

# INSPECTION REPORT.....

Report No. ....

Address: \_\_\_\_\_  
Date: \_\_\_\_\_  
Client: \_\_\_\_\_  
Purpose: \_\_\_\_\_  
Inspector: \_\_\_\_\_  
Age of Property: \_\_\_\_\_  
Special Conditions: \_\_\_\_\_  
\_\_\_\_\_  
Photos: \_\_\_\_\_  
Attached Publications: \_\_\_\_\_  
\_\_\_\_\_

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## Exclusions and Limitations of a Home Inspection.....

- A home inspection is essentially a property condition assessment. The inspection is simply a limited visual inspection, and it's results based on observable conditions that exist at the time of the inspection only. The report is based on professional opinion and is not intended to be "technically exhaustive", or include latent and/or concealed defects. The inspection and report exclude all components, items, and conditions that are not observed, regardless of the reason they are not observed. Equipment and systems will not be dismantled nor will furniture, or items stored, be moved or removed to conduct the inspection. The home inspector assumes no liability for the cost of repairing or replacing any unreported defects or conditions.
- The inspection and report shall not be construed as a compliance inspection for zoning or other governmental or nongovernmental codes or regulations.
- The inspection and report exclude and do not intend to cover swimming pools, hot tubs, spas, saunas, whirlpools, fountains, ponds, playground equipment, fences, storm windows & doors, recreational & leisure appliances, household appliances, underground electric & plumbing systems, water conditioners, termite, insect, pest, or vermin infestation, security systems, security bars, energy saving devices, air purifiers, fireplace inserts and equipment, seasonal equipment, outdoor grilles, low voltage lighting, cable and telephone systems, systems which are shut off or otherwise secured, and all cosmetic items such as wall coverings window treatments, and carpeting. Also excluded are radon gas, or other radiation, lead, asbestos, carbon monoxide, urea formaldehyde, underground tanks, soil contamination, mold, fungus, EMF's, and all other hazardous or toxic substances, pollutants or other contamination. Any comments about excluded items are strictly for "informational" purposes only.
- The inspection and report are not intended to reflect the value of the property, or make any representation as to the advisability or inadvisability of purchase.
- THE INSPECTION AND REPORT ARE NOT INTENDED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF THE MERCHANTABILITY, OR FITNESS FOR USE, REGARDING THE CONDITIONS OF THE PROPERTY.**
- The inspection and report are for the sole and exclusive use of the client and not intended for the use and/or benefit of any other person, party or other entity. The inspection and report are not transferrable, and there are no additional oral representations.

# EXTERIOR

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Architectural Style: ☐ Ranch ☐ Colonial ☐ Split/Bi-Level ☐ Bungalow ☐ Eclectic ☐ Other \_\_\_\_\_

Exterior Coverings: ☐ Wood Lap Siding ☐ Aluminum Siding ☐ Vinyl Siding ☐ EIFS ☐ Wood Drop Siding  
☐ Board & Batten Siding ☐ Wood Shingles/Shakes ☐ Asbestos Cement Shingles  
☐ Brick Veneer ☐ Stone Veneer ☐ Stucco ☐ Fiberboard Siding ☐ Plywood Siding

Window Types: ☐ Single/Double-hung ☐ Sliding ☐ Casement ☐ Awning/Hopper ☐ Fixed ☐ w/Storm windows

Grading around Foundation: \_\_\_\_\_ Wood to Ground Distance: \_\_\_\_\_ (approx.)

Storm Drainage: ☐ Below Ground Drainage ☐ Above Ground Drainage

General Comments: ☐ Repair all Loose or Cracked Caulking ☐ Weep Holes are not in all Storm Windows/Brick Veneer  
☐ Repair all Damaged Exterior Covering/Trim ☐ Replace all Loose Glazing Compound  
☐ Cut back Vegetation away from Buildings ☐ Re-point all Loose/Cracked Mortar  
☐ Weatherproof all Openings/Penetrations ☐ Replace all Damaged Door Weatherstripping  
☐ Paint/Stain all exposed Wood ☐ Remove Rotted Wood/Firewood around Property or in Garage  
☐ Remove Insect/Vermin Nests ☐ Regrade to Slope Soil/Slabs away from Foundation

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory			COMMENTS
<input type="checkbox"/> Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shingles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Stucco/EIFS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Trim Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Primary Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Exterior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Front Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Rear Porch/Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Driveway/Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Attached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Detached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Doors and Openers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)

