



HOME INSPECTION REPORT

SAMPLE

INSPECTION AGREEMENT

(Please read carefully)

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

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

1. The client will pay the sum of \$ _____ for the inspection of the "Property," being the residence, and garage or carport, if applicable, located at _____.

2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of the conditions, limitations, and exclusions of the inspection and are incorporated by reference hereinto. If the State/Province where the inspection is performed imposes more stringent standards or administrative requirements, 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 agents assume no responsibility for the costs of repairing or replacing any unreported deficiencies, either current or arising in the future or any property damage, consequential damage, bodily injury, or any other loss. 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 not responsible for the cost of the inspection. This clause may be subject to local law. Please verify applicability. Notwithstanding to the State/Province of _____.

5. The parties agree to understand that the Inspector is not a contractor or guarantor of the results in the structure, items, systems, or systems inspected. **NO WARRANTIES, EXPRESS OR IMPLIED, AS TO THE FITNESS, USE, CONDITION, OR PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.**

6. This Agreement is made for the Client's residence that the obligation is a family obligation incurred in the interest of the family.

7. This Agreement, together with the terms and conditions on the reverse side, represents the entire agreement between the parties. There are no other agreements either written or oral between them. This Agreement shall be amended only by a 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 rules are more stringent than the forms of the agreement, the State/Province law or rule shall govern.

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

Signature: _____ Date: _____ Day: _____
Signature: _____ Date: _____ Time: _____
Street Address: _____ Buyer Present: _____
City/State or Province/Zip or Postal Code: _____ Yes ___ No ___
Agent present: Yes ___ No ___ Agent's Name: _____

Inspector's Signature _____ Date: _____ Inspection # _____
Inspector's Address _____ License/Certification # _____
City/State/Province/Zip or Postal Code: _____

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

SEE REVERSE SIDE FOR ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

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

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

10. The Inspection will not include an appraisal of the value or a survey of the written report is not intended as a compliance inspection or certification for past or present government or regulatory requirements of any kind.

11. In the event of a claim by the Client that a condition of the premises which was inspected by the Inspector was not in the condition stated in the report, the Client agrees to notify the Inspector at least 72 hours prior to repair or replacement of such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure of the system or component and the Inspector has adhered to the State/Province law. Furthermore, any condition of the premises which is not stated in the report is not covered by the inspection, or will be deemed to have been discovered by the Client.

12. The inspection is not intended to determine whether the property is insurable.

13. Exclusions of items are normally indicated by a line through the item.

DEFINITIONS

1. The Inspection Components and components are rated as follows:

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

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

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

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

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

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

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

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



SERVICE WALKS/DRIVEWAYS

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

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

EXTERIOR WOOD SURFACES

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

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage away from the foundation (from the foundation walls) will help to keep a basement dry. Where negative grading exists a condition is created. As suggested, some may require digging out around the property to get a proper pitch. Grading should be approximately 6 inches below the basement sill and should not touch wood surfaces.

Flower beds, loose mulch areas, railings, and other items such as hanging items, etc. should be removed from the area to trap moisture and contribute to basement problems. To avoid a positive grade, a proper slope of 1/4 inch per foot for a distance of approximately 10 feet is recommended. Recommended ground cover plants or grass up to 12 inches high.

ROOF SURFACES

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and always extending downspouts, installing splash blocks, and building up the grade so that roof and surface water is directed away from the foundation.

WINDOW WELLS

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

RETAINING WALLS

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

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

RAILINGS

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

DEFINITIONS

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PROCEDURE

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

ITEMS TO NOTE:

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

TERMINOLOGY

1. Record mudjacking or leveling steps that pitch away from the home.
2. Record replacement needed on balconies.
- Record sealing needed on driveway and sidewalks.

- Railings on balconies steps needed.
- Permit required for grading.



1. SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other _____
Condition: Satisfactory Marginal Poor *Trip hazard*
 Pitched towards home *Settling cracks* Not visible Typical cracks

2. DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other _____
Condition: Satisfactory Marginal Poor Fill cracks and seal
 Pitched towards home *Trip hazard* *Settling cracks* Typical crack

3. PORCH/AREA WAY (*covered entrance*)

Support Pier: Concrete Wood Not visible Other _____
Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*
Floor: Satisfactory Marginal Poor *Safety Hazard*

4. STOOPS/STEPS None *Uneven risers*

Material: Concrete Wood Other _____ *Railing/Balusters recommended*
Condition: Satisfactory Marginal Poor *Cracked* *Settling cracks*
 Rotted/Damaged *Safety Hazard*

5. PATIO

Material: Concrete Flagstone *Tool block®* Brick *Trip hazard*
Condition: Satisfactory Marginal Poor *Settling cracks*
 Pitched towards home *Needs repair* *Drainage provided*

6. DECK/BALCONY (*floored*)

Material: Wood Metal *None* Not visible *Railing/Balusters recommended*
Finish: Trex *None* Other _____ *Other* _____
 Improper attachment to house *Railing loose*
Condition: Satisfactory Marginal Poor *Wood in contact with soil*

7. LANDING/PORCH/VEHICLE None

Condition: Satisfactory Marginal Poor *Earth to wood contact* *Moisture/Insect damage*
Recommend: *Straps/Posts/Nails/Flashing* *Improper attachment to house* *Posts/Supports need Repair*

8. GATE Not evaluated None **Type:** Brick/Block Wood Metal Chain Link *Rusted*

Condition: Satisfactory Marginal Poor *Loose Blocks/Caps* Typical cracks
Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

9. LANDSCAPING AFFECTING FOUNDATION (*See remarks page iv*)

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 Yard drains observed-not tested N/A

10. RETAINING WALL None **Material:** _____ *Drainage holes recommended*

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/Cracked/Bowed*
(Relates to the visual condition of the wall)

11. HOSE/BIBS None

Operates: Yes No No anti-siphon valve Not tested Not on

GENERAL COMMENTS



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

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

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

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles.
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Used in high-wind areas.
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs.
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as thick as asphalt shingles.
<i>Wood Shingles*</i>	10-40 years	Used in areas with present maintenance to prevent decay.
<i>Cement Tiles*</i>	20+ years	Durable, fireproof, but not watertight, requiring a good subsurface base.
<i>Slate</i>	20-100 years	Extremely durable, but brittle and expensive.
<i>Cement Shingle</i>	10-70 years	Durable, but brittle and difficult to repair.
<i>Metal Roofing</i>	15-40+ years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
<i>Single Ply Membrane</i>	15-25 years (mfr's claim)	New material; not yet passed test of time.
<i>Polyurethane with Elastomeric Coating</i>	5-10 years ¹	Used on low slope roofs.

* Not recommended for use on low slope roof ¹ Depending on local conditions and proper installation ² Depending on quality of slate

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

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



PROCEDURE

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

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

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

Roof coverings that are in poor condition and require replacement in less than a year should be listed under **Major Issues** in the **Summary**. If asphalt shingles are 15+ years should be noted in the **MAJOR ISSUES** under 'erroneous' items. Report any sags in roof structure.

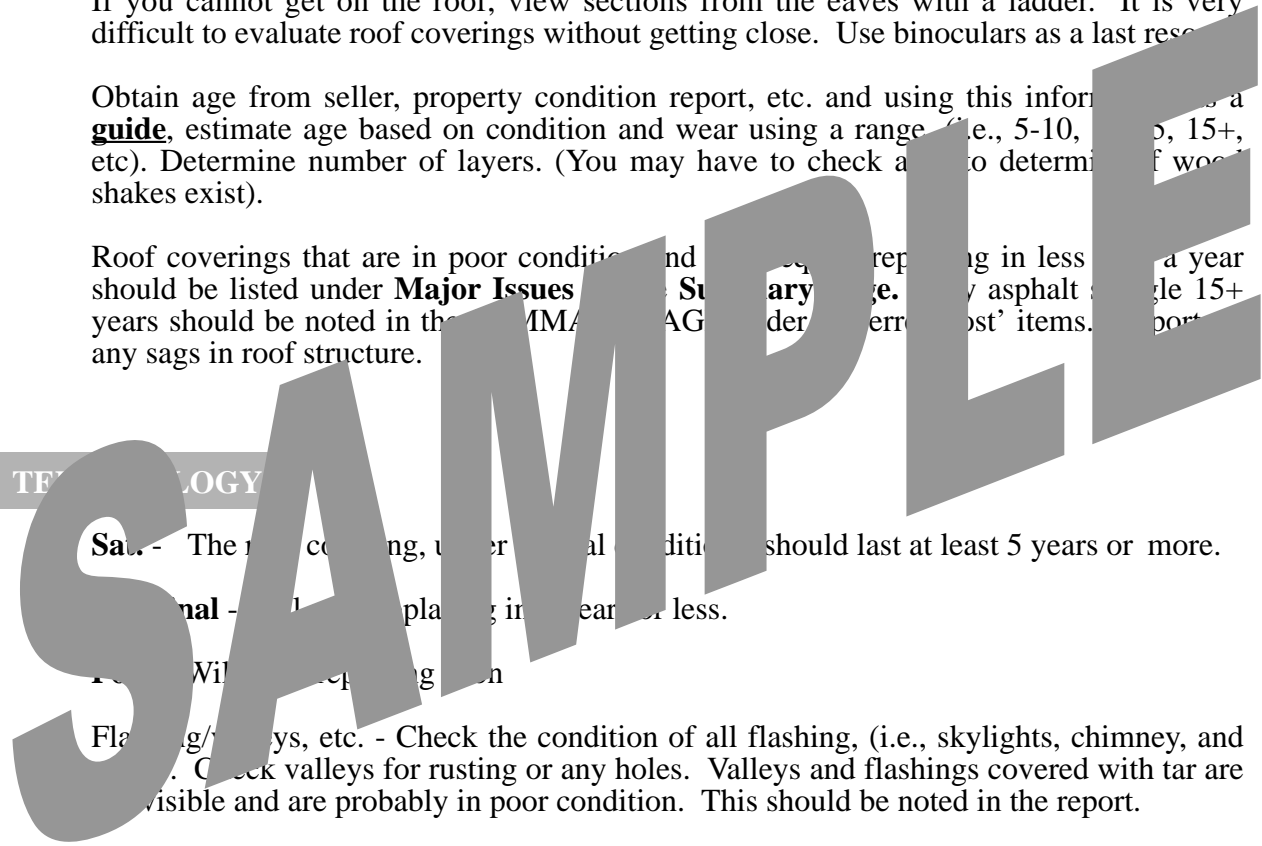
TECHNOLOGY

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

Normal - The roof covering should last 15 years or less.

