HOME INSPECTION REPORT

Revised 7/2010

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 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 the 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 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 prior 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 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

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, mold, fungi, _____environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and _____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, 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 _____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 attorneys' fees arising from such 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

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 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 designated 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 that 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.

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 _____items which obstruct access or visibility.

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

TABLE OF CONTENTS

BUILDING DATA

Approx ge: _____ rs. Style: ❑ Single Family ❑ 1 Story
❑ Multi-Family ❑ 1 1/2 Story
❑ Apartment ❑ 2 Story
❑ Condominium ❑ High Rise
❑ Townhouse

rance s: No h _____ South _____ East _____ West _____

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

r Co ditions: ❑ Sunny ❑ Cloudy ❑ Windy ❑ Snow ❑ Rain
cent R n: ❑ Yes ❑ No

Gro nd 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. Wa[illegible]ill freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the [illegible]ged section is recommended. Walks or driveways that are close to the property should be properly pitched a[illegible] direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to p[illegible]nt dama[illegible] from frost.

PATIOS that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Imp[illegible]ly pitched patios are one source of wet basements/crawlspaces.

EXTERIOR WOOD SURFACES

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

Decks should always be nailed with galvanized, stainless stea[illegible]aluminu[illegible]ils. Dec[illegible]t are not p[illegible] or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates posi[illegible]rainage (movin[illegible]er away from the foundatio[illegible] walls) will help to keep a basement and crawlspace dry. Where [illegible]ive grade[illegible]s and additional backfill is suggested, it may require digging out around the prope[illegible] to get a pr[illegible]itch[illegible]rt shall be approximately[illegible]" below the bottom sill and should not touch wood surfa[illegible]

Flower beds, loose mulched areas, railroad [illegible]a[illegible]___such [illegible]ping items close t[illegible] the foundation trap moisture and contribute to wet basements. To [illegible]bli[illegible]ositive grad[illegible]roper slope a[illegible]ay from the house is 1" per foot for approximately 5-6 feet. Recommend[illegible]und [illegible]planting or [illegible]up to fo[illegible]ndation.

ROOF AND SURFACE W[illegible]ER CONTROL

Roof and surface water [illegible]olled to maintai[illegible] dry base[illegible]and craw[illegible]space. This means keeping gutters cleaned out and aligned, e[illegible]ing [illegible]outs, instal[illegible] splashblo[illegible]s, and building up the grade so that roof and surface water is diverted away [illegible]the bu[illegible]

WINDOW WELLS

The amount of water which enters a [illegible]w well from r[illegible]ng rai[illegible]is generally slight, but water will accumulate in window[illegible]e yard is improperly gr[illegible]. Plastic window w[illegible]l covers are useful in keeping out leaves and debris.

RETAIN[illegible]G WAL[illegible]

Retaining w[illegible] deteriorate[illegible]f excessive pressur[illegible]buildup behind them, generally due to water accumulation. Conditions c[illegible]often be im[illegible]ec[illegible]eating a tr[illegible]ch behind the retaining wall and filling it with coarse gravel. Drain holes th[illegible]gh the [illegible] will then be[illegible]e to r[illegible]ieve the water pressure.

Retaining walls[illegible]me suffer from tree[illegible]ot pressure or from general movement of topsoil down the slope. Normally, these c[illegible]tions require rebuild[illegible]g the retaining wall.

RAILINGS

I[illegible]nded th[illegible]ilings be[illegible]nstalled for any stairway over 3 steps and porches over 30" for safety reasons. [illegible]usters fo[illegible]rches, [illegible]iconie[illegible] and stairs should be close enough to assure children cannot squeeze through.

DEFINITIONS

SATISFA[illegible]ORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may sho[illegible]gns of [illegible]ormal wear and tear and deterioration.

[illegible]GINA[illegible] (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POO[illegible] - Indicates the component will need repair or replacement now or in the very near future.

GROUNDS

PROCEDURE

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

ITEMS TO NOTE:

1. Balconies without railings or unsafe rail y haza
2. Settling cracks that are trip hazards (y haz
3. Railings needed for three (3) or m eps (safet zard).
4. Wood surfaces that come in cont with the grou
5. Grading and sidewalks where rade is pitched wards the home
6. **Settling porches must be note** heck suppo ers.
7. Rotted boards on balconies, porch d dec

TERMINOLOGY

1. Recommend mudjacking r re ing surfac at pitch towa ds the home.
2. Recommend replacing ro d bo
3. Recommend sealing areas weer walk/driv and h use.

FHA, VA

1. Railings aro balconie ded.
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 ❑ 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*** ❑ ***Settling***

Material: ❑ Concrete ❑ Wood ❑ _____ ❑ ***Railing/Balusters recommended***

Condition: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ *Safety Hazard*

5. PATIO ❑ None

Material: ❑ Concrete ❑ Flagstone ❑ Pavers ❑ 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, roofed and above ground*) ❑ 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 ❑ ***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 VALE ❑ Not evaluated ❑ No **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***

RETAINING WALL ❑ None Material _____ ❑ ***Drainage holes recommended***

Condition: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ *Safety Hazard* ❑ ***Leaning/Cracked/Bowed***

(Relates to the visible 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 _____

Valleys and Flashings that are covered with shingles and/or tar or any _____material are considered v[illegible]sible and are not part of the inspection.

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

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

ROOF TYPE	LIFE EXPECTANCY	SPECIA[illegible]EMARKS
Asphalt Shingles	15-20 years	Used on nea[illegible]% of all residential roofs; requires little m[illegible]nance.
*Asphalt Multi-Thickness Shingles**	20-30 years	[illegible]eavie[illegible]more dur[illegible]an regular asphalt sh[illegible]es.
*Asphalt Interlocking Shingles**	15-25 years	Especiall[illegible]od in high-wind ar[illegible].
Asphalt Rolls	10 years	Us[illegible]n low slope roofs.
Built-up Roofing	10-20 ye[illegible]	[illegible]d on low slope roofs; 2 to [illegible]times as [illegible]as asphalt shingles.
*Wood Shingles**	10-40 year[illegible]	Trea[illegible]preservative every 5 years to prev[illegible]cay.
*Clay Tiles**	20 + years	Durable, firepro[illegible]f, but not watertight,
*Cement Tiles**	20 + years	[illegible]quiring a g[illegible]od subsurface base.
*Slate Shingles**	30-10[illegible] [2]	[illegible]xtreme[illegible] durable, but brittle and exper[illegible]ive.
*Asbestos Cement Shingles**	[illegible]years	D[illegible]rable, but brittle and difficult to [illegible]epair.
M[illegible]	15-4[illegible]ears	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
Single Membra[illegible]	[illegible]years (li[illegible] claim)	New material; not yet passed test of time.
Polyureth[illegible] with Elasto[illegible]c Coating	5-10 y[illegible]ars [1]	Used on low slope roofs.

[illegible]mmend[illegible]or use o[illegible]ow slope roof

[1] Depending on local conditions and proper installation

[2] Depending on quality of slate

Roof cover[illegible] should[illegible]e visually checked in the spring and fall for any visible missing shingles, damaged covering[illegible]_____[illegible]defects. Before re-roofing, the underside of the roof structure and roof sheathing should be insp[illegible]o det[illegible]mine that the roof structure can support the additional weight of the shingles.

