the reason why.

# BATHROOM(S)

**52. BATH** **Location:**_____ **Unit#**_____

**Sinks:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No
**Tubs:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No ❑ N/A
**Showers:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No ❑ N/A
**Toilet:** Bowl loose: ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Cracked bowl ❑ Toilet leaks
**Whirlpool:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Not tested ❑ No access door
**Shower/Tub area:** ❑ Ceramic/Plastic ❑ Fiberglass ❑ Masonite ❑ _____
Condition: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Rotted floors
Caulk/Grouting needed: ❑ Yes ❑ No Where:_____
**Drainage:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Water flow:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Moisture stains present:** ❑ Yes ❑ No ❑ Walls ❑ Ceilings ❑ Cabinets
**Window/doors:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Receptacles Present:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No
**GFCI:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ ***Recommend GFCI Receptacles***
**Open ground/Reverse polarity:** ❑ Yes ❑ No ❑ ***Potential Safety Hazard(s)*** **(See remarks page 30)**
**Heat source present:** ❑ Yes ❑ No
**Exhaust fan:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Noisy

**GENERAL COMMENTS** ❑ See additional comments on page 33

**52. BATH** **Location:**_____ **Unit#**_____

**Sinks:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No
**Tubs:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No ❑ N/A
**Showers:** Faucet leaks: ❑ Yes ❑ No Pipes leak: ❑ Yes ❑ No ❑ N/A
**Toilet:** Bowl loose: ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Cracked bowl ❑ Toilet leaks
**Whirlpool:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Not tested ❑ No access door
**Shower/Tub area:** ❑ Ceramic/Plastic ❑ Fiberglass ❑ Masonite ❑ _____
Condition: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Rotted floors
Caulk/Grouting needed: ❑ Yes ❑ No Where:_____
**Drainage:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Water flow:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Moisture stains present:** ❑ Yes ❑ No ❑ Walls ❑ Ceilings ❑ Cabinets
**Window/doors:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Receptacles Present:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No
**GFCI:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ ***Recommend GFCI Receptacles***
**Open ground/Reverse polarity:** ❑ Yes ❑ No ❑ ***Potential Safety Hazard(s)*** **(See remarks page 30)**
**Heat source present:** ❑ Yes ❑ No
**Exhaust fan:** ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No ❑ Noisy

**GENERAL COMMENTS** ❑ See additional comments on page 33

# INTERIOR

## DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

## CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

## COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.



### AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

# INTERIOR

## ROOMS

### PROCEDURE

Look at all window sills and sashes for dry rot or deterioration. Operate the windows.

Each room **must** have a heat source. A cold air return should be present in a common hall area if not in each bedroom.

Check each room for electrical receptacles. Note any water stains on ceilings.

Check behind doors for holes in door or walls.

Write in bedroom, family room, living room, etc., whatever is appropriate.

### DON'T MISS LIST

If no heat source is present, this **must** be indicated.

If no electrical receptacle in bedrooms, note on report.

Cold air returns should exist in bedrooms or common hall. If none exist, note in report.

## ROOMS

**54. LOCATION:** _____ **Unit#** _____

**Walls & Ceiling:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ Damage
**Moisture stains:** ❑ Yes ❑ No Where: _____
**Floors:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Squeaks ❑ Slopes
**Ceiling fan:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor
**Electrical:** Switches: ❑ Yes ❑ No Receptacles: ❑ Yes ❑ No *Operable:* ❑ Yes ❑ No
**Open ground/rev. polarity:** ❑ Yes ❑ No ❑ ***Safety Hazard*** ❑ Cover plates missing
**Heat source present:** ❑ Yes ❑ Not visible Holes: ❑ Doors ❑ Walls ❑ Ceilings
**Egress Restricted:** ❑ N/A ❑ Yes ❑ No
**Doors & windows:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Cracked glass
❑ Evidence of leaking insulated glass ❑ Broken/Missing Hardware

**55. LOCATION:** _____ **Unit#** _____

**Walls & Ceiling:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ Damage
**Moisture stains:** ❑ Yes ❑ No Where: _____
**Floors:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Squeaks ❑ Slopes
**Ceiling fan:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor
**Electrical:** Switches: ❑ Yes ❑ No Receptacles: ❑ Yes ❑ No *Operable:* ❑ Yes ❑ No
**Open ground/rev. polarity:** ❑ Yes ❑ No ❑ ***Safety Hazard*** ❑ Cover plates missing
**Heat source present:** ❑ Yes ❑ Not visible Holes: ❑ Doors ❑ Walls ❑ Ceilings
**Egress Restricted:** ❑ N/A ❑ Yes ❑ No
**Doors & windows:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Cracked glass
❑ Evidence of leaking insulated glass ❑ Broken/Missing Hardware

**56. LOCATION:** _____ **Unit#** _____

**Walls & Ceiling:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ Damage
**Moisture stains:** ❑ Yes ❑ No Where: _____
**Floors:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Squeaks ❑ Slopes
**Ceiling fan:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor
**Electrical:** Switches: ❑ Yes ❑ No Receptacles: ❑ Yes ❑ No *Operable:* ❑ Yes ❑ No
**Open ground/rev. polarity:** ❑ Yes ❑ No ❑ ***Safety Hazard*** ❑ Cover plates missing
**Heat source present:** ❑ Yes ❑ Not visible Holes: ❑ Doors ❑ Walls ❑ Ceilings
**Egress Restricted:** ❑ N/A ❑ Yes ❑ No
**Doors & windows:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Cracked glass
❑ Evidence of leaking insulated glass ❑ Broken/Missing Hardware

**57. LOCATION:** _____ **Unit#** _____

**Walls & Ceiling:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ Damage
**Moisture stains:** ❑ Yes ❑ No Where: _____
**Floors:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Squeaks ❑ Slopes
**Ceiling fan:** ❑ N/A ❑ Satisfactory ❑ Marginal ❑ Poor
**Electrical:** Switches: ❑ Yes ❑ No Receptacles: ❑ Yes ❑ No *Operable:* ❑ Yes ❑ No
**Open ground/rev. polarity:** ❑ Yes ❑ No ❑ ***Safety Hazard*** ❑ Cover plates missing
**Heat source present:** ❑ Yes ❑ Not visible Holes: ❑ Doors ❑ Walls ❑ Ceilings
**Egress Restricted:** ❑ N/A ❑ Yes ❑ No
**Doors & windows:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Cracked glass
❑ Evidence of leaking insulated glass ❑ Broken/Missing Hardware

**GENERAL COMMENTS:** ❑ See additional comments on page 33

_____
_____
_____
_____

# INTERIOR

## WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows, page 8.

## FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

## WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

## VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

## INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

## SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

## VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

## SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

## INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectable due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.