Roofing - Will require replacement in less than 5 years.

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





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 Other _____
Pitch: Low Medium Steep Flat

ROOF #1 Type: _____ # Layers _____ Approx. age _____ Yrs.

ROOF #2 Type: _____ # Layers _____ Approx. age _____ Yrs.

ROOF #3 Type: _____ # Layers _____ Approx. age _____ Yrs.

15. VENTILATION SYSTEM Type: Soffit Ridge Gable O'Hagin
Appears Adequate: Yes No Turbine Powered Other _____
(See remarks page 18) (See Attic, page 19) Recommend additional vent

16. FLASHING Material: Galv/Alum Asphalt Rubber
 Copper Foam Lead
Condition: Not visible Satisfactory Marginal Poor Rusted
 Separated from chimney of _____ Other _____

17. VALLEYS N/A Material: Galv/Alum Asphalt Copper
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes Recommendations Nailing

18. ROOF DRAINAGE #1 Satisfactory Marginal Poor
#2 Satisfactory Marginal Poor
#3 Satisfactory Marginal Poor
Condition: Ponding Burn spots Broken/Loose Tiles/Shingles
 Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Exposed felt Cupping Incomplete/Improper Nailing

19. LIGHTS N/A Cracked/Broken Not Visible
Condition: Satisfactory Marginal Poor

20. PLUMBING VENTS Yes No Satisfactory Marginal Poor Not Visible
 Recommend roofer repair/re-evaluate
Evidence of Leaking: Yes No

Conditions reported above reflect visible portion only See Additional Comments on page 25

GENERAL COMMENTS _____



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 for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

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

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

NOT EVALUATED

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

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture from a chimney. Usually located on the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element of a home's exterior. Gutters and downspouts help control water runoff and prevent water damage. Extensions in place (4' or more). Paint the exterior of gutters and downspouts to extend their life. In the spring, after rain or thaw in winter, look for leaks at the joints. The gutters should be caulked before the caulk is washed away by rain. If no gutters exist, consider installing them.

SIDING

Wood siding should not be in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. Some signs of siding that are known problems, but are not always recognizable.

Exposure of siding is a common problem that has experienced serious problems. It requires a certified EIFS installer to determine the extent of the damage.

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

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

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, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

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

CAULKING

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



PROCEDURE

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

STUCCO/WOOD SIDING/TRIM/WINDOWS

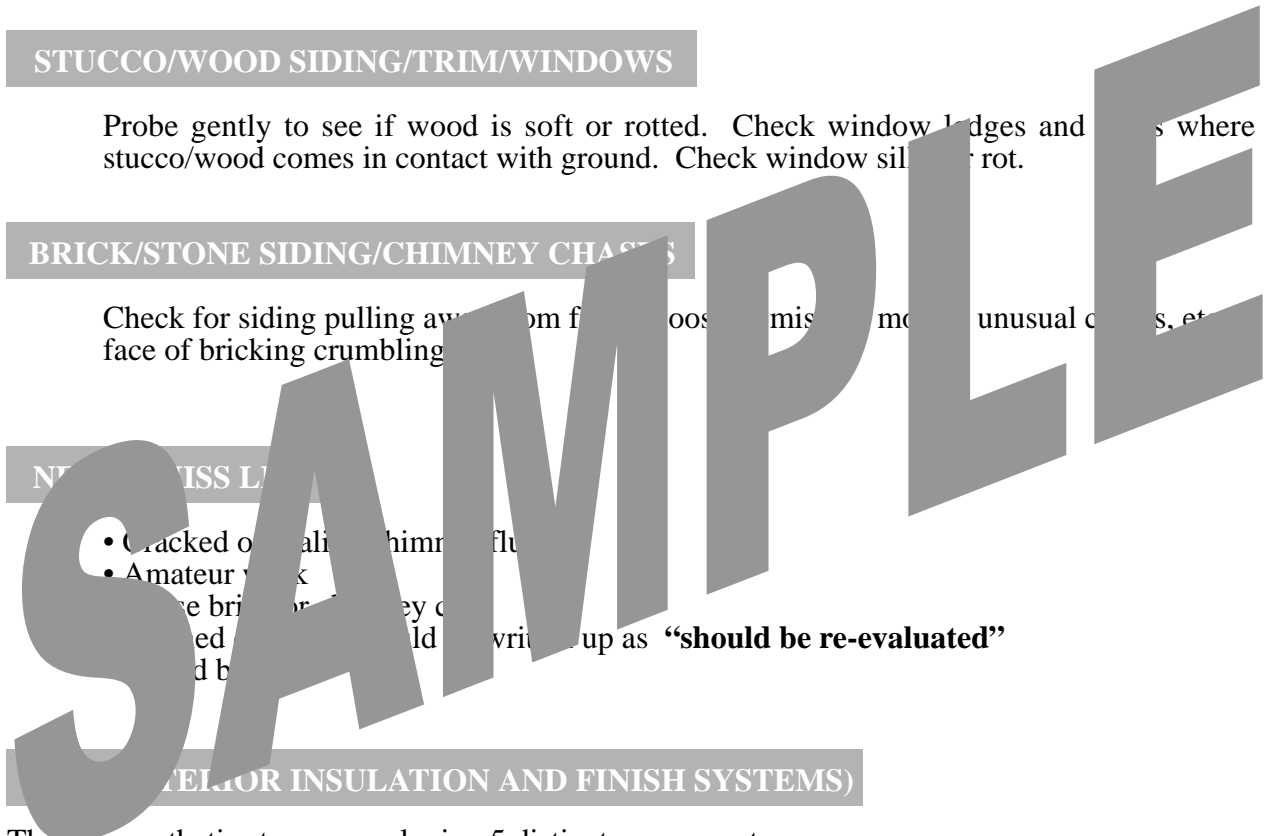
Probe gently to see if wood is soft or rotted. Check window ledges and sills where stucco/wood comes in contact with ground. Check window sills for rot.

BRICK/STONE SIDING/CHIMNEY CHASIS

Check for siding pulling away from face of masonry, missing mortar joints, unusual colors, etc. Check for face of brickwork crumbling.

NOTICE (MISSING)

- Cracked or missing chimney flue
- Amateur work
- The brick or masonry is crumbling or missing mortar joints. This should be written up as **"should be re-evaluated"**



(EXTERIOR INSULATION AND FINISH SYSTEMS)

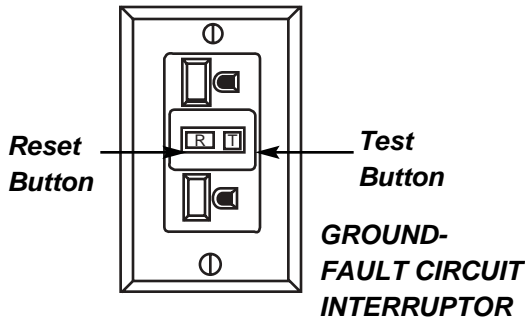
This is a synthetic stucco, employing 5 distinct components:

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



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 (G.F.C.I.) be connected to all outlets 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. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



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

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. In no circumstances should this wire be covered with insulation. Recessed light fixtures should have a baffle around them so that they are not covered with insulation. The cover around recessed fixtures should be checked they overheat. (no recessed lighting fixtures should be covered with insulation fixtures).

Federal Pacific Stab-Lok® Electrical panels may be found in older homes. See www.federalpacifi.com for more information.

Aluminum wiring in general lighting circuits is a safety hazard. If aluminum wiring exists, a licensed electrician should inspect the entire wiring system.

APARTMENTS
In these areas arc faults are a concern. In new construction, 200 amp service and these control outlets in the bedrooms.

REVERSE POLARITY
A common problem in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexperienced electrician to correct.

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

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

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

COOLING

Testing 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. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 15°-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.



PROCEDURE

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

Inspect a representative sampling of switches, receptacle outlets, and receptacle fixtures. Operate **all** G.F.C.I. test devices, and outlets by water.

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

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

WIRE SIZE COPPER	ALLUMINUM & COPPER-CLAD	SERVICE AMPS
4	2	
3	1	110
2	1/0	125
	2/0	
	3/0	
	4/0	200

List in Electrical Section only:

1. Rusted panels.
2. Panels under drains.
3. Panels with no main turnoffs.
4. Double taps of branch circuit (write up as a safety hazard.)

Amperage (Do not list amperage on your certificate)

WIRE SIZE COPPER	ALLUMINUM & COPPER-CLAD	SERVICE AMPS
4	2	
3	1	110
	1/0	125
	2/0	
	3/0	175
	4/0	200

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

FOR ELECTRICAL SERVICE

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

Exterior Outlet - Check for G.F.C.I. - should exist on homes under 20 years of age. Open grounds or reverse polarity within 6 feet of water should be listed on **Summary Page** as a **safety hazard**. Lower overhead wires and wires too close to balconies and porches should be written up as a **safety hazard**. Missing exterior outlet covers should be written up as a **safety hazard**.