Wood sh[illegible]es and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surro[illegible]ding 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.

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 edge 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 and using this information and 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 'deferred cost' items. Report on any sags in roof structure.

TERMINOLOGY

Sat. - The roofing 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

Flashings, valleys, etc. - Check the condition of all flashing, (i.e., skylights, chimney, and vents). Check valleys for rust and/or any holes. Valleys and flashings covered with tar are not visible and 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 ❑ Roof Turbine ❑ Powered

Ventilation Present: ❑ Yes ❑ No ❑ _____

remarks page 20) (Sample, page 21)

16. FLASHING Material: ❑ Not visible ❑ Galv/Alum ❑ Asphalt ❑ _____

❑ Copper ❑ Rubber ❑ Lead

Condition: ❑ Not visible ❑ Satisfactory ❑ Marginal ❑ ***Rusted*** ❑ Missing

❑ ***Separated from chimney*** ❑ ***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: ❑ Satisfactory ❑ Marginal ❑ Poor

Roof #2: ❑ Satisfactory ❑ Marginal ❑ Poor

Roof #3: ❑ Satisfactory ❑ Marginal ❑ Poor

Condition: ❑ Curling ❑ Cracking ❑ Ponding ❑ Burn spots ❑ Broken/Loose Tiles/Shingles

❑ Flashing ❑ Granules missing ❑ Alligatoring ❑ Blistering ❑ Missing Tabs/Shingles/Tiles

❑ Moss growth ❑ Exposed felt ❑ Cupping ❑ Incomplete/Improper Nailing

❑ ***Recommend 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 noted 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 apprised 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 to insure 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 is obscure and no representation can be made as to the condition.

NOT EVALUATED

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

CRICKET FLASHING

Small, sloped structure made of metal and designed to divert 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 dryness control. Keep gutters clean and downspout extensions in place (4' or more) to protect the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for moisture at seams in the gutters. These can be caulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be installed.

SIDING

Wood siding should not come in contact with the ground. Excessive moisture will cause rotting to take place and can attract carpenter ants. Seek out for siding that has unknown problems, but are not always recognizable.

Brick and stone veneer must be monitored for loose and 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 excess moisture. This is 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 but it is recommended that they be used occasionally. Metal siding can be painted.

EIFS This type of siding (synthetic stucco) 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 lot 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. Look after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

Wood 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.

EXTERIOR

PROCEDURE

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

STUCCO/WOOD SIDING/TRIM/WINDOWS

Probe gently to see if wood is soft or rotte[illegible] Check[illegible]ndow le[illegible] and area[illegible]ere stucco/wood comes in contact with ground[illegible]heck windo[illegible]ills for re[illegible]

BRICK/STONE SIDING/CHIMNEY CH[illegible]S

Check for siding pulling away[illegible]m frame, [illegible]missing mortar, unusual cracks, etc., face of bricking crumbling.

NEVER MISS LIST

- Cracked or [illegible]imney flues
- Amateur wo[illegible]
- Loose brick or [illegible]ney c[illegible]
- Unlined chimney [illegible]ld be wi[illegible]n **"should be re-evaluated"**
- Rotted boards

EIFS ([illegible]XTERI[illegible]CULATION[illegible]D FINISH SYSTEMS)

This is a s[illegible]thetic stu[illegible], ei[illegible]5 distinct components:
- A[illegible]dhesi[illegible]r mechanic[illegible] fast[illegible]er
- Ins[illegible]i[illegible]board
- A ba[illegible]
- Reinf[illegible]ed fiberglass m[illegible]sh
- Durab[illegible]nish color c[illegible]at applied on site

EXTERIOR

21. CHIMNEY(S)
❑ None Location: #1__________ #2 __________ #3 __________

Viewed From: ❑ Roof ❑ Ladder at eaves ❑ Ground ***(Inspection Limited)*** ❑ [illegible] Binoculars
Rain Cap/Spark Arrestor: ❑ Yes ❑ No ❑ ***Recomm[illegible]d***
Chase: ❑ Brick ❑ Stone ❑ Metal ❑ Block ❑ Fra[illegible]
Evidence of: ❑ Holes in metal ❑ Cracked chimney cap ❑ Loose mortar joints ❑ Flaking ❑ [illegible] Brick ❑ [illegible]st
Flue: ❑ Tile ❑ Metal ❑ ***Unlined*** ❑ Not visible
Evidence of: ❑ Scaling ❑ Cracks ❑ Cresosote ❑ ***Not evaluated (See rema[illegible] [illegible]e 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 [illegible] [illegible]aned*** ❑ ***Downspouts needed***

Material: ❑ Copper ❑ Vinyl/Plastic ❑ Galvanized/Alum[illegible] ❑ __________
Condition: ❑ Satisfactory ❑ Marginal ❑ Po[illegible] ❑ ***Rusting***
Leaking: ❑ Corners ❑ Joints ❑ [illegible] [illegible]un
Attachment: ❑ ***Loose*** ❑ ***Missing Spikes*** [illegible] ***Improperly [illegible]ed (See re[illegible]ks pag[illegible])***
Extension needed: ❑ North ❑ South ❑ East ❑ W[illegible] ❑ ***Recommend [illegible]air/replaceme[illegible] [illegible]aged s[illegible]ctions***

23. SIDING
(*See remarks page [illegible] EIFS)

Material: ❑ Stone ❑ Slate ❑ Block/Brick [illegible]erboard [illegible]iber-cement ❑ Stucc[illegible]
❑ EIFS* Not Inspected ❑ Asph[illegible]lt ❑ [illegible] ❑ Metal/Vinyl ❑ __________
❑ Typical Cracks ❑ Peeling [illegible] ❑ ***Monitor [illegible]ood Rot*** ❑ ***Loose/Missi[illegible]/Holes***
Condition: ❑ Satisfactory ❑ Ma[illegible] ❑ Poor ❑ ***Recommend Re[illegible]ir/Painting***

24. 1.)TRIM 2.)SOFFIT 3.) FASCIA 4.)[illegible]ASH[illegible]

Material: ❑ Wood ❑ Fiberb[illegible]d [illegible] Alum/Stee[illegible] [illegible] Vinyl ❑ Stucco
❑ ***Rec[illegible]d Repair/Painting*** [illegible] ***[illegible]maged Woo[illegible]*** ❑ __________
Condition: ❑ Sat[illegible] ❑ Marginal ❑ [illegible]

25. CAULKING
Condition: ❑ S[illegible]tory ❑ Margi[illegible]l ❑ Poor
❑ ***Recomme[illegible]ound win[illegible]/mason[illegible]ledges/corners/utility penetrations***

26. WIN[illegible]S & SCREENS
[illegible] ***[illegible]ailed/Fogged Insul[illegible]ed Glass***

Material: [illegible] ❑ [illegible] ❑ Vinyl ❑ Aluminum/Vinyl Clad
Screens: ❑ [illegible] ❑ B[illegible] ❑ Not installed ❑ Glazing Compound/Caulk needed
Condition: ❑ Satisfa[illegible] [illegible]arginal ❑ Poo[illegible] ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

27. STORM [illegible]NDO[illegible]S
❑ None [illegible] Not I[illegible]stalled ❑ Wood ❑ Clad comb. ❑ Wood/Metal comb. ❑ Metal

Putty: [illegible]isfactory ❑ ***N[illegible]eded*** ❑ N/A
[illegible]ndition: [illegible] Satisfactory ❑ ***Broken/Cracked*** ❑ ***Wood rot*** ❑ ***Recommend Repair/Painting***

28. SLAB ON GRA[illegible]/FOUNDAT[illegible]ON

[illegible]ation: ❑ [illegible]crete [illegible]ock ❑ Poured Concrete ❑ ________ ❑ Not Visible
Condition: ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated
Concrete Slab: ❑ Satisfactory ❑ Marginal ❑ Monitor ❑ Have Evaluated

Condition reported above reflect visible portion only.