# INTERIOR

## PROCEDURE

### Interior Windows

Open windows to which you have easy access. Check sills and sashes for rot.
**Check for leaking thermopanes.**

### Fireplace

Check for loose firebrick and missing mortar. Check damper for operation. View flue from opening.

### Attic

Check for delaminated plywood, moisture problems, insulation, fans exhausted to attic.

**Report fans not exhausted to outside.**

Report improper attic fan wiring as safety hazard on Summary.

## DON'T MISS LIST

- Thermopanes or insulated glass that have broken seals and leak.
- Delaminated plywood in attic.
- Rotted sills or sashes.
- Cracked/broken flue liner.

### Insulation

| R-Values and Approximate Amount of Insulation Required | | | | | |
|---|---|---|---|---|---|
| **Insulation Types** | **R-Value** | **R-13** | **R-19** | **R-30** | **R-38** |
| Batts, Blankets | | | | | |
| Fiberglass | 3.1/inch | 4″ | 6″ | 9.5″ | 12.5″ |
| Rock wool | 3.7/inch | 3.5″ | 5″ | 8″ | 10.5″ |
| Loose Fill | | | | | |
| Fiberglass | 2.2/inch | 6″ | 8.5″ | 13.5″ | 17.5″ |
| Rock wool | 2.9/inch | 4.5″ | 6.5″ | 10.5″ | 13″ |
| Cellulose | 3.6/inch | 3.5″ | 5.5″ | 8.5″ | 10.5″ |
| Vermiculite | 2.1/inch | 6″ | 9″ | 14.5″ | 18″ |
| Rigid Board | | | | | |
| Fiberglass | 4/inch | 3″ | 5″ | 7.5″ | 9.5″ |
| Polystyrene | | | | | |
| Extruded | 3.9/inch | 3.5″ | 5″ | 7.5″ | 9.5″ |
| Bead Board | 3.6/inch | 3.5″ | 5.5″ | 8.5″ | 10.5″ |
| Urethane | 6/inch | 2″ | 3″ | 5″ | 6.5″ |
| Site-Foamed | | | | | |
| UFFI | 4.2/inch | 3″ | 4.5″ | 7″ | 9″ |
| Urethane | 6/inch | 2″ | 3″ | 5″ | 6.5″ |
| Airkrete | 4/inch | 3″ | 5″ | 7.5″ | 9.5″ |

# INTERIOR

## 58. WINDOWS/GLASS

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Needs Repair***
❑ Representative number of windows operated ❑ Painted shut ***(See remarks page 20)***
❑ Glazing compound needed ❑ Cracked glass ❑ Hardware missing ❑ ***Broken counter-balance mechanism***
**Evidence of Leaking Insulated Glass:** ❑ Yes ❑ No ❑ N/A **Safety Glazing Needed:** ❑ Yes ❑ No
**Security Bars Present:** ❑ Yes ❑ No ❑ Not tested ❑ ***Safety Hazard*** ❑ ***Test release mechanism before moving in***

## 59. FIREPLACE

❑ None Location #1_____ #2_____ #3_____

**Type:** ❑ Gas ❑ Wood ❑ ***Woodburner stove*** ❑ Electric ❑ Ventless ***(See remarks page 20)***
**Material:** ❑ Masonry ❑ Metal (pre-fabricated) ❑ Metal insert ❑ Cast Iron
**Miscellaneous:** ❑ Blower built-in Operable: ❑ Yes ❑ No ***Damper operable:*** ❑ Yes ❑ No
❑ ***Open joints or cracks in firebrick/panels should be sealed*** ❑ ***Fireplace doors need repair***
**Damper Modification for Gas Operation:** ❑ Yes ❑ No ❑ ***Damper missing***
**Hearth Extension Adequate:** ❑ Yes ❑ No **Mantel:** ❑ N/A ❑ Secure ❑ Loose
**Physical Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend having flue cleaned and re-examined***

## 60. STAIRS/STEPS/BALCONIES

❑ Satisfactory ❑ Marginal ❑ Poor ❑ None

**Handrail:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Safety Hazard***
❑ ***Handrail/Railing/Balusters Recommended***
**Risers/Treads:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Risers/Treads uneven***

## 61. SMOKE/CARBON MONOXIDE DETECTORS

***(See remarks page 20)***

**Present:** ❑ Smoke Detector ❑ Yes ❑ No **Operable:** ❑ Smoke Detector ❑ Yes ❑ No ❑ Not tested
❑ CO Detector ❑ Yes ❑ No ❑ CO Detector ❑ Yes ❑ No ❑ Not tested