A/C CONDENSER

- Check to see if level and if outside shutoff exists. Note the max, amp, allowed. Check to see that A/C condenser is running when turned on. Life expectancy is 10-15 years. If older than 7-8 years, list in deferred maintenance on Summary Page.
- Temperature coming out of the condenser unit should be warmer than outside air.
- Max breaker/fuse - Copy this from the plate on the condensing unit. The breaker or fuse in the electrical panel should not exceed this.



29. SERVICE ENTRY

Underground Overhead Weather head/mast needs repair Condition: Sat. Marginal Poor
Exterior Outlets: Yes No Operative: Yes No Overhead wires too low
G.F.C.I. Present: Yes No Operative: Yes No Less than 3' from balcony/deck/windows
Reverse Polarity Open Ground(s) Safety Hazard G.F.C.I. outlets recommended

30. 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
G.F.C.I. Breaker: Yes No Operative: Yes No Recommended
A.F.C.I. Breaker: Yes No Operative: Yes No Recommended
MAIN WIRE: Copper Aluminum Copper Clad Aluminum Not v
Condition: Satisfactory Poor Federal Pacific Panel Stub Lok (See remarks page 6)*
Tapping before the main breaker Double Tapping of Main Wire
BRANCH WIRE: Copper Aluminum* Copper Clad Aluminum Not v
Condition: Satisfactory Poor Panel not accessible not ev

31. SUB PANEL(S)

Location #1: #2:
BRANCH: Copper Aluminum Copper Clad Aluminum
Neutral grounded: Yes No Safety hazard
Condition: Satisfactory Marginal Poor Recommend Separating/Isolating Neutrals

32. ELECTRICAL FIXTURES

Condition: Satisfactory Marginal Poor
Grounded 3-prong outlets Recommend Electrician Evaluate/Repair*

33. EXTERIOR A/C - HEAT PUMP

UNIT #1: N/A Location:
Brand Model# Approximate age yrs.
Outside Disconnect: Yes No Maximum fuse/Breaker rating Amp Fuses/Breakers installed Amp
Level: Yes No Cabinet/Housing Rusted Improperly Sized Fuses/Breakers
Condenser Fins: Damaged Need cleaning Damaged Base/Pad
Condition: Satisfactory Marginal Poor

UNIT #2: N/A Location:
Brand Model# Approximate age yrs.
Outside Disconnect: Yes No Maximum fuse/Breaker rating Amp Fuses/Breakers installed Amp
Level: Yes No Cabinet/Housing Rusted Improperly Sized Fuses/Breakers
Condenser Fins: Damaged Need cleaning Damaged Base/Pad
Condition: Satisfactory Marginal Poor

Comments:



EXTERIOR DOORS

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

ELECTRICAL

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.

OVERHEAD DOOR OPENERS

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

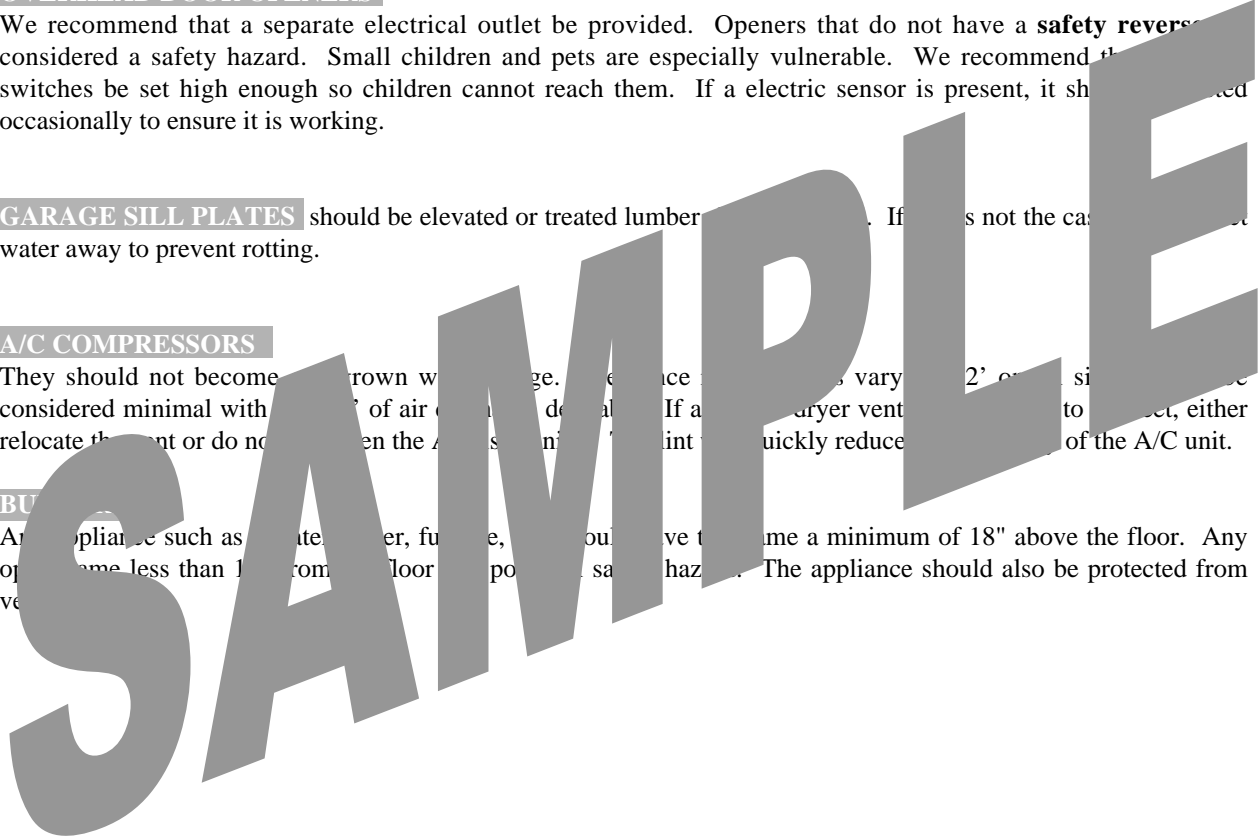
GARAGE SILL PLATES should be elevated or treated lumber. If it is not the case, it should be replaced with treated lumber to divert water away to prevent rotting.

A/C COMPRESSORS

They should not become overgrown with vegetation. Clearance should be maintained around the unit. If a dryer vent is located near the unit, it should be relocated or do not use the dryer when the A/C is running. This will quickly reduce the efficiency of the A/C unit.

BURNERS

Any appliance such as water heater, furnace, or boiler should be a minimum of 18" above the floor. Any appliance less than 18" from the floor is a potential safety hazard. The appliance should also be protected from





PROCEDURE

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

GARAGE

- State condition of siding, roofing, trim, in **comment line** if not same
- Sill plates should be probed for rot.
- Check for safety reverse on garage door opener.
- Check for outlet by overhead door opener.
- Check the overhead door for delamination and condition of weatherstripping on bottom.
- Check the service door.
- Lack of safety reverse or not adjustable safety hazard
- Electric sensor present and operable as a safety hazard.
- If the safety reverse operable and no sensor present, this condition requires an electrical repair.
- Fire extinguisher should be provided for use in new construction. Check the fire rating

SAMPLE



GARAGE

34. HOUSE/GARAGE EXTERIOR WALL CONSTRUCTION

Not visible Framed Masonry _____

Visible Condition:

Satisfactory Marginal Poor

35. GARAGE TYPE

None

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

36. AUTOMATIC OPENER

Yes No Operable Inoperable Remote not available

37. SAFETY REVERSES

Operable:

Pressure Reverse Electric Eye Need(s) adjusting
 Safety Hazard

38. ROOFING

Material: Same as house Type: _____ Approx. age _____ Approx. le _____

39. GUTTERS/EAVESTROUGH

None Condition: Satisfactory Marginal

40. FLOOR

Material: Concrete Gravel Asphalt Dirt Other _____

Condition: Satisfactory Typical cracks Large settling cracks Recommend Evaluate

Burners less than 18" above garage floor: N/A _____ _____

41. SILL PLATES

Not visible Floor Level _____ level _____ D/D/Damaged Recommend repair

42. OVERHEAD DOOR(S)

N/A

Material: Wood Fiberglass Metal _____ _____

Condition: Satisfactory Marginal _____ _____

Recommend _____ & Edge _____ Recommend _____ and lubrication _____ stripping missing/Damaged

43. ELECTRICAL SERVICE FOR

Condition: Satisfactory Marginal _____ _____ Damaged/Rusted

44. ELECTRICAL SAFETY

_____ Not visible

Reverse _____ Yes _____ Operates: Yes No Safety Hazard

GFCI Present: Yes No Operates: Yes No GFCI outlet recommended Yes No

_____ _____ _____

45. SEPARATION WALLS AND CEILING

(Between garage & living area)

N/A Present Missing Condition: Satisfactory Safety Hazard(s)

Recommend repair Holes walls/ceiling

Fire door: Not verifiable Not a fire door Needs repair Satisfactory

Auto closure: N/A Satisfactory Inoper. Missing Needs repair

Moisture stains present: Yes No Typical cracks: Yes No

46. SIDING/TRIM

Siding: Same as house Wood Metal Vinyl

Stucco Masonry Slate Fiberboard

Trim: Same as house Wood Aluminum Vinyl

47. EXTERIOR DOORS

Patio Storm Entrance Service

Weatherstripping: Satisfactory Marginal Poor Missing Replace

Door Condition: Satisfactory Marginal Poor

GENERAL COMMENTS



WELLS

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

SEPTIC

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

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

WATER

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

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

HOSE BIBS

During the winter months it is necessary to make sure the outside hose bibs are protected. This can be done by means of a valve located in the basement. Leave the outside hose bibs open to allow water to drain, preventing them from freezing. Hose bibs cannot be turned when frozen.