[illegible]L C[illegible]MMENTS
____

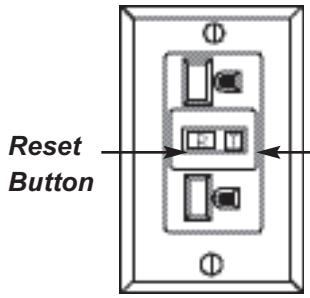
____

____

____

EXTERIOR

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 be protected with a GFCI.
See diagram below:



GROUND-FAULT CIRCUIT INTERRUPTOR

If you do have GFCI's, it is recommended that you test 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 breaker may 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 coating is in good condition. Under no circumstances should this wire be covered with insulation. Recessed light fixtures should have baffle around them so that they are not covered with insulation (newer recessed fixtures will shut off if they overheat. (Not all presentations made as to proper recessed 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 overheating, with the potential of fire. If this type of wiring exists, a licensed electrical contractor should evaluate the whole system.

ARC FAULTS

In some areas arc Faults are required for bedroom circuits 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 2008. Updrade as desired for enhanced safely.

REVERSE POLARITY

A common problem that exists in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of the circuit are reversed at the receptacle, thereby allowing the appliance to incorrectly be connected. This can make an inactive item appear 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 reversed, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

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

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

COOLING

Testing A/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. A heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65 degrees 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.

PROCEDURE

A/C Condenser Check to see if level and if outside shutoff exists. Note the max[illegible] allowed. Check to see that A/C condenser is running when turned[illegible] Life expectancy is 10-15 years. If older than 7-8 years, list in **defer[illegible] maintenance** on Summary Page.

Temperature coming out of the condenser u[illegible]hould be warmer than outside air.

Max breaker/fuse - Copy t[illegible]om the[illegible]e on the [illegible]densing u[illegible] The breaker or fuse in the el[illegible]cal panel sh[illegible]d not exce[illegible]is.

PROCEDURE

Exterior Doors - Open the fo[illegible] to inspect[illegible] veneer of the exterior door. Check condition of storm doors. Ch[illegible] fo[illegible]atherstripp[illegible]nd possib[illegible] leaking thermopanes.

Exterior Electric[illegible]

PROCEDURE[illegible]heck fo[illegible]per[illegible]ight - 10' above yard, 12' above driveway, and 3' from porches, bal[illegible]s, and wi[illegible]at oper[illegible]

[illegible]erior Receptacle -[illegible]ck for GFCI - should exist on homes under 20 years of age. Op[illegible]nds or reverse[illegible]arity withi[illegible] 6 feet of water should be listed on **Summary [illegible]age** as [illegible] **hazard**.

[illegible]ver ove[illegible]ad wi[illegible] wires too close to balconies and porches should be written up a[illegible] **safe[illegible]hazard.**

Mis[illegible] exterior receptac[illegible]e covers should be written up as a **safety hazard.**

EXTERIOR

29. SERVICE ENTRY

❑ Underground ❑ Overhead ❑ *Weather head ... t needs repair*

Exterior Receptacles: ❑ Yes ❑ No **Operable:** ❑ Yes ❑ No ❑ *Overhead w... o low/improp...*

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 ❑ M... ❑ _____

Condition: ❑ Not visible ❑ Satisfactory ❑ ...rginal ❑ Poor

Comments: _____

_____

31. EXTERIOR DOORS 1.) ENTRA...E 2.)PA... 3.)S... RM 4.) _____

Weatherstripping: ❑ Satisfactory ❑ Marg... ❑ Poor ❑ Missing ❑ Repl...e

Door Condition: ❑ Satisfactory ❑ Margi... ❑ Poor

Comments: _____

_____

_____

32. EXTERIOR A/C - HEA... UMP

UNIT #1: ❑ N/A **Location:** _____

Brand _____ ...del# _____ Approximate age_____yrs.

Outside Disc...nect: ❑ Yes ❑ No Maximu... e/breaker ...ting_____Amp Fuses/breakers installed_____Amp

Level: ❑ Yes ❑ *Cab... /Housing rusted* ❑ *Improperly sized fuses/breakers*

Condenser Fin... ❑ *Dama...* ❑ Need clea...ng ❑ *Damaged base/pad*

❑ *Damaged Ref...rant L...* **...ulati...:** ❑ Yes ❑ No ❑ Replace

Condition: ...sfactory ❑ Margi...l ❑ Poor **Improper Clearance (Air Flow):** ❑ Yes ❑ No

C...ments: _____

UNIT #2 ❑ N/A **L...ion:** _____

B... _____ Model# _____ Approximate age_____yrs.

...tside Discon...t: ❑ Yes ❑ No Maximum fuse/breaker rating_____Amp Fuses/breakers installed_____Amp

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

Condenser Fi... ❑ *D...maged* ❑ Need cleaning ❑ *Damaged base/pad*

❑ *Damag... ...rigerant Line* **Insulation:** ❑ Yes ❑ No ❑ Replace

❑ 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 **safe[illegible]verse** are considered a safety hazard. Small children and pets are especially vulnerable. We recomm[illegible]e operating switches be set high enough so children cannot reach them. If a electric sensor is present, [illegible]uld be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try t[illegible]ct water away to prevent rotting.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minim[illegible]18" above the floor. A[illegible]y open flame less than 18" from the floor is a potential safety haz[illegible]pliance s[illegible]also be protecte[illegible]n vehicle damage.

GARAGE/CARPORT

PROCEDURE

-State condition of siding, roofing, trim, in **comment line** if not sa[illegible] 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 weatherstripp[illegible]n bottom.
-Check the service door.
-Lack of safety reverse or not operable is a safety h[illegible]d.
-Electric sensor present and not operating is a safety h[illegible]d.
-If the safety reverse operated and no [illegible]sor is p[illegible]t, this does no[illegible] require an electric sensor.
-Fire doors should be solid core [illegible]eel. On ne[illegible]onstructio[illegible]ok fo[illegible]e 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 ❑ Brick ❑ 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 ❑ Level ❑ Uneven ❑ *Rotted/Damaged* ❑ *Recommend repair*

41. OVERHEAD DOOR(S) ❑ N/A
Material: ❑ Wood ❑ Fiberglass ❑ Metal ❑ Vinyl ❑ *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 ❑ Metal ❑ Wood
Condition: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ *Damaged/Rusted*

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

44. FIRE SEPARATIONS AND CEILING *(Between garage & living area)*
❑ N/A ❑ Present ❑ Missing **Condition:** ❑ Satisfactory ❑ *Safety Hazard(s)*
❑ *Recommend repair* ❑ *Holes walls/ceiling*
Water 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 age 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 screwing 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 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 indicates appliances were included, the following applies)

Dishwashers are tested to see if they are operable and whether sprayer 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 internally and may not be visible on the day of inspection. It is essential for the waste line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed and 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 can 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 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 cl[illegible] fo[illegible], watch, and help out throughout the entire inspection. If client is late, try to find out if [illegible]e is coming.