## 62. ATTIC/STRUCTURE/FRAMING/INSULATION

❑ N/A ***(See remarks page 20)***

**Access:** ❑ Stairs ❑ Pulldown ❑ Scuttlehole/Hatch ❑ ***No access*** ❑ _____
**Inspected From:** ❑ Access Panel ❑ In the attic ❑ _____
**Location:** ❑ Bedroom Hall ❑ Bedroom Closet ❑ Garage ❑ _____
**Access Limited By:** _____
**Flooring:** ❑ Complete ❑ Partial ❑ None
**Insulation:** ❑ Fiberglass ❑ Batts ❑ Loose ❑ Cellulose ❑ Foam ❑ _____
❑ Vermiculite ❑ Rockwool Depth_____" ❑ ***Recommend Baffles @ Eaves***
❑ ***Damaged*** ❑ ***Displaced*** ❑ ***Missing*** ❑ ***Compressed***
**Installed In:** ❑ Rafters ❑ Walls ❑ Between ceiling joist ❑ Unerside of Roof Deck ❑ Not visible
❑ ***Recommend additional insulation (See comment on page 20)***
**Vapor Barriers:** ❑ Kraft/foil faced ❑ Plastic ❑ Not visible ❑ ***Improperly installed***
**Ventilation:** ❑ ***Ventilation Appears Adequate*** ❑ ***Recommend Additional Ventilation***
**Fans Exhausted To:** **Attic:** ❑ Yes ❑ No **Outside:** ❑ Yes ❑ No ❑ Not visible
**HVAC Duct:** ❑ N/A ❑ Satisfactory ❑ ***Damaged*** ❑ ***Split*** ❑ ***Disconnected*** ❑ ***Leaking*** ❑ ***Repair/Replace*** ❑ ***Recommend Insulation***
**Chimney Chase:** ❑ N/A ❑ Satisfactory ❑ ***Needs repair*** ❑ Not visible
**Structural Problems Observed:** ❑ Yes ❑ No ❑ ***Recommend Repair*** ❑ ***Recommend Structural Engineer***
**Roof structure:** ❑ Rafters ❑ Trusses ❑ Wood ❑ Metal ❑ _____
❑ Collar Ties ❑ Purlins ❑ Knee Wall ❑ Not Visible
**Ceiling Joists:** ❑ Wood ❑ Metal ❑ Not visible
**Sheathing:** ❑ Plywood ❑ OSB ❑ Planking ❑ **Rotted** ❑ ***Stained*** ❑ ***Delaminated***
**Evidence of Condensation/Moisture/Leaking:** ❑ Yes ❑ No (See comment on page 20)
**Firewall Between Units:** ❑ N/A ❑ Yes ❑ No ❑ ***Needs repair/sealing***
**Electrical:** ❑ ***Open Junction box(es)*** ❑ ***Handyman wiring*** ❑ ***Visible knob-and-tube***

## GENERAL COMMENTS

_____
_____
_____

# BASEMENT

## BASEMENT/CRAWLSPACE

Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

## FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

**INSULATIONED CONCRETE FORMS (ICF'S)** are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

**MONITOR** indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

## VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

## MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture.
**No representation is made to future moisture that may appear.**

## PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

## DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

## BASEMENT ELECTRICAL RECEPTACLES

We recommend that you have an receptacles within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any receptacles in the unfinished part of the basement and crawl spaces.

# BASEMENT FOUNDATION

## PROCEDURE

Walk around the basement looking for cracked block, movement, and indications of water problems. Use a 4' level or plumb line on all possible walls.

**Note any cracks**

Any shearing, horizontal cracks with movement, or step cracks that indicate footing settlement should be noted in **The Summary Section**. Check the 'have evaluated' box and/or 'monitor' box.

Horizontal cracks that have little or no movement should have the 'monitor' box checked.

**Monitor**

Indicates the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

**Moisture present**

If any fresh moisture is present, note in the report. Check grading, downspouts, etc., in this area.

Phrases to use:
- 'Grading and improper downspout extensions may contribute to dampness.'
- 'Effflorescence and/or old stains were observed at time of inspection.'

**Sump Pump - Turn on all sump pumps.**

If sump is submersible, use wood stick to activate. Check drain tile coming into crock for blockages, roots, etc. Indicate whether it operable or not.

If sealed fresh water crock, indicate you could not operate unless it runs while you are there.

Sanitary sump pump - operate by running laundry tub water into it.

**Floor Drain** - If there is no floor drain, indicate on the report. Check for Palmer valve.

**Girders** - Properly supported, level.

**Columns** - Rusted, rotted, supported correctly.

**Joist** - Proper bridging, cracking, improperly cut out by contractor.

❑ N/A

# BASEMENT

## 63. STAIRS

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical Wear and Tear ❑ Need repair
**Handrail:** ❑ Yes ❑ No ***Condition:*** ❑ Satisfactory ❑ Loose
❑ ***Handrail/Railing/Balusters Recommended***
**Headway over stairs:** ❑ Satisfactory ❑ ***Low Clearance*** ❑ ***Safety Hazard***

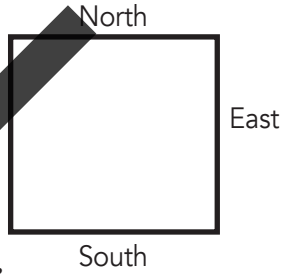
## 64. FOUNDATION

**Condition:** ❑ Satisfactory ❑ Marginal ❑ ***Have Evaluated*** ❑ ***Monitor***

**Material:** ❑ ICF ❑ Brick ❑ Concrete block ❑ Fieldstone ❑ Poured Concrete
**Horizontal Cracks:** ❑ North ❑ South ❑ East ❑ West
**Step Cracks:** ❑ North ❑ South ❑ East ❑ West
**Vertical Cracks:** ❑ North ❑ South ❑ East ❑ West
**Covered Walls:** ❑ North ❑ South ❑ East ❑ West
**Movement Apparent:** ❑ North ❑ South ❑ East ❑ West

**Indication of Moisture:** ❑ Yes ❑ No ❑ Fresh ❑ Old Stains

**Basement walls**




***Condition reported above reflects visible portion only.***

## 65. FLOOR

**Material:** ❑ Concrete ❑ Dirt/Gravel ❑ Not Visible ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical Cracks

## 66. SEISMIC BOLTS

❑ N/A ❑ None Visible ❑ Appear Satisfactory ❑ Recommend Evaluation

## 67. DRAINAGE

**Sump Pump:** ❑ Yes ❑ No ❑ Working ❑ Not working ❑ Needs cleaning ❑ ***Pump Not tested***
**Floor Drains:** ❑ Yes ❑ Not Visible ❑ Drains Not Tested