WATER HEATER

The life expectancy of a water heater is 8 to 12 years. A water heater may need replacement if it leaks. It is a good maintenance practice to drain the tank once a year. Check for leaks several times a year. Check relief valves or improve ventilation present in a hazardous area.

WATER SOFTENER

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

PLUMBING

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

SHUT-OFF VALVES

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

Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

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

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



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: 15

Well Pit - This is usually a pit outside the home that contains a 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 children from falling

WATER HEATER

Turn up and listen for a fire. Make sure the relief valve and expansion tank exist. Remove the burner cover and look for rust or unusual noise. rust buildup

Water heaters usually have a life expectancy of 10-15 years. A water heater less than 5 years old should be in the 'deferred item' category. The State Plumbing Code requires a water heater to be replaced if it is 15 years old.

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

POUR POINT

Be sure to write in your report that this has caused problems and should be examined by a licensed plumber. Indicate on the summary page that this is a major concern. Under "Comments" on page 14, write "See comment on page 6."

GAS PIPING

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

Cast iron - not allowed.

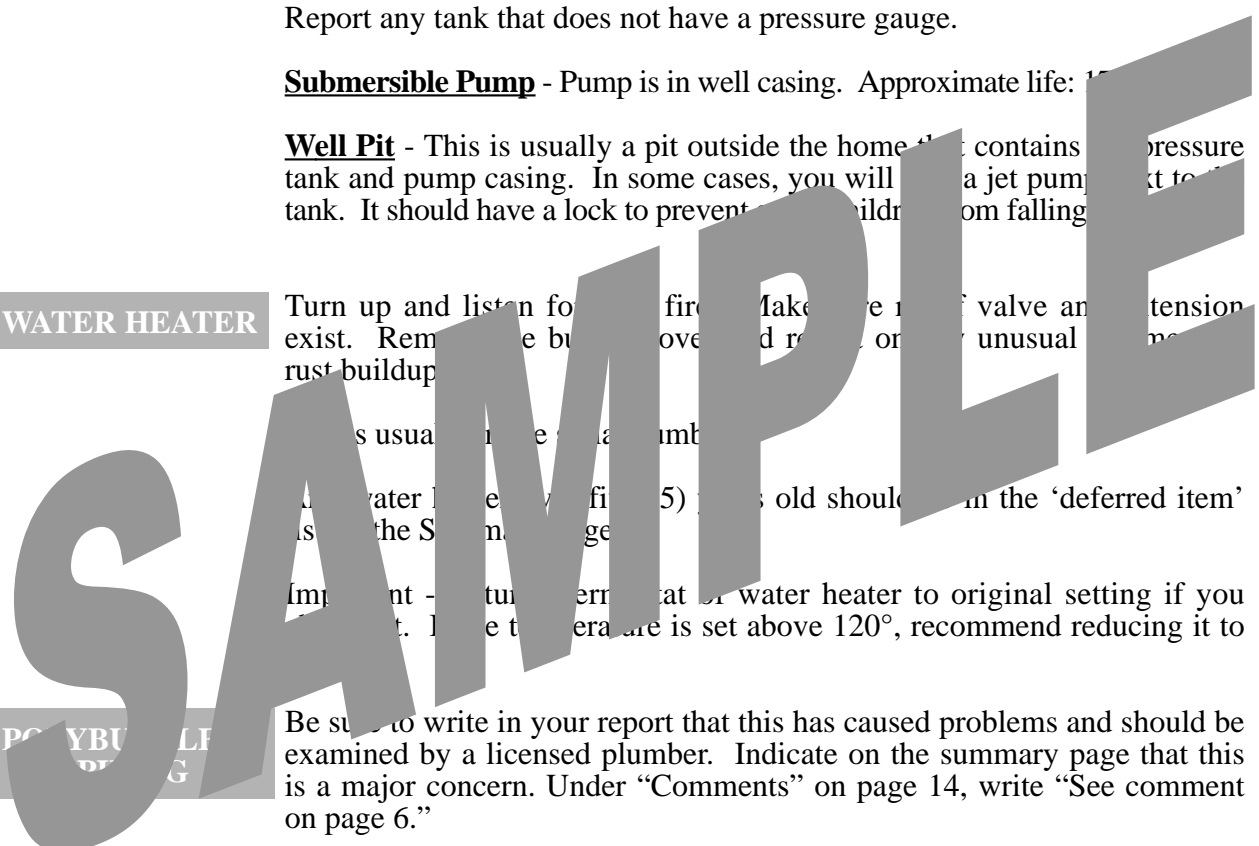
Copper and brass not allowed if it contains 3 grams of hydrogen sulfide per 100 cu. feet.

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.





48. WATER SERVICE

Main Shut-off Location: _____

Water Entry Piping: Not visible Copper/Galv. Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown

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

Condition: Satisfactory Marginal Poor

Lead Other Than Solder Joints: Yes No Unknown Service Entry

Functional Flow: Adequate Poor **Cross connection:** Yes No

Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar Metals

Drain, Waste & Vent pipe: Copper Cast Iron Galvanized PVC ABS

Condition: Satisfactory Marginal Poor

Support/Insulation: Type: _____ Water pressure over 80 psi

Traps Proper P-Type: Yes No P-Traps Recommended

Functional Drainage: Adequate Poor Recommend plumber repair

Interior Fuel Storage System: Yes No Leaking: Yes No

Gas Line: Copper Brass Black Iron Stainless Steel CSST Not visible

Condition: Sat. Marginal Poor

49. MAIN FUEL SHUT OFF LOCATION

50. WELL PUMP

N/A Submersible Pressure _____ psi Well Pit Shared Well

Pressure Gauge Operates: Yes No Not known Well Pressure _____ psi Not applicable

51. SANITARY/GRINDER PUMP

Check Valve: Yes No Not applicable Yes No

52. WATER HEATER

Brand Name: _____ Condition: Satisfactory Marginal Poor

Brand Name: _____ Serial #: _____

Type: Gas Electric Oil Other: _____

Unit Elevated: Yes No N/A Tank/Piping Corroded/Leaking

Capacity _____ gals. Approx. Age _____ yrs. Combustion air venting present: Yes No N/A

Seismic restraints needed: Yes No N/A

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

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

53. WATER HEATER #2

N/A Condition: Satisfactory Marginal Poor

Brand Name: _____ Serial #: _____

Type: Gas Electric Oil Other: _____

Unit Elevated: Yes No N/A Tank/Piping Corroded/Leaking

Capacity _____ gals. Approx. Age _____ yrs. Combustion air venting present: Yes No N/A

Seismic restraints needed: Yes No N/A

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

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

54. WATER SOFTENER

(Unit not evaluated) Loop Installed: Yes No Plumbing Hooked Up: Yes No

Softener Present: Yes No Plumbing leaking: Yes No

GENERAL COMMENTS



PLASTER ON WOOD LATH

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

PLASTER ON GYPSUM LATH (ROCK LATH)

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

WOOD FLOORING

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

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of wood members which are dried out and are usually of no structural significance.

CARPETS

When carpeting has been installed, the material and condition of floor underneath cannot be determined.

Appliances (If not tested, appliances were operated, the following applies)

Dishwashers are tested to see if they operate and water sprays properly. Stoves are tested to see that burners are working properly and broiler is not. Timer and controls are not tested. Refrigerators are not tested.

Inspection is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

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

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

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

WINDOWS

A representative number of windows are inspected.



GENERAL INTERIOR

PROCEDURE

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

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

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

KITCHEN

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

Any open grounds, reverse polarity, or GFI's that are not working should be noted in the **Summary Page** as a **safety hazard**.

Ask the client to start the burners if they are not working.

Check burners on ranges for proper operation.

Check for hot spots and marks on the range top.

Open and close doors and windows.

If you are testing ovens and range tops, MAKE SURE YOU TURN THEM OFF!

G.F.C.I. - Recommend these for outlets by water. If G.F.C.I. installed but not working properly, note in Summary Page as a **safety hazard**.



KITCHEN

Unit #

55. COUNTERTOPS Satisfactory Marginal *Recommend repair/caulking*

56. CABINETS Satisfactory Marginal *Recommend repair/adjustment*

57. PLUMBING COMMENTS

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

Comments: _____

58. WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture*

59. HEATING/COOLING SOURCE Yes No

60. FLOOR Condition: Satisfactory Marginal Poor Creaking Squeaks

Comments: _____

61. APPLIANCES *(See remarks page 12)*

Disposal Operates: Yes No Dish Compactor Operates: Yes No
 Oven Operates: Yes No Dishwasher Operates: Yes No
 Range Operates: Yes No Dishwasher Operates: Yes No
 Dishwasher Operates: Yes No Dishwasher Operates: Yes No
 _____ Operates: Yes No

Dishwasher trap: Yes No **Dishwasher Drain Line:** Yes No

Outlets: Yes No **Outlets:** Yes No
G.F.C.I. present: Yes No **G.F.C.I. present:** Yes No
Open ground/Reverse polarity within 6 ft of water: Yes No *G.F.C.I. Recommended*
 _____ Yes No *Potential Safety Hazard(s)*

Comments: _____

LAUNDRY ROOM

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor *Not vented*
 Not vented to Exterior *Recommend Repair* *Safety Hazard*
Electrical: Open ground/reverse polarity within 6' of water Yes No *Safety Hazard*
G.F.C.I. present: Yes No **Operates:** Yes No *G.F.C.I. Recommended*
Appliances: Washer Dryer Water Heater Furnace
Washer hook-up lines/valves: Leaking Corroded Not visible
Gas Shut-off Valve: N/A Yes No Cap needed *Safety Hazard* Not visible

Comments: _____



STALL SHOWER

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

CERAMIC TILE

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

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

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible to remove excess moisture from the room, preventing damage to the ceiling and walls and to minimize mold. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is through the outside. Running the vent pipe horizontally and terminating into a gable end or soffit is preferred. Running the vent pipe through the roof can cause condensation to collect in the down the vent pipe, rusting the fan and damaging the wallboard. The vent pipe in the attic should be insulated to reduce this problem.