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

Any ceilings with moisture stains should be noted somewhere in the re[illegible]

KITCHEN

Run the water while testing electrica[illegible]ndows, et[illegible]h[illegible]or leaking faucets, pip[illegible]s, etc.

Any open grounds, reverse polarity b[illegible]va[illegible]or open w[illegible]under the sink sho[illegible]d be noted in the **Summary Page** as a **safety hazard.**

Ask owners to start dishwashers if they a[illegible]home.

Check burners on r[illegible]ven for opera[illegible]n.

Check countertops for b[illegible]narks,[illegible]etc.

Open and close drawers and c[illegible]et doors.

If you t[illegible]ovens an[illegible]tops, MA[illegible]E SU[illegible]KE YOU TURN THEM OFF!

GFCI - Re[illegible]mmen[illegible]ese for re[illegible]tacle[illegible]by water. If GFCI installed but not working properly, [illegible]n Summary Page[illegible]s 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: ❑ Satifactory ❑ Marginal ❑ Poor **Functional Flow:** ❑ Satifactory ❑ 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	❑ _____	*Operable*: ❑ Yes ❑ No

Dishwasher Airgap: ❑ Yes ❑ No air gap **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 connection: ❑ 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*
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 quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is tly leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Showe leaks oft 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 k p the joint between the tile and t tub/shower caulked or sealed to prevent water spillage from leaking through a maging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or w ill seep behind the tile and cause deterioration in the wallboard. Special attention should b he area a faucets and penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans w ssible. This h to remove excess moisture rom the room, preventing damage to the ceiling and walls and wo ishes. T haust fan should not be ve ed into the attic. The proper way to vent the fan(s) is t e outside. in vent pipe horizontally and venting into a gable end or soffit is preferred. Running pipe vertica ugh the roof may cause c densation to run down the vent pipe, rusting the fan and dam wallboard. lating the vent pipe in he attic will help to reduce this problem.

SLOW DRAINS on sin tubs, and showers a sually build up of hai and soap scum. Most sink pop-ups can be easily remov ing. Some tubs e a spring hed to the losing lever that acts as a catch for hair. It may require re g le of screw disassem . If u cannot mechanically remove the obstruction, be kind to your ***Don caustic aner***. There ar several bacteria drain cleaners available. They are available at hardware in areas ep tanks are ed. These drain cleaners take a little longer to work, but are safe for you and y pes.

SAFE DS Typical safety rds found in bat ooms are open grounds or reverse polarity by water. Replacing these acles with GFCI's are recommended. (See page 28)

WHIRLP TUBS

This relates terior t ooked up terior umbing. Where possible, the motor will be operated to see that the jets are wo g. 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 reversed polarity by the water should be noted in the **Summary Page** as a **safety hazard**. All 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 around tub or shower area.

Report if no heat source is present.

Report if exhaust fan present and operable.

If no electrical receptacle in bathroom 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 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

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_____

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 resul[t] [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 g[uides] 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 unde[r] [the] doors to allow cold air to be drawn into the hall return.

AN INSPEC[T]ION VER[SUS] A W[ARR]ANTY

A home inspection is just what the nam[e] [impl]ies, an insp[ection] of a home...usually a hom[e] that is being purchased. The purpose of the inspec[tion] [is to] determine [the] condition of the vari[ous] systems and structures of the home. While an inspecti[on] [is] per[form]ed by a comp[etent] inspection com[pany] any will determine the condition of the major components of t[he] home[,] inspection w[ill] [not] k up eve[ry] minute latent defect. The inspector's ability to find all defects i[s] limited [by] [the] cess to var[ious] part[s] of the property, lack of information about the [pro]perty and many ____ factors. [A] [good] inspector w[ill] do his or her level best to determine the condi[tion] [of] me and to repo[rt] accurate[ly]. [T]he report [that] is issued is an opinion as to the condition of the h[ome]. Thi[s] [opin]ion is arrive[d] at by the be[st] techni[cal] methods available to the home inspection industry. It is [not] only an [opinion].

A warranty is a policy sold to t[he] [buy]er that wari[rants] [that] spec[ific] items in the home are in sound condition and [will] remain in sound conditio[n] [for] a specified period of [t]ime. Typically, the warranty company never ins[pects] [the] me. The warranty [com]pany uses actu[arial] tables to determine the expected life of the wari[ranted] iten[s] and charges the custo[mer] fee for [the] warranty that will hopefully cover any projected loss a[nd] make a profi[t] [on] arranty sel[es]. It is [es]sentially an insurance policy.

The serv[ice] that w[e] [have] provide[d] [and] is a[n] inspection. We make no warranty of this property. If you desire wa[rran]ty [cov]erage, please see you[r] real estate agent for details about any warranty plan to which their firm h[as] [giv]e access.

INTERIOR

ROOMS

PROCEDURE

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

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

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

Check behind doors for holes in door or walls.

Write in bedroom, family room, living room , whatev appropr

DON'T MISS LIST

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

If no electrical receptacle in bedrooms report.

Cold air returns should exist in bedrooms co n hall. I exist, not in report.

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 resul[t] [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 g[uides] 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 unde[r] [the] doors to allow cold air to be drawn into the hall return.

AN INSPEC[T]ION VER[SUS] A W[ARR]ANTY

A home inspection is just what the nam[e] [impl]ies, an insp[ection] of a home...usually a hom[e] that is being purchased. The purpose of the inspec[tion] [is to] determine [the] condition of the vari[ous] systems and structures of the home. While an inspecti[on] [is] per[form]ed by a comp[etent] inspection com[pany] any will determine the condition of the major components of t[he] home[,] inspection w[ill] [not] k up eve[ry] minute latent defect. The inspector's ability to find all defects i[s] limited [by] [the] cess to var[ious] part[s] of the property, lack of information about the [pro]perty and many ____ factors. [A] [good] inspector w[ill] do his or her level best to determine the condi[tion] [of] me and to repo[rt] accurate[ly]. [T]he report [that] is issued is an opinion as to the condition of the h[ome]. Thi[s] [opin]ion is arrive[d] at by the be[st] techni[cal] methods available to the home inspection industry. It is [not] only an [opinion].

A warranty is a policy sold to t[he] [buy]er that wari[rants] [that] spec[ific] items in the home are in sound condition and [will] remain in sound conditio[n] [for] a specified period of [t]ime. Typically, the warranty company never ins[pects] [the] me. The warranty [com]pany uses actu[arial] tables to determine the expected life of the wari[ranted] iten[s] and charges the custo[mer] fee for [the] warranty that will hopefully cover any projected loss a[nd] make a profi[t] [on] arranty sel[es]. It is [es]sentially an insurance policy.