## 68. GIRDERS/BEAMS

**Material:** ❑ Steel ❑ Wood ❑ Concrete ❑ Block ❑ LVL ❑ Not visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Stained/Rusted

## 69. COLUMNS

**Material:** ❑ Steel ❑ Wood ❑ Concrete ❑ Block ❑ Not visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Stained/Rusted

## 70. JOISTS

**Material:** ❑ Wood ❑ Steel ❑ Truss ❑ Not Visible
❑ 2 x 8 ❑ 2 x 10 ❑ 2 x 12 ❑ Engineered I-Type ❑ ***Sagging/Altered Joists***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

## 71. SUB FLOOR

❑ indication of moisture stains/rotting
**Areas around shower stalls, etc., as viewed from basement or crawl space.

## GENERAL COMMENTS: _____

_____

_____

_____

# BASEMENT/CRAWL SPACE

## CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

## HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

## MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

## FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

## MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

# BASEMENT/CRAWL SPACE

It is required that you fill in the diagram for the basement or crawl space. Indicate by drawing a line along the section of the wall that is covered and indicate how it is covered.

This represents a high liability area if it is not reported. Where there is both a basement and crawl space, make sure you are clear on which is which.

Report on whether insulation and vapor barrier are present.

Explain to the customer that you cannot evaluate covered areas.

The floor joists, plates, and plywood should be treated if closer than 18" to the ground. Report on only that part of the crawl space that you can see. Write in report "no representation is made for areas not visible." Indicate on diagram any areas not visible.

❑ N/A

## CRAWLSPACE

❑ Full crawl space ❑ Combination basement/crawl space/slab
Conditioned (heated/cooled) ❑ Yes ❑ No

**72. ACCESS** ❑ Exterior ❑ Interior hatch/door ❑ Via basement ❑ ***No access***
**Inspected from:** ❑ Access panel ❑ In the crawl space

**73. FOUNDATION WALLS** **Condition:** ❑ Satisfactory ❑ Marginal ❑ ***Have Evaluated*** ❑ ***Monitor***
**Material:** ❑ Concrete block ❑ Poured Concrete ❑ Stone ❑ ICF
❑ Wood ❑ Brick ❑ Piers & Columns
❑ Cracks ❑ Movement

**74. FLOOR** ❑ Concrete ❑ Gravel ❑ Dirt ❑ _____
❑ Typical cracks ❑ Not Visible

**75. SEISMIC BOLTS**
❑ N/A ❑ None Visible ❑ Appear Satisfactory ❑ Recommend Evaluation

**76. DRAINAGE** Sump pump: ❑ Yes ❑ No Operable: ❑ Yes ❑ No ❑ Pump Not Tested
Standing Water: ❑ Yes ❑ No ❑ Not Visible **Evidence of moisture damage:** ❑ Yes ❑ No

**77. VENTILATION** ❑ Wall vents ❑ Power vents ❑ None apparent

**78. GIRDERS/BEAMS/COLUMNS** ❑ Steel ❑ Wood ❑ Masonry ❑ Not visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**79. JOIST** **Material:** ❑ Wood ❑ Steel ❑ Truss ❑ Not Visible
❑ 2 x 8 ❑ 2 x 10 ❑ 2 x 12 ❑ Engineered I-Type ❑ ***Sagging/Altered Joists***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**80. SUB FLOOR** ❑ indication of moisture stains/rotting
**Areas around shower stalls, etc., as viewed from basement or crawl space.

**81. INSULATION** ❑ None **Type:**_____
**Location:** ❑ Walls ❑ Between floor joists ❑ _____

**82. VAPOR BARRIER** ❑ Yes ❑ No
**Type:** ❑ Kraft face ❑ Plastic
❑ _____
❑ Not visible

Diagram indicates where walls were not visible and type of covering:

Legend: C = Cracks P = Paneling
M = Monitor D = Drywall
E = Evaluate S = Storage
O = Other

**Crawlspace walls**
North
West East
South

**COMMENTS:** _____
_____
_____
_____

# PLUMBING

## WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

## SEPTIC

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

## WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

## HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

## WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

## WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

## PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

## SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

## POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

***MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.***

## CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

# PLUMBING

## WATER SERVICE

Check for corroded water pipes, cracks m vent pipes, proper turnoffs, etc.

Check for cross connections.

## WELL

Run water and watch pressure gauge. If pump continuously kicks on, tank may be water logged.

Report any tank that does not have a pressure gauge.

**Submersible Pump** - Pump is in well casing. Approximate life: 17-25 years.

**Well Pit** - This is usually a pit outside the home that contains the pressure tank and pump casing. In some cases, you will find a jet pump next to the tank. It should have a lock to prevent small children from falling into the pit.

## WATER HEATER

Tum up and listen for it to fire. Make sure relief valve and extension exist. Remove the burner cover and report on any unusual sediment or rust buildup.

Age is usually in the serial number.

Any water heater over five (5) years old should be in the 'deferred item' list on the Summary Page.

Important - Return thermostat of water heater to original setting if you change it. If the temperature is set above 120°, recommend reducing it to 120°.

## POLYBUTYLENE PIPING

Be sure to write in your report that this has caused problems and should be examined by a licensed plumber. Indicate on the summary page that this is a major concern. Under "Comments" on page 14, write " See comment on page 31."

## GAS PIPING

Check with the gas company about types of material allowed in your area.

Cast iron - not allowed.

Copper and brass not allowed if it contains 3 grams of hydrogen sulfide per 100 cu. feet.

## WATER PRESSURE

Refers to the pressure coming from the city or well before restrictions.

Pressure over 80 psi can damage fixtures.

## WATER FLOW

Refers to the flow at the fixtures. Clogged pipes, dirty water conditioning filters, defective faucets, etc., contribute to poor water flow.