SINKS often have a drain stopper, and some have a drain stopper that holds up of hair and soap scum. Most sink pop-up stoppers can be easily removed for cleaning. The drain stopper is attached to the closing lever that acts as a catch for hair. It may require a pair of pliers to remove the stopper. If you cannot mechanically remove the stopper, it may be necessary to use a drain cleaner. There are several bacteria drain cleaners available. They are safe to use in homes with septic tanks are used. These drain cleaners take a little longer to work than other drain cleaners.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. (See page 28)

WATER COOL TUBS

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



PROCEDURE

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

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

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

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

Report if no heat source is present.

Report if exhaust fan present and operating.

If no electrical outlet in bathroom or shower area.

Check window for rotted trim.

If a GFI outlet is not grounded, it will not turn off with the tester. It should turn off by pressing the test button on the outlet. This condition is okay. These should be found mostly in older homes with no wire systems.

JACKHTUBS

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



62. BATH:

UNIT #

63. SINKS TUBS SHOWERS

Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

64. TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks Cracked bowl/tank
 Cross connection

65. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other

Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where: _____

Functional Drainage: Adequate

Functional Flow: Adequate

Whirlpool Operable: N/A Yes No

Access panel to pump/motor: Yes

66. WALLS/CEILING/CABINETS

Moisture Stains Present: Yes No Outlets Present: Yes No (See remarks page 14)

G.F.C.I. Present: Yes No Operates: Yes No G.F.C.I. Recommended

Open ground/reverse polarity within 6' water: Yes No Potential safety hazards present: Yes No

67. HEAT /COOLING SOURCE

Yes No Window/Door: Yes No Sat. Marg. Poor

Comments:

Exhaust Fan: Yes No

Operates: Yes No

Noisy: Yes No

Noisy: Yes No

68. BATH:

UNIT #

69. SINKS TUBS SHOWERS

Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

70. TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks Cracked bowl/tank
 Cross connection

71. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other

Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where: _____

Functional Drainage: Adequate

Functional Flow: Adequate Poor

Whirlpool Operable: N/A Yes No

Access panel to pump/motor: Yes No

72. WALLS/CEILING/CABINETS

Moisture Stains Present: Yes No Outlets Present: Yes No (See remarks pages 14)

G.F.C.I. Present: Yes No Operates: Yes No G.F.C.I. Recommended

Open ground/reverse polarity within 6' water: Yes No Potential safety hazards present: Yes No

73. HEAT /COOLING SOURCE

Yes No Window/Door: Yes No Sat. Marg. Poor

Exhaust Fan: Yes No

Operates: Yes No

Noisy: Yes No

Comments:



ROOMS

PROCEDURE

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

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

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

Check behind doors for holes in door or walls.

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

DON'T MISS LIST

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

If **no electrical outlet in bedrooms**, note in report.

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

SAMPLE



62. BATH:

UNIT #

63. SINKS TUBS SHOWERS

Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

64. TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks Cracked bowl/tank
 Cross connection

65. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other

Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where: _____

Functional Drainage: Adequate

Functional Flow: Adequate

Whirlpool Operable: N/A Yes No

Access panel to pump/motor: Yes

66. WALLS/CEILING/CABINETS

Moisture Stains Present: Yes No Outlets Present: Yes No (See remarks page 14)

G.F.C.I. Present: Yes No Operates: Yes No G.F.C.I. Recommended

Open ground/reverse polarity within 6' water: Yes No Potential safety hazards present: Yes No

67. HEAT /COOLING SOURCE

Yes No Window/Door: Yes No Sat. Marg. Poor

Comments:

Exhaust Fan: Yes No

Operates: Yes No

Noisy: Yes No

68. BATH:

UNIT #

69. SINKS TUBS SHOWERS

Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

70. TOILET

Bowl Loose: Yes No Operates: Yes No Toilet leaks Cracked bowl/tank
 Cross connection

71. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other

Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where: _____

Functional Drainage: Adequate

Functional Flow: Adequate Poor

Whirlpool Operable: N/A Yes No

Access panel to pump/motor: Yes No

72. WALLS/CEILING/CABINETS

Moisture Stains Present: Yes No Outlets Present: Yes No (See remarks pages 14)

G.F.C.I. Present: Yes No Operates: Yes No G.F.C.I. Recommended

Open ground/reverse polarity within 6' water: Yes No Potential safety hazards present: Yes No

73. HEAT /COOLING SOURCE

Yes No Window/Door: Yes No Sat. Marg. Poor

Exhaust Fan: Yes No

Operates: Yes No Noisy: Yes No

Comments:



DOOR STOPS

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

CLOSET GUIDES

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

COLD AIR RETURNS

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

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates... of a home that is being purchased. The purpose of the inspection is to determine the condition of various systems and structures of the home. While an inspection is performed by a professional inspection company, the condition of the home components, the inspector picks up the report later. The inspector's ability to find all defects will depend on various parameters, such as lack of information about the property and the inspector's level of expertise. A good inspector will provide a clear and concise report that is an opinion as to the condition of the home. The report that is issued is an opinion as to the condition of the home. The inspector's opinion is based on the technical methods available to the inspection industry. This is a warranty company that provides that specific items in the home are in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranty items. The customer a fee for the warranty that will hopefully cover any projected costs and make a profit for the warranty seller. It is essentially an insurance policy.

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



ROOMS

PROCEDURE

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

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

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

Check behind doors for holes in door or walls.

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

DON'T MISS LIST

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

If **no electrical outlet in bedrooms**, note in report.

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

SAMPLE



74. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

75. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

76. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

77. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____



WINDOW FRAMES AND SILLS

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

See comments regarding caulking doors and windows, page 8.

FIREPLACES

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

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

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner 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 if wood burning stoves meet manufacturer specifications, which are not usually available to the inspector to determine proper installation. It is recommended you ask the owner for paperwork, verify that it is a listed or certified model.

VENTILATION

Ventilation is recommended at the rate of one square foot of area to 300 square feet of floor space, this being between the finished roofline and the finished floor. Power vents should have both a fan and a thermostat, since they are needed to remove wind and gas as well as summer heat. Evidence of condensation such as water stains, peeling paint, or mold on walls, floors, or ceilings indicates that ventilation may have been or is blocked or inadequate.

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

SMOKE DETECTORS

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

VAPOR BARRIERS

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

SAFETY GLAZING

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

INSULATED GLASS

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



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 in exhaust attic.

Report fans not exhausted to outside.

Report improper attic fan wiring as safety hazard. See Summary.

DON'T MISS LIST

- Thermopane insulated windows have a problem seals and leak
- Delaminated plywood in attic.
- Rotted sill or sash.
- Cracked/missing mortar

Insulation

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



74. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

75. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

76. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____

77. LOCATION:

ROOM(S)

UNIT #

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No Where: _____

Floor: Satisfactory Marginal Poor Squeaks Slopes Typical Cracks: Yes No

Ceiling Fan: N/A Satisfactory Marginal Poor

Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No

Open ground/Reverse polarity: Yes No Coverplates Missing Safety Hazard

Heat/Cooling Source: Yes No Holes: Doors Walls Ceilings

Bedroom Egress Restricted: N/A Yes No

Doors & Windows: Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked glass

Comments: _____



WINDOW FRAMES AND SILLS

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

See comments regarding caulking doors and windows, page 8.

FIREPLACES

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

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

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner 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 if wood burning stoves meet manufacturer specifications, which are not usually available to the inspector to determine proper installation. It is recommended you ask the owner for paperwork, verify that it is a listed or certified model.

VENTILATION

Ventilation is recommended at the rate of one square foot of area to 300 square feet of floor space, this being between the finished roofline and roofline. Power vents should always have both a fan and a thermostat, since ventilation is needed to remove wind and gas as well as summer heat. Evidence of condensation such as weakened roof sheathing, fungus, nail pops, and mold indicate that ventilation may have been or is blocked or inadequate.

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

DETECTORS

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

VAPOR BARRIERS

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

SAFETY GLAZING

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

INSULATED GLASS

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



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 fire from opening.

Attic

Check for delaminated plywood, moisture problems, insulation, and exhaust fans.

Report fans not exhausted to outside.

Report improper attic fan wiring as safety hazard. See Summary.

DON'T MISS LIST

thermopanes, insulated glass, broken seals and leaks.

- Delaminated plywood in attic.

rotted sills and sashes.

rotted wood in attic.