The serv[ice] that w[e] [have] provide[d] [and] is a[n] inspection. We make no warranty of this property. If you desire wa[rran]ty [cov]erage, please see you[r] real estate agent for details about any warranty plan to which their firm h[as] [giv]e access.

INTERIOR

ROOMS

PROCEDURE

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

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

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

Check behind doors for holes in door or walls.

Write in bedroom, family room, living room , whatev appropr

DON'T MISS LIST

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

If no electrical receptacle in bedrooms report.

Cold air returns should exist in bedrooms co n hall. I exist, not in report.

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 presence 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 it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area per 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, 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-30 or 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 in most states for these 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 faces 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 detectible due to humidity and temperature changes during the day. _____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.

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 exhausting to attic.

Report fans not exhausted to outside.

Report improper attic fan wiring as safety hazard in 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 Type	Value per inch	R-13	R-19	R-30	R-38
Batt/Blanket					
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"

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

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Walls & Ceiling: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ Typical cracks ❑ Damage
Moisture stains: ❑ Yes ❑ No Where: _____
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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 presence 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 it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area per 300 square feet of attic floor space, this being divided between soffit and rooftop. Powered vents are not 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, rusty nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

In colder climates the recommended insulation values vary from R-30 to R-38. This would be approximately 12”-18” of loose fill fiberglass insulation. In warmer climates the recommended insulation values are usually an R-19 which is approximately 9” of loose fill fiberglass insulation.

SMOKE / CARBON MONOXIDE DETECTORS

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

VAPOR BARRIERS

The vapor barrier should be against the conditioned surface. Most older homes were built without vapor barriers. If the vapor barrier faces towards the unconditioned surface, it should be sliced or removed. Most vapor barriers in the attic are covered with 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 detectible due to humidity and temperature changes during the day. _____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

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Attic

Check for delaminated plywood, moisture problems, insulation, fans exhausting to attic

Report fans not exhausted to outside

Report improper attic fan wiring as safety hazard in summary.

DON'T MISS LIST

- Thermopanes or insulated glass that have broken seals and leak.
- Delamination noted in attic.
- Rotted sills or trim.
- Cracked/broken flue liner.

Insulation *Recommend additional insulation (See comment on page 16)*

R-Value Approximate Amount of Insulation Required					
Insulation Type	R-Value per Inch	R-13	R-19	R-30	R-38
Batt Blanket					
Fiberglass	3.1/inch	4"	6"	9.5"	12.5"
Rockwool	3.7/inch	3.5"	5"	8"	10.5"
Loose Fill					
Fiberglass	2.2/inch	6"	8.5"	13.5"	17.5"
Rockwool	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 closing 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 Modified for Gas Operation: ❑ Yes ❑ No ❑ *Damper missing*
Hearth Extension Adequate: ❑ Yes ❑ No ❑ N/A ❑ Secure ❑ Loose
Physical Condition: ❑ Satisfactory ❑ Marginal ❑ Poor *Recommend having flue cleaned and 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 ❑ Scuttle/Hatch ❑ *No access* ❑ _____
Inspected From: ❑ Access ❑ In the attic _____
Location: ❑ Bedroom ❑ Bathroom Closet ❑ Garage ❑ _____
Access Limited By: _____
Flooring: ❑ Complete ❑ Partial ❑ None
Insulation: ❑ Fiberglass ❑ Batts ❑ Cellulose ❑ Foam ❑ _____
❑ Vermiculite ❑ Rockwool Depth_____ ❑ *Recommend Baffles @ Eaves*
❑ *Damaged* ❑ *Displaced* ❑ *Missing* ❑ *Compressed*
Installed In: ❑ Walls ❑ Between ceiling joist ❑ Underside of Roof Deck ❑ Not visible
❑ *Recommend additional insulation (See comment on page 20)*
Vapor Barrier: ❑ Kraft/Foil ❑ Plastic ❑ Not visible ❑ *Improperly installed*
Ventilation: ❑ *Ventilation Appears Adequate* ❑ *Recommend Additional Ventilation*
Fans Exhausted At: ❑ Yes ❑ No **Outside:** ❑ Yes ❑ No ❑ Not visible
HVAC Duct: ❑ Not Visible ❑ Satisfactory ❑ *Damaged* ❑ *Split* ❑ *Disconnected* ❑ *Leaking* ❑ *Repair/Replace* ❑ *Recommend Insulation*
Chimney Chase: ❑ N/A ❑ Satisfactory ❑ *Needs repair* ❑ Not visible
Structural Problem Observed: ❑ Yes ❑ No ❑ *Recommend Repair* ❑ *Recommend Structural Engineer*
Roof structure: ❑ Rafters ❑ Trusses ❑ Wood ❑ Metal ❑ _____
❑ Collar Ties ❑ Purlins ❑ Knee Wall ❑ Not Visible
Ceiling Joist: ❑ Wood ❑ Metal ❑ Not visible
Sheathing: ❑ Plywood ❑ OSB ❑ Planking ❑ *Rotted* ❑ *Stained* ❑ *Delaminated*
Evidence of Condensation/Moisture/Leaking: ❑ Yes ❑ No *(See remarks 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, improper 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 inaccessible. **No representations is made as to the condition of these walls.**

INSULATED CONCRETE FORMS (ICF'S) are forms 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.

HAVE EVALUATED 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 homes 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 clogged 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 dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping of 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 repre-sentations is made to future moisture that may appear.**

BACKWATER 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
It is recommended 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 '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 wall 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.'
- 'Efflorescence 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 is 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 - Plumbed, rotted, supported correctly.

Joists - Under 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 Haz***

64. FOUNDATION

Condition: ❑ Satisfactory ❑ Marginal ❑ ***Have Evaluated*** ❑ ***Monitor***
Material: ❑ ICF ❑ Brick ❑ Concrete block ❑ Fieldstone ❑ P Concrete
Horizontal Cracks: ❑ North ❑ South ❑ East ❑ West
Step Cracks: ❑ North ❑ South ❑ East ❑ West
Vertical Cracks: ❑ North ❑ South ❑ East West
Covered Walls: ❑ North ❑ South ❑ Eas
Movement Apparent: ❑ North ❑ South ❑ W
Indication of Moisture: ❑ Yes ❑ No Fresh ❑ O ains

Basement walls
North
West East
South

Condition reported above ts visi ortion only.