# PLUMBING

## 83. WATER SERVICE

**Main Shut-off Location:** _____

**Water Entry Piping:** ❑ Not visible ❑ Copper/Galv. ❑ **Plastic*** (PVC, CPVC, Polybutylene, PEX) ❑ Lead
**Lead Other Than Solder Joints:** ❑ Yes ❑ No ❑ Unknown ❑ Service Entry
**Visible Water Distribution Piping:** ❑ Copper ❑ Galvanized ❑ **Plastic*** (PVC, CPVC, Polybutylene, PEX) ❑ _____
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Functional Flow:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Water pressure over 80 psi***
**Pipes, Supply/Drain:** ❑ ***Corroded*** ❑ ***Leaking*** ❑ ***Valves broken/missing***
❑ ***Dissimilar Metals*** **Cross connection:** ❑ Yes ❑ No
**Drain, Waste & Vent pipe:** ❑ Copper ❑ Cast Iron ❑ Galvanized ❑ PVC ❑ ABS
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Support/Insulation:** ❑ N/A Type:_____
**Traps Proper P-Type:** ❑ Yes ❑ No ❑ ***P-Traps Recommended***
**Functional Drainage:** ❑ Satisfactory ❑ Marginal ❑ Poor
**Interior Fuel Storage System:** ❑ N/A ❑ Yes ❑ No Leaking: ❑ Yes ❑ No
**Gas Line:** ❑ N/A ❑ Copper ❑ Brass ❑ Black Iron ❑ Stainless Steel ❑ CSST ❑ Not visible
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend plumber evaluate***

## 84. MAIN FUEL SHUT OFF LOCATION

_____ ❑ N/A

## 85. WELL PUMP

❑ N/A ❑ Submersible ❑ In Basement ❑ Well House ❑ Well Pit ❑ Shared Well
**Pressure Gauge Operable:** ❑ Yes ❑ No Well Pressure_____psi ❑ Not visible

## 86. SANITARY/GRINDER PUMP

❑ N/A **Sealed Crock:** ❑ Yes ❑ No
**Check Valve:** ❑ Yes ❑ No **Vented:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No

## 87. WATER HEATER #1

❑ N/A
**Brand Name:**_____ **Serial #:**_____
**Type:** ❑ Gas ❑ Electric ❑ Oil ❑ _____
Capacity_____gals. Approx. Age_____yrs. Combustion air venting present: ❑ Yes ❑ No ❑ N/A
Seismic restraints needed: ❑ Yes ❑ No ❑ N/A
**Relief Valve:** ❑ Yes ❑ No **Extension Proper:** ❑ Yes ❑ No ❑ ***Missing*** ❑ ***Recommend repair***
**Vent Pipe:** ❑ N/A ❑ Satisfactory ❑ Pitch proper ❑ ***Improper*** ❑ ***Rusted*** ❑ ***Recommend repair***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

## 88. WATER HEATER #2

❑ N/A
**Brand Name:**_____ **Serial #:**_____
**Type:** ❑ Gas ❑ Electric ❑ Oil ❑ _____
Capacity_____gals. Approx. Age_____yrs. Combustion air venting present: ❑ Yes ❑ No ❑ N/A
Seismic restraints needed: ❑ Yes ❑ No ❑ N/A
**Relief Valve:** ❑ Yes ❑ No **Extension Proper:** ❑ Yes ❑ No ❑ ***Missing*** ❑ ***Recommend repair***
**Vent Pipe:** ❑ N/A ❑ Satisfactory ❑ Pitch proper ❑ ***Improper*** ❑ ***Rusted*** ❑ ***Recommend repair***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

## 89. WATER SOFTENER

***(Unit not evaluated)*** **Loop Installed:** ❑ Yes ❑ No
**Softener Present:** ❑ Yes ❑ No **Plumbing Hooked Up:** ❑ Yes ❑ No **Plumbing leaking:** ❑ Yes ❑ No

## GENERAL COMMENTS

_____
_____
_____
_____
_____

## HEATING SYSTEM

**HEATING AND AIR CONDITIONING** units have limited lives. Normal lives are:

| | |
|---|---|
| GAS-FIRED HOT AIR | 15 - 25 years |
| OIL-FIRED HOT AIR | 20 - 30 years |
| CAST IRON BOILER (Hot water or steam) | 30 - 50 years or more |
| STEEL BOILER (Hot water or steam) | 30 - 40 years or more |
| COPPER BOILER (Hot water or steam) | 10 - 20 years |
| CIRCULATING PUMP (Hot water) | I0 - 15 years |
| AIR CONDITIONING COMPRESSOR | 8 - 12 years |
| HEAT PUMP | 8 - 12 years |

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $l,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

**Have HVAC technician examine** - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

**Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.**

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

**CO Test** - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

**Combustible Gas Detector** - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

# HEATING SYSTEM

**Furnace Upgrades**

Brand: Heil/Whirlpool/Tempstar
Model: NUGK Serial H540 and smaller
Brand: Armstrong/Magic Chef
Model: EG6B-EG7B - All

**Problem Furnaces**

Brand: Mueller Climatrol
Model: Prefix - 140-149; Suffices - 75 or higher

Brand: Lennox-Model numbers beginning with G8, G9, G10, G11, Gl2
***Heat exchangers cracking at curve***
**These are older furnaces.**

Brand: Heil, Whirlpool, Tempstar, Dayton, Sears
Model: NUGK, NULK, NUDK, NDLK, NRLF, NRGH, NRGF, NUGE, NDGE, NULE
***Burner problems***
Serial No. L9023 or lower

**FURNACE RECALLS**

| Manufacturer | Model Numbers | Serial Number |
|---|---|---|
| Rheem (electric furnaces) | RBEA, UBEA, WBEA & WBEMA | Between M3592 & M4595 |
| Rheem (electric air handlers) | RBHA, UBHA, WBHA & WBHMA | Between M3592 & M4595 |

| Trade Name | Brand Name | Model Numbers | Phone Number |
|---|---|---|---|
| Amana Refrigeration | Energy Command | EGHW100DA-3 | 800-843-0309 |

**Safety Concern:** Cabinet insulation deterioration. Contact: Local contractor or 717-771-6418.
Brand: York
Model: P2DP
Serial: EECM through EGEM

**Lennox Pulse Furnace Inspection Program**

Brand: Lennox Pulse furnace, built before 1/1/90
Model: G14 or GSR14
Problem: Heat exchangers are cracking
Have customer contact their local dealer.