Insulation

R-Values and Approximate Amount of Insulation Required

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



78. INTERIOR WINDOWS/GLASS

Condition: [] Satisfactory [] Marginal [] Poor [] Needs Repair
[] Representative number of windows operated [] Painted shut (See remarks page 18)
Evidence of Leaking Insulated Glass: [] Yes [] No [] N/A Safety Glazing Needed: [] Yes [] No
[] Glazing compound needed [] Cracked glass [] Hardware missing [] Broken counter-balance mechanism
Security Bars Present: [] Yes [] No [] Not tested [] Safety hazard [] Test release mechanism before moving in

79. FIREPLACE

[] None Location #1 _____ #2 _____ #3 _____
Type: [] Gas (Not Tested) [] Wood [] Woodburner stove (See remarks page 18) [] Electric [] Ventless
Material: [] Masonry [] Metal (pre-fabricated) [] Metal insert
Miscellaneous: [] Blower built-in Operates: [] Yes [] No Damper operates: [] 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 [] Pre-fab panel aged/worn
Hearth Adequate: [] Yes [] No Mantel: [] N/A [] Adequate [] Loose
Physical Condition: [] Satisfactory [] Marginal [] Poor [] Recommend having cleaned and re-exposed

80. STAIRS/STEPS/BALCONIES

[] Satisfactory [] Marginal [] None
Handrail: [] Satisfactory [] Marginal [] None
Risers/Treads: [] Satisfactory [] Marginal [] Safety hazard [] Risers/Treads uneven

81. SMOKE /CARBON MONOXIDE DETECTORS

Present: Smoke Detector Yes [] No [] Not tested
CO Detector Yes [] No [] Not tested

82. ATTIC STRUCTURE / INSULATION

Access: [] Staircase [] Pull down [] Staircase [] No access [] Other _____
Inspection From: [] Access Panel [] In Attic [] Other _____
Location: [] Below main level [] Below main level [] Other _____
Access: _____
Flooring: [] Carpet [] Parquet [] None
Insulation: [] Fiberglass [] Batts [] Loose [] Cellulose [] Other _____
[] Mineral wool [] Rockwool Depth _____" [] Recommend Baffles @ Eaves
[] Damaged [] Displaced [] Missing [] Compressed
Installers: [] Attics [] Walls [] Between ceiling joist [] Not visible
[] Recommend additional insulation
Fans Connected To: [] N/A Attic: [] Yes [] No Outside: [] Yes [] No [] Not visible
HVAC Duct: [] N/A [] Satisfactory [] Damaged [] Split [] Disconnected [] Leaking [] Repair/Replace
Chimney Chase: [] N/A [] Satisfactory [] Needs repair [] Not visible
Structural Problems Observed: [] Yes [] No [] Recommend Repair [] Recommend Structural Engineer
Roof structure: [] Rafters [] Trusses [] Wood [] Metal [] Other _____
Collar ties present: [] Yes [] No [] N/A
Sheathing: [] Plywood [] OSB [] 1x _____ [] Rotted [] Stained [] Delaminated
Evidence of Condensation/Moisture Leaking: [] Yes [] No (See remarks page 18)
Ceiling Joists: [] Wood [] Metal [] Other [] Not visible
Vapor Barriers: [] Kraft/foil faced [] Plastic [] Not visible [] Improperly installed
Firewall Between Units: [] N/A [] Yes [] No [] Needs repair/sealing (See remarks page 18)
Electrical: [] Open Junction box(es) [] Handyman wiring [] Visible knob-and-tube

GENERAL COMMENTS



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

- GAS-FIRED HOT AIR15-25 years
- OIL-FIRED HOT AIR20-30 years
- CAST IRON BOILER30-50 years
(Hot water or steam) or more
- STEEL BOILER30-40 years
(Hot water or steam) or more
- COPPER BOILER10-20 years
(Hot water or steam)
- CIRCULATING PUMP (Hot water)10-15 years
- AIR CONDITIONING COMPRESSOR8-12 years
- HEAT PUMP8-12 years

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

Boilers and their systems may require annual attention. You should have a heating contractor come out in the fall to show you how to do the necessary things. **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 60 days. Heating and cooling systems especially true if you have central air conditioning. Dirty filters can lead to premature failure of the compressor - a \$1,500 maintenance item.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most companies agree you will pay for the service on fuel savings by having a properly adjusted burner.

Read the instructions for maintaining the humidifier on the furnace. A malfunctioning humidifier can rust out a furnace quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be checked annually. **Due to the expense, it is not possible to determine if the humidifier is working.**

Have HVAC Unit Thoroughly Examined - A condition was found that suggests a heating contractor should do a further analysis. We suggest getting this before closing.

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

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

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

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



HEATING SYSTEM

83. UNIT #1 Location: _____ (See remarks page 20)

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 Buildup

Carbon Monoxide: N/A Detected at Plenum/Register Not Tested

CO Test: Tester: _____ **Combustion Air Venting Present:** Yes No N/A

Controls: Disconnect Yes No Normal operating and safety controls observed

Distribution: Metal duct Insulated flex duct Cold air return Duct board Asbestos-like wrap

Flue Piping: N/A Rusted Improper slope Safety Hazard

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs Cleaning/Replacement

When Turned On By Thermostat: Fired Did not fire **Proper Operation:** Yes No

Heat pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Water/Sand Observed Yes No N/A

System Not Operated Due To: Exterior temperature Other _____

System Condition: Satisfactory Marginal Poor Recommend technician examine Before closing

84. UNIT #2 Location: _____ (See remarks page 20)

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 Buildup

Carbon Monoxide: N/A Detected at Plenum/Register Not Tested

CO Test: Tester: _____ **Combustion Air Venting Present:** Yes No N/A

Controls: Disconnect Yes No Normal operating and safety controls observed

Distribution: Metal duct Insulated flex duct Cold air return Duct board Asbestos-like wrap

Flue Piping: N/A Rusted Improper slope Safety Hazard

Supports for Piping/Insulation: N/A Yes No

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: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Water/Sand Observed Yes No N/A

System Not Operated Due To: Exterior temperature Other _____

System Condition: Satisfactory Marginal Poor Recommend technician examine Before closing

85. BOILER SYSTEM N/A Location: _____

Brand Name _____ Approximate Age: _____ yrs Unknown

Model # _____ Serial # _____

Energy Source: Gas LP Oil Electric

Distribution: Hot water Baseboard Steam Radiator

Circulator: Pump Gravity Multiple zones

Controls: Temp/Pressure Gauge Exist: Yes No **Operating:** Yes No

Oil Fired Units: Disconnect Yes No **Combustion Air Venting Present:** Yes No N/A

Relief Valve: Yes No Missing Extension Proper: Yes No

Operated: When Turned On By Thermostat: Fired Did not fire

Operation: Satisfactory Yes No Recommend HVAC technician examine Before closing

86. OTHER SYSTEMS N/A Electric baseboard Radiant ceiling cable

Gas space heater Woodburning stove (See remarks page 20)

Proper Operation: Yes No

System Condition: Satisfactory Marginal Poor



All systems will work more efficiently and have a more extended life, if regularly serviced. Although professional service is best, owner maintenance can be performed, where applicable, to include changing and/or cleaning filters each month, oiling circulator pumps, checking water levels of steam systems and bleeding of the radiators. If installed, routine maintenance is needed on humidifiers and electronic air cleaners. Humidifiers can usually be cleaned with vinegar, to remove calcium deposits.

In homes, where heating and cooling ducts are shared, it may be necessary for proper or economic usage, to make seasonal changes in the register openings. Cool air should be concentrated to the top of the house in hot weather, whereas heat is most needed in the lower part of a home, in cold conditions.

Most cooling systems are of the electric compressor type that remove heat from the home and dissipate it to the exterior. Heat pumps have an additional reverse cycle that removes latent heat from the outside air and brings it inside the home. The cooling system is important to keep condensate drains clean.

Generally, air conditioners should be operated when outside ambient temperatures are below about 60 degrees Fahrenheit. In some cases, when temperatures are below 50 degrees Fahrenheit, heating/cooling units will become less efficient.

MAINTENANCE RECOMMENDATIONS

- A. Periodically change or clean filters as needed.
- B. Clean and service humidifier; seasonally or annually.
- C. Have oil and gas burning equipment serviced annually.
- D. Remove dust, shrubs and leaves from around exterior units.
- E. On steam systems, "blow off" or drain low water cut-off per manufacturer's instructions or tag.



COOLING SYSTEM

Supply temperature should be around 55°. Return should be between 14°-22° greater (temperature differential). Some factors, such as humidity, will effect the reading.

PROCEDURE

- Check for missing disconnect.
- Look for obstructed or tilted outdoor unit.
- Identify damaged, dirty, leaking, corroded, rusted, noisy, vibrating or malfunctioning equipment.
- Point out missing or dirty air filter.
- Look for extreme temperature differential.
- Check for frost or icing.
- Check for improper ductwork and condensate drainage.
- Note any lack of cooling source in each room.

WHAT COOLING COMPONENTS DO

- **Compressor** pressurizes gas which heats up.
- **Condenser** removes heat from gas which condenses
- **Expansion devise** depressurizes liquid which turns back to gas.
- **Evaporator** causes liquid to absorb heat from which turns back to gas.

DO NOT OPERATE AIR CONDITONING UNIT

- outside temperature under 60°
- system is shut down
- system hasn't been serviced

RECOMMENDATIONS FOR SERVICE

- check for or condense
- check for groans
- check for shorts
- any parts aren't

LIST

Lack of cooling source in each room.

Extreme temperature differential.

Rusted or leaking condensate trays over heat exchangers.

Damaged, leaking, corroded, rusty, noisy, or vibrating equipment.

Missing air filter.