65. FLOOR

Material: ❑ Co ❑ Dir ❑ Not Visible ❑ _____
Condition: ❑ Satisfactory ❑ Marg ❑ Poor ❑ Typical Cracks

66. SEISMIC BOLTS

❑ N/A ❑ None Vi le ❑ ear Satisfa y ❑ Recommend Evaluation

67. DRAINAGE

Sump Pump: ❑ Yes o ing ❑ Not working ❑ Needs cleaning ❑ ***Pump Not tested***
Floor Drains ❑ Yes ❑ isible Drains Not ested

68. GIRD S/BEAMS

Material: ❑ Steel ❑ Wo ❑ Concrete ❑ Block ❑ LVL ❑ Not visible
Condition Satisfactory ❑ M al ❑ P r ❑ Stained/Rusted

69. COLU S

Material: ❑ Ste ❑ Wood ❑ Concrete ❑ Block ❑ Not visible
Condition: ❑ Sati tory ginal ❑ Poor ❑ Stained/Rusted

. JOISTS:

aterial: ❑ W od ❑ Steel ❑ Truss ❑ Not Visible
2 x 8 2 x 10 ❑ 2 x 12 ❑ Engineered I-Type ❑ ***Sagging/Altered Joists***
dition: ❑ Satisfactory ❑ Marginal ❑ Poor

71. SUB FL R

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

GENE L CO MENTS

_____

_____

_____

_____

BASEMENT/CRAWL SPACE

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this s may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be insta n the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gra may be t original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this ial. vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a i ell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of t se 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 i t of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleedi ough, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is imp that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should ha ulation und e floor abo crawl e.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a str l engineer or b ent repair company and est ates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, b ovement ha urred. In our opinion e cracks should be filled with mortar and the walls monitored fo th vement and ing. If additiona movement or cracking occurs, reinforcement may be necessary.

FOUNDATION (COVERED WALLS)

Although an effort has b to note any majo flections eaknesses it is difficult at best to detect these areas when walls are fini , ment/crawl ce storage kes are s inaccessible. **No representation is made as to the condition o wall**

MOISTURE PRESENT

Basement rawlspace dampness is fre ly noted in ho es and in most cases the stains, moisture or efflorescence present om denoting that a p m exists outsid the home. Usual causes are improper downspout extensio r lea ters and/or low d roper gra (including concrete surfaces) at the perimeter of the house. A per slope a the house is inch r foot for four to six feet.

Expensive s ons to l ment/cra dam ess are frequently offered. It is possible to spend thousands of dollars on so ns s as pumping out wate that has already entered or pumping of chemical preparations into the ground aro house, when all that may be necessary are a few common sense solutions at the exterior perimeter. How this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No repre-sentati 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 h drawing a line along the section of the wall that is covered and indicate how it ve

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

Report on whether insulation and vapor barrier are presen

Explain to the customer that you cannot evaluate covered area

The floor joists, plates, and plywood should reate closer ti 8" to the nd. Report on only that part of the crawl s that you n see. in r t "n representation is made for areas not visi Indicate on gram any ar isible

❑ N/A

CRAWL SPACE

❑ 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 ❑ 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 ❑ indicates moisture testing
**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 the following:
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 [illegible] checked for purity by the local health authorities and, if possible, a check on the flow of the well in perio[illegible] 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 a[illegible] or _____qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupi[illegible] within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced with[illegible] 30 years. This is usually done in two stages: horizontal piping in the basement first, and vert[illegible] throughou[illegible] house later as need[illegible]

Copper pipes usually have more life expectancy and may las[illegible] ong as 60 y[illegible] before need[illegible] be re[illegible]d.

HOSE BIBS

During the winter months it is necessary to make sure t[illegible]tside faucets ar[illegible]nterized. This can be done by means of a valve located in the basement. Leave the outside fau[illegible]en to al[illegible] any water standing in the pi[illegible]s to drain, preventing them from freezing. Hose bibs ca[illegible]t be tested w[illegible]ip[illegible]d.

WATER HEATER

The life expectancy of a water heater is 5-10 y[illegible]rs. [illegible]r heaters ge[illegible]ly need not be r[illegible]laced unless they leak. It is a good maintenance practice to drain 5-10 g[illegible]ons [illegible]the heater s[illegible] times a ye[illegible]. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection [illegible]t po[illegible] determi[illegible]f water is being p[illegible]perly softened.

PLUMBING

The temperature/pressure valve shou[illegible] tested several[illegible]s a ye[illegible] by lifting the valve's handle. Caution: very hot water w[illegible]charged. If no water c[illegible]out, the valve is de[illegible]ctive and must be replaced.

SHUT-O[illegible] VALV[illegible]

Most shut-[illegible] valves have [illegible]erated for long p[illegible]iods of time. We recommend operating each shut-off valve to: toilet bo[illegible] water he[illegible] unde[illegible]ain shu[illegible]-off, hose faucets, and all others. We recommend you have a plumber do t[illegible]s so[illegible] the valves ma[illegible] need to be repacked or replaced. Once the valves are in proper operating order, we reco[illegible]pening and closing th[illegible]e valves several times a year.

POLYBUTYLE[illegible] PIPING

This type of pipi[illegible]s a history o[illegible] problems and should be examined by a licensed plumber and repaired or [illegible]ecessar[illegible]

MECHA[illegible]CAL DE[illegible]ICES MAY OPERATE AT ONE MOMENT AND LATER MALFU[illegible]TION; [illegible]HEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUAT[illegible]NS WH[illegible]ERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVIC[illegible]NSPE[illegible]CTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR[illegible] PE[illegible]FORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE [illegible]E OF[illegible]NSPECTION.

CSST

Co[illegible]gated 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 in 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

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

Age is usually in the serial number.

Any water heater over five years old should be in the 'deferred item' in the Summary page.

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

POLYBUTYLENE PLUMBING

Be sure to note 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 #21."

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) ❑ [illegible]

Lead Other Than Solder Joints: ❑ Yes ❑ No ❑ Unknown [illegible]ervice Entry

Visible Water Distribution Piping: ❑ Copper ❑ Galvanized ❑ **Plastic*** (PVC, CPVC, Polybutylene, PEX) _____

Condition: ❑ Satisfactory ❑ Marginal ❑ Poor

Functional Flow: ❑ Satisfactory ❑ Marginal ❑ Poor ❑ ***Water pressure [illegible]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 [illegible]mended***

Functional Drainage: ❑ Satisfactory ❑ Marginal [illegible]

Interior Fuel Storage System: ❑ N/A ❑ Yes ❑ No [illegible]aking: ❑ [illegible] ❑ No

Gas Line: ❑ N/A ❑ Copper ❑ B[illegible] ❑ Black Iron [illegible]Stainless Steel [illegible]SST [illegible]Not visible

Condition: ❑ Satisfactory ❑ Mar[illegible] ❑ Poor ***Recommend p[illegible] eval[illegible]te***

84. MAIN FUEL SHUT OFF LOCATION

_____ ❑ N/A

85. WELL PUMP

❑N/A ❑Subm[illegible]le ❑In [illegible] ❑Well House ❑Well Pi[illegible] ❑Shared Well

Pressure Gauge Operable: ❑ Yes [illegible] Well Pressure_____psi ❑Not visible

86. SANITARY/GRINDER PUMP

[illegible]/A **[illegible]led Crock:** ❑ Yes ❑ No

Check Valve: ❑ Yes ❑ No **Vent** [illegible] ❑ No **[illegible]able:** ❑ Yes ❑ No

87. WATER HEATER #1

❑N/A

Brand Name: _____ **Serial #:** _____

Type: ❑ Gas [illegible]lectric ❑ Oil ❑ _____

Capacity_____gals. App[illegible] Age_____yrs. **Combustion air venting present:** ❑ Yes ❑ No ❑ N/A