**Vent pipes for natural gas or propane furnaces and boilers**

HTVP - High temperature Plastic Vent Pipes recall. Vent pipes are plastic; the vent pipes are colored gray or black; the vent pipes have names ("PLEXVENT", "PLEXVENT II", OR "ULTRAVENT") stamped on the vent pipe or printed on stickers placed on pieces used to connect the vent pipes together. Call 800-758-3688.

**Controls - Disconnect**

This can be either a switch by the furnace or a fuse/breaker/switch within sight of the furnace.

# HEATING SYSTEM

**90. HEATING SYSTEM** Location: _____ ***(See Remarks Page 28)***

**#1 -** Brand Name_____ Approximate Age:_____yrs. ❑ Unknown
Model #_____ Serial #_____

**#2 -** Location_____
Brand Name_____ Approximate Age:_____yrs. ❑ Unknown
Model #_____ Serial #_____

***Energy Source:*** ❑ Gas ❑ LP ❑ Oil ❑ Electric ❑ Solid Fuel
***Warm Air Systems:*** ❑ Belt drive ❑ Direct drive ❑ Gravity ❑ Central system ❑ Floor/Wall unit
***Heat exchanger:*** ❑ N/A (Sealed) ❑ Visual with mirror ❑ ***Flame distortion*** ❑ ***Rusted*** ❑ ***Carbon/Soot Build up***
***Carbon Monoxide:*** ❑ N/A ❑ Detected at Plenum/Register ❑ Not Tested
***CO Test:*** ❑ Tester:_____ ***Combustion Air Venting Present:*** ❑ N/A ❑ Yes ❑ No
***Controls:*** Disconnect: ❑ Yes ❑ No ❑ Normal operating and safety controls observed
***Distribution:*** ❑ Metal duct ❑ Insulated flex duct ❑ Cold air return ❑ Duct board ❑ ***Asbestos-like wrap***
***Flue Piping:*** ❑ N/A ❑ Satisfactory ❑ Rusted ❑ Improper slope ❑ ***Safety Hazard***
***Filter:*** ❑ Standard ❑ Electrostatic ❑ Satisfactory ❑ Needs Cleaning/Replacement ❑ Missing
***When Turned On By Thermostat:*** ❑ Fired ❑ Did not fire Proper Operation: ❑ Yes ❑ No ❑ Not tested
***Heat Pump:*** ❑ N/A ❑ Aux. electric ❑ Aux. gas **Sub-Slab ducts:** ❑ N/A **Water/Sand Observed:** ❑ Yes ❑ No
***#1 - System Condition:*** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend HVAC Technician Examine***
***#2 - System Condition:*** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend HVAC Technician Examine***
***System Not Operated Due To:*** ❑ Exterior temperature ❑ _____

**91. BOILER SYSTEM** ❑ N/A Location:_____
Brand Name_____ Approximate Age:_____yrs. ❑ Unknown
Model #_____ Serial #_____

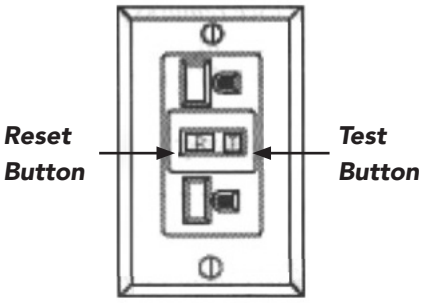
***Energy Source:*** ❑ Gas ❑ LP ❑ Oil ❑ Electric ❑ Solid Fuel
***Distribution:*** ❑ Hot water ❑ Baseboard ❑ Steam ❑ Radiator ❑ Radiant Floor
***Circulation:*** ❑ Pump ❑ Gravity ❑ Multiple zones
***Controls:*** Temp/Pressure Gauge Exist: ❑ Yes ❑ No ***Operable:*** ❑ Yes ❑ No
***Oil Fired Units:*** Disconnect ❑ Yes ❑ No ***Combustion Air Venting Present:*** ❑ Yes ❑ No ❑ N/A
***Relief Valve:*** ❑ Yes ❑ No ❑ Missing Extension Proper: ❑ Yes ❑ No
***Operated:*** When Turned On By Thermostat: ❑ Fired ❑ Did not fire
***Operation:*** Satisfactory ❑ Yes ❑ No ❑ ***Recommend HVAC Technician Examine***

**92. OTHER SYSTEMS** ❑ N/A ❑ Electric baseboard ❑ Radiant ceiling cable
❑ Gas space heater ❑ Woodburning stove ***(See Remarks Page 28)***
***Proper Operation:*** ❑ Yes ❑ No
***System Condition:*** ❑ Satisfactory ❑ Marginal ❑ Poor
❑ ***Recommend HVAC Technician Examine***

**GENERAL COMMENTS** _____

# ELECTRICAL

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (GFCI) be connected to all receptacles around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. GFCI's are recommended by all receptacles located near water, outside receptacles, or garage receptacles. Pool receptacles should also be protected with a GFCI. **See diagram below:**




***GROUND-FAULT CIRCUIT INTERRUPTOR***

If you do have GFCI's, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat (no representation is made as to proper recess lighting fixtures).

**Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)**

**Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.**

## ACR FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safely.

## REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit arc reversed at the receptacle, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

## COOLING

Testing C System and Heat Pump - The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14° - 22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

## A/C CONDENSER COIL

They should not become overgrown with foliage. Clearance requirements vary, but 2" on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

# ELECTRICAL

## PROCEDURE

Touch panel with *back of hand* to determine if hot. Check for loose wires, proper grounds, proper wire sizes, etc. Each 240 volt appliance must be on its own circuit.