A/C Condenser

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

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

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

COSTS OF REMODELING OR REPAIR

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

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$3,000 - \$6,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	2,000 - 3,000
Replace central air conditioning	Each	1,400 - 2,000
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase elec. svc. to 60-100 amps	Each	600 - 1,200
Run separate elec. line for dryer	Each	25 - 200
Run separate elec. line for A/C	Each	35 - 200
Install hardwired smoke detector	Each	90 - 180
Install new disposal	Each	150 - 400
Install new dishwasher	Each	400 - 750
Install new hot water boiler	Each	1,000 - 4,000
Install new 30-40 gal water heater	Each	150 - 650
Install new 30 gal. water heater	Each	100 - 300
Dig and install new well	Each	1,000 - 2,000
Install septic system	Each	1,000 - 2,000
Remove and exterior door	Each	100 - 900
Install new pump purifier	Each	400 - 600
Install new redwood deck	Square foot	20 - 30
Install new deck	Square foot	20 - 30
Install new window	Each	60 - 150
Install new door	Each	400 - 800
Install aluminum door	Each	300 - 800
Repair interior window	Each	100 - 200
Install gutter and downspouts	Linear foot	3.50 - 5.00
Install asphalt shingle roof/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Instl 1-ply membrane rubberized roof	Square foot	get estimate
Instl new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in bsmt	Linear foot	get estimate
Concrete drive or patio	Square foot	3.00 - 4.00
with removal of old	Square foot	2.25 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

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

PREVENTIVE MAINTENANCE TIPS

- I. **FOUNDATION and MASONRY: Basements, Exterior Walls:** To prevent seepage and condensation problems.
 - a. Check basement for dampness and leakage after wet weather.
 - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
 - c. Maintain grading sloped away from foundation walls.
- II. **ROOFS, GUTTERS, and EAVESTROUGH:** To prevent roof leaks, condensation, seepage, and decay problems.
 - a. Check for damaged, loose or missing shingles, blisters.
 - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
 - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vent 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 mortar.
- IV. **DOORS AND WINDOWS:** To prevent air and water penetration problems.
 - a. Check caulking for decay around doors, windows, cabinet joints. Caulk and weatherstrip as needed. Check glazing, putty on windows.
- V. **ELECTRICAL:** For safe electrical performance, make sure each circuit is properly installed.
 - a. Trip circuit breaker every six months and check for fault circuit interrupter (FCI) monthly.
 - b. Check condition of power cords for fraying and exposed wires. Replace at first sign of wear and damage.
 - c. Check exposed wiring and cables for damage.
 - d. If you experience a light flickering or dimming, or for touching any appliance, disconnect the appliance and have a licensed electrician inspect the wiring. Appliances go on and off unnecessarily, call a licensed electrician.
- VI. **BATHROOMS:** For preventive maintenance.
 - a. Check exterior water for hose bibbs, sprinklers, pool equipment in the fall.
 - b. Flush sediment in water heaters monthly or per manufacturer's instructions.
 - c. Have sewer tank cleaned every 2 years.
- VII. **HEATING and COOLING:** For comfort, efficiency, energy conservation and safety.
 - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
 - b. Clean and service humidifier. Check periodically and annually.
 - c. Have oil burning equipment serviced annually.
- VIII. **INTERIOR:** General house maintenance.
 - a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.
 - b. Close crawl vents in winter and open in summer.
 - c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.
- IX. **Know the location of:**
 - Main water shutoff valve.
 - Main emergency shutoff switch for the heating system.
 - Main electrical disconnect or breaker.



Items not operating:

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

Significant Issues/Defects

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

Potential Safety Hazards

- Open grounds and missing grounders.
- Relief valve and expansion tank missing on water heater.
- Trip hazard - missing handrails on stairs.
- Gas leaks.
- Handy wiring - exposed wires.
- Open electrical boxes - no covers.
- Wood paneling vented to attic with other appliances.
- Double tap on 240 volt breakers - use of 200 amp service.
- Overloaded circuit breakers.
- No GFI protection in kitchen.
- Fire alarm between garage and living area.
- Built-in oven - faulty wiring.
- Horizontal vent pipes, or improperly installed vent pipes.
- Appliance wirings.
- Ungrounded 3-prong outlets.

Maintenance Item /Deferred Cost

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



IMPORTANT INFORMATION

PHONE NUMBERS AND EMAIL ADDRESSES

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

Following are email 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.campi.com

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

www.cpsc.gov - Consumer protection website

LP siding class-action lawsuits

www.lpsidingclaims.com phone: 800-2-22

Masonite siding class-action settlement

www.masoniteclaims.com phone: 800-3-72

EIFS

www.king.com - Disputes litigation

www.eifs.com - EIFS

www.g... - Search engine "EIFS" "siding"

www.s... - Search engine

Consumer Search

www.erecs.com phone: 800-365-0697

Polybutylene - Consumer Protection

www... phone: 800-392-7591

Plastic Exp

www.polybutylene.com phone: 800-501-7703

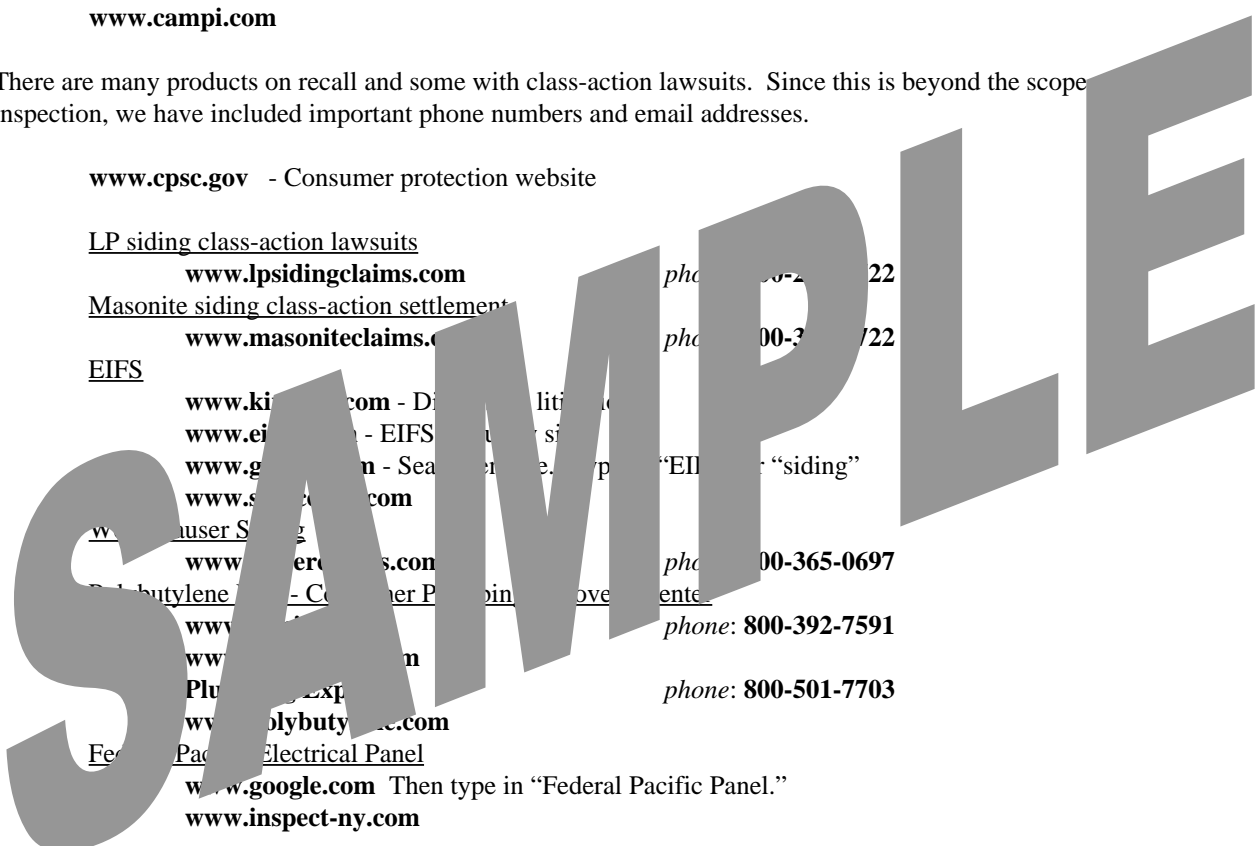
Federal Pacific Electrical Panel

www.google.com Then type in "Federal Pacific Panel."

www.inspect-ny.com

Siding Class Actions:

- | | |
|-------------------|--------------------|
| ABTCO/ABITI-Price | ABT Canada/Canexel |
| Boise Cascade | Temple-Inland |
| Georgia-Pacific | Jefferson-Smurfit |
| Stimson | Celotex |
| Omnivood/Woodruf | Macmillam/Bloedel |
| Macmill | |





SWIMMING POOL/SPA

POOL/SPA AREA

N/A

Area around pool/spa: Concrete Kool-Decking® Flagstone Other _____
 Condition: Satisfactory Marginal Poor Typical cracking
 Pool/spa fencing: Yes No Minimum height _____ ft. Gate self-closing/latching Yes No
 Diving board platform: N/A Satisfactory Marginal Poor

POOL/SPA LINER(S):

Liner: Fiberglass/Acrylic Plaster/Marcite® Exposed Aggregate/Pebble Tec® Vinyl
 Water clarity: Clear Cloudy Opaque Not applicable
 Pool closed for winter-not inspected
 Condition: Satisfactory Marginal Poor Visible cracks/chips/stains: Yes No Needs repair

HEATER:

N/A

Energy source: Gas Solar Electric element
 Pilot lit: Yes No N/A
 Operated: Yes No

FILTER(S) & CLEANING SYSTEM

Type: Sand Diatomaceous Earth
 Type: Pressure Other _____
 Operated: Yes No
 Self-filtration: Yes No
 Leak observed: Yes No
 Reverse pool temperature/air/quality service

ELECTRICAL

Pool/spa light: Operates: Yes No
 G.F.C.I. Protected: Yes No Operates: Yes No G.F.C.I. Recommended
 Electrical bonding: Yes No Safety hazard
 Time: Yes No Operable: Yes No Interior coverplate: Yes No

NOTE: The pool was not drained for the inspection. It is not possible to check the filtering system for its efficiency or if underground leaking is occurring. If you have concerns as to the functioning capabilities or life expectancy of the pool components, it is recommended that a pool specialist perform the needed inspection/repairs.