Seismic restraints needed: ❑ Yes [illegible] ❑ N/A

Relief Valve: ❑ Yes ❑ N[illegible] **Extension [illegible]:** ❑ Y[illegible] ❑ No ❑ ***Missing*** ❑ ***Recommend repair***

Vent Pipe: ❑ N/A ❑ Satisf[illegible] ❑ Pitch proper ❑ ***Improper*** ❑ ***Rusted*** ❑ ***Recommend repair***

Condition ❑ [illegible]tory ❑ Marginal [illegible]oor

88. WATE[illegible] HEATE[illegible] ❑N/A

Brand Name: _____ **Serial #:** _____

Type: ❑ G[illegible] ❑ [illegible]ectric ❑ Oil ❑ _____

Capacity_____[illegible] Approx. Age_____yrs. **Combustion air venting present:** ❑ Yes ❑ No ❑ N/A

[illegible]smic restraints n[illegible]. ❑ Yes ❑ No ❑ N[illegible]

Relief Valve: ❑ Yes ❑ No **Extension Proper:** ❑ Yes ❑ No ❑ ***Missing*** ❑ ***Recommend repair***

Vent Pipe: ❑ N/A ❑ Satisfactory ❑ Pitch proper ❑ ***Improper*** ❑ ***Rusted*** ❑ ***Recommend repair***

C[illegible] ❑ Satisf[illegible]y ❑ M[illegible]rginal ❑ Poor

[illegible]. WATE[illegible] OFTENE[illegible]

(Unit not evaluated) **Loop Installed:** ❑ Yes ❑ No

Softener Pres[illegible]: ❑ Yes ❑ No **Plumbing Hooked Up:** ❑ Yes ❑ No **Plumbing leaking:** ❑ Yes ❑ No

GENER[illegible] CO[illegible]MENTS

_____

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)	10-15 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 [illegible] the potential of becoming a source of carbon monoxide in the home. You may want to have such a [illegible] checked [illegible] year or [illegible] assure yourself that it is still intact. Of course a unit of such an age is a good [illegible] didate for replacement with [illegible] of the new, high efficiency furnaces. The fuel savings alone can be very [illegible] tive.

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

Forced air systems should have filters changed every 30 to [illegible] of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air [illegible] tem can lead to premature failure of your compressor - a $1,500 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 operating 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 [illegible] condition was noted that suggests a heating contractor should do a further analysis. We suggest doing this before buying.

Heat exchangers [illegible] examined normally, condition determined without being disassembled. Since this is not possible during the non-technically exhaustive inspection, you may want to obtain a service contract on the unit or consult a technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting the motor or using _____ 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

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. Nonetheless, this presents the <u>possibility</u> that a hazard exists and could indicate that the heat exchanger, or will soon be, defective.

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, G11, G12
Heat exchangers cracking at curve
These are older furnaces.

Brand: Heil, Whirlpool, Tempstar, Dayton, Se
Model: NUGK, NULK, NUDK, NDLK, NRGH, GF, NUG DGE LE
Burner problems
Serial No.L9023 or lower

FURNACE RECALLS

Manufacturer	Model Numbers	Serial Number
Rheem (electric furnaces)	R A, EA, WBEA BEMA	Between M3592 & M4595
Rheem (electric air handlers)	RE , U WBHA & HMA	Between M3592 & M4595

Trade Name	Brand Name	Model Numbers	Phone Number
Amana Refri	Energy Command	GHW100 A-3	800-843-0309

Safety Concern: Cabin sulat teriora n. Contact: L cal contractor or 717-771-6418.
Brand: York
Model: P2DP
Serial: EECM through EM

Lenno Puls ace Inspection gram
nd: Le se furnace, t befe e 1/1/90
el: G14 or
Pr em: He xchang e cracking
Ha ust r contact their loc dealer.

Vent pipes fo atural gas or pro ane furnaces and boilers
HTVP igh temperatu Plastic Vent Pipes recall. Vent pipes are plastic; the vent pipes are colo gray or bl k; the vent pipes have names ("PLEXVENT", "PLEXVENT II", "UL VENT") stamped on the vent pipe or printed on stickers placed on pieces t to co ect the vent pipes together. Call 800-758-3688.

Controls isconn ct
T can e either a switch by the furnace or a fuse/breaker/switch within sight of the nace

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 ❑ Operating and safety controls observed
Distribution: ❑ Metal duct ❑ Insulated flex duct ❑ Cold air return ❑ Duct board ❑ ***Asbestos 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-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 Unit: Disconnect ❑ Yes ❑ No ***Combustion Air Venting Present:*** ❑ Yes ❑ No ❑ N/A
Relief Valve: ❑ Yes ❑ No ❑ Missing Extension Proper: ❑ Yes ❑ No
Operated: Was Turned On By Thermostat: ❑ Fired ❑ Did not fire
Operation: Satisfactory ❑ Yes ❑ No ❑ ***Recommend HVAC Technician Examine***

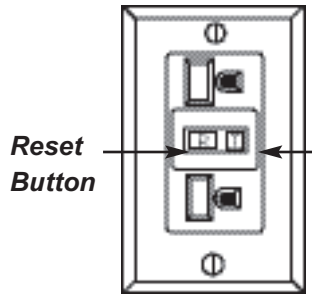
92. [illegible] SYSTEMS

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

[illegible] 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 be protected with a GFCI. **See diagram below:**



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 connections in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have baffle around them so that they are not covered with insulation. Newer recessed fixtures will shut off if they overheat. (Some representations made as to proper recessed 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 overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should evaluate the whole system.

ARC FAULTS

In some areas arc Faults are required for bedroom circuits in new homes beginning 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. Updrade as desired for enhanced safely.

REVERSE POLARITY

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

Each receptacle has a brass and a 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 wire housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Newer homes or all electric homes will likely have a 200 amp service.

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

COOLING

Testing A/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. A heat pump can only be tested in the mode it's running in. Outside temperature should be at least 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 loo[illegible]ires, proper grounds, proper wire sizes, etc. Each 240 volt appliance must be on its ow[illegible]rcuit.

Inspect a representative sampling of switches, receptacles, and receptac[illegible]s. 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 run[illegible]g to an_____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 wa[illegible]
6. Extension cord wiring.

List in Electrical Section only:

1. Rusted panels.
2. Panels under drains.
3. Panels with no main tu[illegible]offs.
4. Double taps of branc[illegible]it (write [illegible]commended practice")

Amperage **(Do not list amperage un[illegible]s y[illegible]re certa[illegible]**

USA

WIRE SIZE COPPER	AL[illegible]INUM & [illegible]AD	SERV[illegible] AMPS
4		100
3		[illegible]
2	1/0	12[illegible]
1	2/0	150
[illegible]	3/0	175
2/0	4/0	[illegible]00

CANADA

[illegible]E SIZE [illegible]PER	AL[illegible]UMINUM & [illegible]OPPER-CLAD	SERVICE AMPS
6	6	60
[illegible]	2	100
1/0	3/0	150
3/0	MCM 250	200

[illegible]HEA[illegible]NG SYSTEM

PROCEDU[illegible]S:

- Remove burne[illegible] cover and check for cracks. If possible, view exchanger from burne[illegible] area, and from register above. Test with a TIF8800, if appropria[illegible].
- Check [illegible]lter to see if it's dirty.
- Fire [illegible]rnace and check flame for flickering which may indicate cracked ex[illegible]anger.
- [illegible]heck 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 H[illegible]at - ALWAYS check. **Recommend furnace technician examine** box.