Inspect a representative sampling of switches, receptacles, and receptacle fixtures.

Operate **all** GFCI test devices, and receptacles by water.

List the following in Electrical Section and **Summary under 'Safety Hazards'**:

1. Supplemental wires tapped into the main lug running to another panel, A/C compressor, etc.
2. Oversize fuses/breaker for wire size.
3. Uncovered boxes; exposed wires.
4. Main panel not grounded.
5. Reverse polarity/open grounds by water.
6. Extension cord wiring.

List in Electrical Section only:

1. Rusted panels.
2. Panels under drains.
3. Panels with no main turnoffs.
4. Double taps of branch circuit (write "not a recommended practice").

Amperage **(Do not list amperage unless you are certain!)**

**USA**

| WIRE SIZE COPPER | ALUMINUM & COPPER-CLAD | SERVICE AMPS |
|---|---|---|
| 4 | 2 | 100 |
| 3 | 1 | 110 |
| 2 | 1/0 | 125 |
| 1 | 2/0 | 150 |
| 1/0 | 3/0 | 175 |
| 2/0 | 4/0 | 200 |

**CANADA**

| WIRE SIZE COPPER | ALUMINUM & COPPER-CLAD | SERVICE AMPS |
|---|---|---|
| 6 | 6 | 60 |
| 3 | 2 | 100 |
| 1/0 | 3/0 | 150 |
| 3/0 | MCM 250 | 200 |

## HEATING SYSTEM

*PROCEDURES:*
- Remove burner cover and check for cracks. If possible, view exchanger from burner area, and from register above. Test with a TIF8800, if appropriate.
- Check filter to see if it's dirty.
- Fire furnace and check flame for flickering which may indicate cracked exchanger.
- Check your manual to determine age.
- Test safety shut-off switch.
- Check exhaust pipes for holes and corrosion.
- Check for corroded dehumidifiers.
- Note burners that are dirty or rusting (Heil has had a problem with rusting burners).

**Steam Heat** - ALWAYS check. **Recommend furnace technician examine** box.

**BE SURE TO TURN SWITCH BACK ON, RESET THERMOSTAT, AND MAKE SURE BURNER COVER IS BACK ON.**

# ELECTRIC/COOLING SYSTEM

**93. MAIN PANEL** **Location:** _____ **Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor

**Adequate Clearance to Panel:** ❑ Yes ❑ No Amperage_____Volts 120/140 ❑ Breakers ❑ Fuses
**Appears Grounded:** ❑ Yes ❑ No ❑ Not Visible
**GFCI Breaker:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No
**AFCI Breaker:** ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ ***Not Tested***
**MAIN WIRE:** ❑ Copper ❑ Aluminum ❑ Not visible ❑ ***Double Tapping of the Main Wire***
**Condition:** ❑ Satisfactory ❑ Poor ❑ ***Federal Pacific Panel Stab Lok® (See remarks on page 30)****
**BRANCH WIRE:** ❑ Copper ❑ **Aluminum*** ❑ Not visible
**Condition:** ❑ Satisfactory ❑ Poor ❑ ***Recommend Electrician Evaluate/Repair****
❑ Romex ❑ BX cable ❑ Conduit ❑ ***Knob & Tube*****
❑ ***Double tapping*** ❑ ***Wires Under Sized/Oversized Breaker/Fuse***
❑ Panel not accessible ❑ Not evaluated **Reason:**_____

**94. SUB PANEL(S)** ❑ None apparent

**Location #1:**_____ **#2:**_____ **#3:**_____
❑ Panel not accessible ❑ Not evaluated Reason:_____
**BRANCH WIRE:** ❑ Copper ❑ Aluminum
Neutral/Ground separated: ❑ Yes ❑ No Neutral Isolated: ❑ Yes ❑ No ❑ ***Safety Hazard***
**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Recommend Separating/Isolating Neutrals***

**95. ELECTRICAL FIXTURES** A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and exterior walls were tested and found to be:

**Condition:** ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Open grounds ❑ Reverse polarity
❑ GFCIs not operating ❑ ***Solid conductor aluminum branch wiring circuits****
❑ Ungrounded 3-prong receptacles ***(See remarks page 30)****
❑ ***Recommend Electrician Evaluate/Repair electrical system****

**96. UNIT** ❑ Central system ❑ Wall unit Location:_____ Age:_____yrs.

**Energy Source:** ❑ Electric ❑ Gas ❑ _____
**Unit Type:** ❑ Air cooled ❑ Water cooled ❑ Geothermal ❑ Heat pump
**Evaporator Coil:** ❑ Satisfactory ❑ **Not visible** ❑ ***Needs cleaning*** ❑ Damaged
**Refrigerant Lines:** ❑ ***Leak*** ❑ **Damage** ❑ ***Insulation missing*** ❑ Satisfactory
**Condensate Line/Drain:** ❑ To exterior ❑ To pump ❑ Floor Drain ❑ _____
**Operation:** Differential_____° F
Difference in temp (split) should be 14° - 22° Fahrenheit ***(See remarks page 30)***
**Condition:** ❑ Sat. ❑ Marginal. ❑ Poor ❑ ***Recommend HVAC Technician Examine/Clean/Service***
❑ ***Not operated due to exterior temperature.***

**97. UNIT** ❑ Central system ❑ Wall unit Location:_____ Age:_____yrs.

**Energy Source:** ❑ Electric ❑ Gas ❑ _____
**Unit Type:** ❑ Air cooled ❑ Water cooled ❑ Geothermal ❑ Heat pump
**Evaporator Coil:** ❑ Satisfactory ❑ **Not visible** ❑ ***Needs cleaning*** ❑ Damaged
**Refrigerant Lines:** ❑ ***Leak*** ❑ **Damage** ❑ ***Insulation missing*** ❑ Satisfactory
**Condensate Line/Drain:** ❑ To exterior ❑ To pump ❑ Floor Drain ❑ _____
**Operation:** Differential_____° F
Difference in temp (split) should be 14° - 22° Fahrenheit ***(See remarks page 30)***
**Condition:** ❑ Sat. ❑ Marginal. ❑ Poor ❑ ***Recommend HVAC Technician Examine/Clean/Service***
❑ ***Not operated due to exterior temperature.***