GENERAL COMMENTS



CRAWL SPACE

- N/A
- Full crawl space
- Combination basement/crawl space/slab
- Conditioned (heated/cooled) Yes No

- ACCESS**
- Exterior
 - Interior hatch door
 - Via basement
 - No access*
- Inspected from:** Access panel In the crawl space

- FOUNDATION WALLS** **Condition:** Satisfactory Marginal *Have Evaluated* *Monitor*
- Concrete block
 - Poured
 - Stone
 - Wood
 - Brick
 - Piers & Columns
 - Cracks
 - Movement

- FLOOR**
- Concrete
 - Gravel
 - Dirt
 - Other _____
 - Typical cracks

- SEISMIC BOLTS**
- N/A
 - None Visible
 - Appear Satisfactory
 - Recommend _____ on

- DRAINAGE**
- Outside drain
 - Sump pump: Yes No
 - Operate: Yes No
 - None apparent
 - Enclosed: Yes No
 - Moisture damage: Yes No

- VENTILATION**
- Wall vents
 - Floor vents
 - None apparent

- GIRDERS/BEAMS/COLUMNS**
- Wood
 - Steel
 - Not visible
- Condition:** Satisfactory Marginal Poor

- JOIST**
- Material: Wood Steel Truss
 - Not visible: Yes No
 - Condition: Satisfactory Marginal Poor
 - Engineered I-Type Sagging/Altered Joists

- SUBFLOOR**
- Wood
 - Concrete
 - Other _____

- MOISTURE IN**
- Walls
 - Sub floor
 - Other _____

- INSULATION**
- None
 - Walls
 - Type: _____
 - Location: Between floor joists Other _____

- VAPOR BARRIER**
- Yes No
 - Type: Kraft face Plastic
 - Other
 - Not visible

Basement/Crawlspace walls

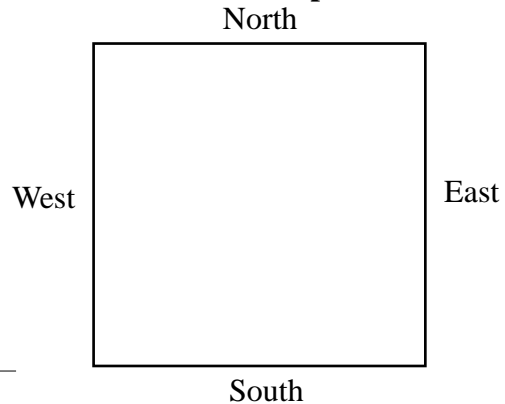


Diagram indicates where walls were not visible and type of covering:

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

Comments: _____



BASEMENT

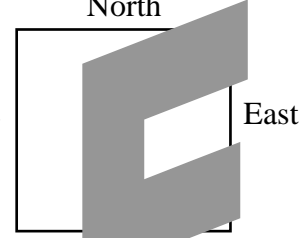
STAIRS

N/A

Condition: Satisfactory Marginal Poor Typical Wear and Tear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway over stairs: Satisfactory *Low Clearance* *Safety hazard*

FOUNDATION

Condition: Satisfactory Marginal *Have Evaluated* *Monitor*
Material: Brick Concrete block Fieldstone Poured Concrete **Basement/crawl space walls**
Horizontal Cracks: North South East West **North**
Step Cracks: North South East West
Vertical Cracks: North South East West
Covered Walls: North South East West
Movement Apparent: North South East West



Indication of Moisture: Yes No Fresh Stain

Condition reported above reflects condition only.

FLOOR

Material: Concrete Carpet/Cork Tile Other
Condition: Satisfactory Marginal Poor Stained/Rusted

SEISMIC BOLTS

None Satisfactory Recommend Evaluation

BASIN DRAIN

Sump: Yes No Working Not working Needs cleaning *Not tested*
Floor: Satisfactory Marginal Poor **Efflorescence:** Yes No Efflorescence Present

GIRTS

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

JOISTS

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

SUB FLOOR

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

GENERAL COMMENTS



COOLING SYSTEM

UNIT #4

Central system Wall unit Location: _____ Age: _____ yrs.

Energy Source: Electric Gas Water Other _____

Unit type: Air cooled Water cooled Gas chiller Geothermal Heat pump

Evaporator coil: Satisfactory *Not visible* Needs cleaning Damaged

Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory

Condensate line/drain: To exterior To pump Floor Drain Other _____

Operation: Temperature in supply duct _____° F — Temperature in return duct _____° F = Split _____° F
Difference in temp. (split) should be 15-22° Fahrenheit. (See remarks page 22)

Condition: Sat. Marginal Poor *Recommend HVAC technician examine/clean/service*
 Not operated due to exterior temperature.

UNIT #5

Central system Wall unit Location: _____ Age: _____ yrs.

Energy Source: Electric Gas Water Other _____

Unit type: Air cooled Water cooled Gas chiller Geothermal Heat pump

Evaporator coil: Satisfactory *Not visible* Needs cleaning Damaged

Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory

Condensate line/drain: To exterior To pump Floor Drain Other _____

Operation: Temperature in supply duct _____° F — Temperature in return duct _____° F
Difference in temp. (split) should be 15-22° Fahrenheit. (See remarks page 22)

Condition: Sat. Marginal Poor *Recommend HVAC technician examine/clean/service*
 Not operated due to exterior temperature.

UNIT #6

Central system Wall unit Location: _____ Age: _____ yrs.

Energy Source: Electric Gas Water Other _____

Unit type: Air cooled Water cooled Gas chiller Geothermal Heat pump

Evaporator coil: Satisfactory *Not visible* Needs cleaning Damaged

Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory

Condensate line/drain: To exterior To pump Floor Drain Other _____

Operation: Temperature in supply duct _____° F — Temperature in return duct _____° F = Split _____° F
Difference in temp. (split) should be 15-22° Fahrenheit. (See remarks page 22)

Condition: Sat. Marginal Poor *Recommend HVAC technician examine/clean/service*
 Not operated due to exterior temperature.

GENERAL COMMENTS



HEATING SYSTEM

UNIT #3

Location: _____

(See remarks page 20)

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 Buildup**Carbon Monoxide:** N/A Detected at Plenum/Register Not Tested**CO Test:** Tester: _____ **Combustion Air Venting Present:** Yes No N/A**Controls:** Disconnect Yes No Normal operating and safety controls observed**Distribution:** Metal duct Insulated flex duct Cold air return Duct board Asbestos-like wrap**Flue Piping:** N/A Rusted Improper slope Safety Hazard**Supports for Piping/Insulation:** N/A Yes No**Filter:** Standard Electrostatic Satisfactory Needs Cleaning/Replacement**When Turned On By Thermostat:** Fired Did not fire **Proper Operation:** Yes No**Heat pump:** Aux. electric Aux. gas N/A **Sub-Slab ducts:** Water/Sand Observed Yes No N/A**System Not Operated Due To:** Exterior temperature Other _____**System Condition:** Satisfactory Marginal Poor Recommend technician examine Before closing

UNIT #4

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 Buildup**Carbon Monoxide:** N/A Detected at Plenum/Register Not Tested**CO Test:** Tester: _____ **Combustion Air Venting Present:** Yes No N/A**Controls:** Disconnect Yes No Normal operating and safety controls observed**Distribution:** Metal duct Insulated flex duct Cold air return Duct board Asbestos-like wrap**Flue Piping:** N/A Rusted Improper slope Safety Hazard**Supports for Piping/Insulation:** N/A Yes No**Filter:** Standard Electrostatic Satisfactory Needs Cleaning/Replacement**When Turned On By Thermostat:** Fired Did not fire **Proper Operation:** Yes No Not tested**Heat pump:** Aux. electric Aux. gas N/A **Sub-Slab ducts:** Water/Sand Observed Yes No N/A**System Not Operated Due To:** Exterior temperature Other _____**System Condition:** Satisfactory Marginal Poor Recommend technician examine Before closing

BOILER SYSTEM #2 N/A

Location: _____

Brand Name _____

Approximate Age: _____ yrs Unknown

Model # _____

Serial # _____

Energy Source: Gas LP Oil Electric**Distribution:** Hot water Baseboard Steam Radiator**Circulator:** Pump Gravity Multiple zones**Controls:** Temp/Pressure Gauge Exist: Yes No **Operating:** Yes No**Oil Fired Units:** Disconnect Yes No **Combustion Air Venting Present:** Yes No N/A**Relief Valve:** Yes No Missing Extension Proper: Yes No**Operated:** When Turned On By Thermostat: Fired Did not fire**Operation:** Satisfactory Yes No Recommend HVAC technician examine Before closing

OTHER SYSTEMS

 N/A Electric baseboard Radiant ceiling cable Gas space heater Woodburning stove (See remarks page 20)**Proper Operation:** Yes No**System Condition:** Satisfactory Marginal Poor