BE[illegible]URE TO TURN SWITCH BACK ON, RESET THERMOSTAT, AND MAKE SURE B[illegible]RNER COVER IS BACK ON.

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

Adequate Clearance to Panel: ❑ Yes ❑ No Amperage_____Volts 120/240 ❑ 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 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 ❑ Polarity reversed ❑ 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 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 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 pric[illegible]om contractors can vary substantially from these ranges. We advise that several bids be obtained on [illegible] work exceeding several hundred dollars. DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMA[illegible]

ITEM	UNIT	ESTIMATED P[illegible]E
Masonry fireplace	Each	$3,000 - $6,0[illegible]
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	[illegible]0 - 1,500
Increase elec. svc. to 60-100 amps	Each	[illegible] 1,200
Run separate elec. line for dryer	Each	12[illegible]200
Run separate elec. line for A/C	Each	135 - [illegible]
Install hardwired smoke detector	E[illegible]	100 - [illegible]
Install new disposal	E[illegible]	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 - [illegible]50
Install new 30 gal. water heater	[illegible]ch	300 - 500
Dig and install new well		ge[illegible] estimate
Install new septic system	Eac[illegible]	get estimate
Regrade around exterior	Each	500 - 900
Install new sump pump	[illegible]ach	400 - 600
Build new redwood or [illegible] treated deck	[illegible]uare foot	20 - 30
Install storm windows	Ea[illegible]	60 - 150
Install wood replacement windo[illegible]		400 - 800
Install [illegible]minum or vinyl [illegible]t window	Each	300 - 800
Install [illegible] gutte[illegible]wnspouts	Line[illegible] foot	3.50 - 5.00
Install a[illegible]lt shingle o[illegible]	S[illegible]uare foot	1.20 - 1.70
Tear off e[illegible]ing roof a[illegible]sta[illegible] new [illegible]halt sh[illegible]e roof	Square foot	2.50 - 4.00
Instl 1-ply n[illegible] rubberized roof	Square foot	get estimate
Instl new 4-pl[illegible]t-up tar & gravel	Square foot	get estimate
Remove asbest[illegible]om pipes in bsmt	Linear foot	get estimate
Concrete drive o[illegible]io	Square foot	3.00 - 4.00
[illegible] remov[illegible]old	Square foot	2.25 - 3.00
Clean ch[illegible]ey flue	Each	100 - 200
Add flue [illegible] for gas fu[illegible]		900 - 1,200
Add flue [illegible]r for oil or wood		2,800 - 3,500

Defer[illegible]osts - [illegible] is impossible to determine how long these items will last before needing replacement. The report [illegible]s mos[illegible] of these items from a “condition” standpoint.

ADDITIONAL COMMENTS

ITEMS NOT INSPECTED

RECEIPT / INVOICE

Date: _____ Inspection # _____

Name: _____

Inspection $ _____

Other**: _____

Total: $ _____

PAID BY

Check # _____ Cash _____

Credit Card _____

OTHER

**Radon _____

Pool/Hot Tub _____ Shipping _____

Well & Septic _____ WDO/WDI _____

Other _____

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, 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, and 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 and 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 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. Drain off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 3 years.

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

VIII. **INTERIOR:** General housekeeping 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 fa[illegible]athroo[illegible] exhaust fans, well pumps, furnaces, boilers, water heaters, GFCIs, and receptac[illegible]

Significant Issues/Defects

- Roof coverings that are beyond repair, basement fo[illegible]tion problems, cracked rafters, rotted porches, thermopane glass that leaks.
- Roof covering beyond repair.
- Thermopane glass.
- Potential foundation problem.
- Potential cracked heat exchanger (h[illegible]examined)
- Furnace on upgrade list.
- Attic problems - cracked rafter[illegible]laminated plyw[illegible]d.

Potential Safety Hazards

- Open grounds and reve[illegible]olarity by[illegible]te[illegible]
- Relief valve and exten[illegible]issing on [illegible]eater.
- Trip hazard, missing or[illegible]t[illegible] poorly co[illegible]ucted railings.
- Gas leaks.
- Handyman wiring - exten[illegible]n co[illegible]iring.
- Open junction boxes - nee[illegible]over p[illegible]
- Woodbu[illegible]rs vented into sa[illegible] flue w[illegible]_____appli[illegible]ces.
- Doubl[illegible]240 volt break[illegible] or fuse[illegible]
- Oversiz[illegible]irc[illegible]akers.
- No overlo[illegible]rotect[illegible]
- Firewall mis[illegible]between[illegible]e[illegible]d living a[illegible]ea.
- Buried knob an[illegible]be wiring.
- Holes in vent pipe[illegible] improperly instal[illegible]ed vent pipes.
- [illegible]ttic fan wirings.
- [illegible]ded 3-prong r[illegible]tacles.

Maintenan[illegible]Item /[illegible]erred C[illegible]

- Ro[illegible]hat is 15+ years.
- [illegible]ace that is 13+ ye[illegible]s.
- [illegible] that is 7+ years
- [illegible] pump (if ag[illegible]is known) that is 13+ years.
- St[illegible] pumps.
- Wa[illegible]heater that is 5+ years.

SUMMARY

ITEMS NOT OPERATING	MAJOR CONCERNS
	Item(s) that are in need of immediate attention or in the ... or 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.

PHONE NUMBERS AND WEBSITE ADDRESSES

The Inspection Agreement (or State/Province regulations) will indicate to what Standards your report ad

Following are website addresses that will retrieve these standards:

www.oahi.com
www.nahi.org Click on "Consumer" and then click on "Standards"
www.ashi.org
www.creia.com
www.cahpi.ca

There are many products on recall and some with class-action lawsuits. Since this is beyond the scope of t inspection, we have included important phone numbers and website addresses.

www.cpsc.gov - Consumer protection webs

LP siding class-action lawsuits
www.lpsidingclaims.com *p* **-245-2722**
Masonite siding class-action settlen
www.masoniteclaims.com *phone* **330-3722**
EIFS
www.kinsella.com - Discussio igati
www.eima.com - EIFS' industry e
www.go m - Search engine ype in " " or "siding"
www.s
Weyerhauser Sidi
www.weyer .com *phone*: **80 365-0697**
Polybutylene Pipe - Con Plumbing Center
www.pbpipe.com *pho* **800-392-7591**
www.polybytele.com
bing Experts *phone*: **800-501-7703**
ww tylene.com
Fe l Pacific El el
www.go .com e in "Federal Pacific Panel."
www pect-ny.com

Siding Actions:

ABTCO TI-Price	ABT Canada/Canexel
Boise Cas	Temple-Inland
rgia-Pa	Jefferson-Smurfit
n	Celotex
Om ood/Woodr	Macmillam/Bloedel
Ma l	