**GENERAL COMMENTS** _____

_____

_____

_____

## COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding several hundred dollars. DO NOT RELY ON THESE PRICES...GET FURTHER ESTIMATES.

| ITEM | UNIT | ESTIMATED PRICE |
|---|---|---|
| Masonry fireplace | Each | $3,000 - $6,000 |
| Install prefab fireplace | Each | 2,000 - 4,000 |
| Insulate attic | Square foot | .75 - 1.25 |
| Install attic ventilating fan | Each | 200 - 300 |
| Install new drywall over plaster | Square foot | 1.75 - 2.75 |
| Install new warm air furnace | Each | 2,000 - 3,000 |
| Replace central air conditioning | Each | 1,400 - 2,000 |
| Install humidifier | Each | 300 - 500 |
| Install electrostatic air cleaner | Each | 800 - 1,500 |
| Increase elec. svc. to 60-100 amps | Each | 600 - 1,200 |
| Run separate elec. line for dryer | Each | 125 - 200 |
| Run separate elec. line for NC | Each | 135 - 200 |
| Install hardwired smoke detector | Each | 100 - 180 |
| Install new disposal | Each | 250 - 400 |
| Install new dishwasher | Each | 500 - 750 |
| Install new hot water boiler | Each | 2,000 - 4,000 |
| Install new 30-40 gal water heater | Each | 350 - 650 |
| Install new 30 gal. water heater | Each | 300 - 500 |
| Dig and install new well | Each | get estimate |
| Install new septic system | Each | get estimate |
| Regrade around exterior | Each | 500 - 900 |
| Install new sump pump and pit | Each | 400 - 600 |
| Build new redwood or pressure-treated deck | Square foot | 20 - 30 |
| Install storm windows | Each | 60 - 150 |
| Install wood replacement windows | Each | 400 - 800 |
| Install aluminum or vinyl replacement window | Each | 300 - 800 |
| Install new gutters and downspouts | Linear foot | 3.50 - 5.00 |
| Install asphalt shingle o/existing | Square foot | 1.20 - 1.70 |
| Tear off existing roof and install new asphalt shingle roof | Square foot | 2.50 - 4.00 |
| Instl I-ply membrane rubberized roof | Square foot | get estimate |
| Inst! new 4-ply built-up tar & gravel | Square foot | get estimate |
| Remove asbestos from pipes in bsmt | Linear foot | get estimate |
| Concrete drive or patio | Square foot | 3.00 - 4.00 |
| with removal of old | Square foot | 2.25 - 3.00 |
| Clean chimney flue | Each | 100 - 200 |
| Add flue liner for gas fuel | | 900 - 1,200 |
| Add flue liner for oil or wood | | 2,800 - 3,500 |



Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

## ADDITIONAL COMMENTS

## *ITEMS NOT INSPECTED*



## RECEIPT / INVOICE

Date:_____ Inspection #_____

Name:_____

Inspection: $_____ ***PAID BY*** Check #_____ Cash_____

Other**: $_____ ***OTHER*** **Radon_____

Pool/Hot Tub_____ Shipping_____

Total: $_____ Well & Septic_____ WDO/WDI_____

GST_____

Inspected by:_____ License/Certification #_____

## PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION and MASONRY:** Basements, Exterior Walls: To prevent seepage and condensation problems.
a. Check basement for dampness and leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS, GUTTERS, and EAVESTROUGH:** To prevent roof leaks, condensation, seepage, and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage and decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay, and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark and label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (GFCI) monthly.
b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
c. Check exposed wiring and cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING and COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
- Main water shutoff valve.
- Main emergency shutoff switch for the heating system.
- Main electrical disconnect or breaker.

# SUMMARY PAGE

**Items not operating:**

Include such items as sump pumps, disposals, built-in dishwashers, range fans, bathroom exhaust fans, well pumps, furnaces, boilers, water heaters, GFCIs, and receptacles.

**Significant Issues/Defects**

- Roof coverings that are beyond repair, basement foundation problems, cracked rafters, rotted porches, thermopane glass that leaks.
- Roof covering beyond repair.
- Thermopane glass.
- Potential foundation problem.
- Potential cracked heat exchanger (have examined).
- Furnace on upgrade list.
- Attic problems - cracked rafters, delaminated plywood.

**Potential Safety Hazards**

- Open grounds and reverse polarity by water.
- Relief valve and extension missing on water heater.
- Trip hazard, missing or rotted or poorly constructed railings.
- Gas leaks.
- Handyman wiring - extension cord wiring.
- Open junction boxes - need cover plates.
- Woodburners vented into same flue with other appliances.
- Double-tapped 240 volt breakers or fuses.
- Oversized circuit breakers.
- No overload protection.
- Firewall missing between garage and living area.
- Buried knob and tube wiring.
- Holes in vent pipes, or improperly installed vent pipes.
- Attic fan wirings.
- Ungrounded 3-prong receptacles.

**Maintenance Item /Deferred Cost**

- Roof that is 15+ years.
- Furnace that is 13+ years.
- A/C that is 7+ years.
- Well pump (if age is known) that is 13+ years.
- Sump pumps.
- Water heater that is 5+ years.

# SUMMARY

| ITEMS NOT OPERATING | MAJOR CONCERNS |
|---|---|
| | *Item(s) that are in need of immediate attention or in the very near future.* |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## POTENTIAL SAFETY HAZARDS

## DEFERRED COST/MAINTENANCE ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement *anytime during the next five (5) years.*

Client Name_____ Date_____

Property Address_____

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the **entire** report, including the Remarks.