\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

CONCLUSIONS AND RECOMMENDATIONS: \_\_\_\_\_

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# ROOF AND ATTIC

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Type: ☐ Gable ☐ Hip ☐ Shed ☐ Gambrel ☐ Mansard ☐ Salt Box ☐ Flat  
☐ w/Shed Dormers ☐ w/Gable Dormers ☐ w/Hip Dormers

Roofing Material: ☐ Asphalt Shingles ☐ Fiberglass Asphalt Shingles ☐ Slate Shingles ☐ Clay Tiles  
☐ Wood Shingles/Shakes ☐ Built-up Roofing ☐ Asphalt Rolls ☐ Metal ☐ Single Ply  
☐ Asphalt Interlocking Shingles ☐ Asbestos/Cement Shingles ☐ Cement Tiles ☐ EPDM  
 No. of Layers: \_\_\_\_\_ Pitch: \_\_\_\_\_ in 12" (approx.) Color: \_\_\_\_\_

Observed from: ☐ Ground ☐ Ladder at Eaves ☐ Window or Balcony ☐ Roof ☐ Attic

Condition: ☐ Buckling or Curling ☐ Cracked or Missing Shingles ☐ Erosion ☐ Ponding ☐ Moss  
☐ Evidence of Prior Leakage or Repair ☐ Mold/Mildew on Attic Decking/Framing ☐ Algae

Attic Insulation: Thickness: \_\_\_\_\_ (approx.) ☐ Batts or Blankets ☐ Blown-in ☐ Boards ☐ w/Vapor Barrier  
☐ Glass/Mineral Fiber ☐ Cellulose/Wood Fiber ☐ Mineral Fills ☐ Insulating Foams  
☐ Insulation Not Always on "House Side" ☐ Pull Back Insulation where Touching Roof Deck

Building Exhausts: ☐ Vented to Outside ☐ Discharge into Roof/Soffit Vents ☐ Discharge into Attic

Gutters/Downspouts: ☐ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Wood Box

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\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory			COMMENTS
<input type="checkbox"/> Roofing Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Masonry Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Metal Chimneys/Enclosures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Roof Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Powered Roof Vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Whole House Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Soffit Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Soffits and Fascias	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Plywood Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> OSB Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Rafters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Trusses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Roof Deck/Framing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# FOUNDATION, BASEMENT AND STRUCTURAL

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Type of Structure: ☐ Frame ☐ Masonry ☐ Balloon Frame

Foundation Type: ☐ Slab ☐ Basement ☐ Posts/Piers ☐ Crawl Space ☐ Entered Crawl Space

Foundation Walls: ☐ Block ☐ Concrete ☐ Brick ☐ Clay Tile ☐ Stone  
☐ Horizontal Cracks ☐ Vertical Cracks ☐ Step Cracks  
☐ Open Wall Penetrations ☐ Loose Mortar ☐ Excessive Movement ☐ Mold/Mildew

Moisture/Staining: ☐ Staining On Lower Portion of Walls Only ☐ Moderate Staining ☐ Excessive Staining  
☐ Walls Dry at this Time ☐ Moderate Dampness in Walls ☐ Excessive Dampness in Walls  
☐ Evidence of Prior Water Penetration/Seepage ☐ Active Water Penetration/Seepage

Floor Framing: Floor Joists Size: \_\_\_\_\_ x \_\_\_\_\_ on \_\_\_\_\_ centers  
☐ Excessive Deflection ☐ Plumbing/Wiring Cut through Lower Third of Beams ☐ Splitting  
☐ Mold/Fungus ☐ Rot/Insect Damage ☐ Excessive Dampness ☐ Lack of Fire-stops

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory Not Fully Visible				COMMENTS
<input type="checkbox"/> Foundation Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sill Anchors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chimney Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Girders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steel Girders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Joists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steel Columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Masonry Columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Plywood Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> OSB Sub Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Cross Bridging/Blocking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Basement Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Crawl Space Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Crawl Space Vapor Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)

\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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Wall Coverings: ☐ Drywall/Plaster ☐ Paneling ☐ Brick/Stone ☐ Stucco

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Floors: ☐ Hardwood ☐ Plywood ☐ Concrete ☐ Waferboard/OSB ☐ Wood Laminate

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Windows: ☐ Wood ☐ Metal ☐ Vinyl ☐ Double/Triple Glazing ☐ Air/Gas Filled

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No. of Floor Levels: \_\_\_\_\_ ☐ Working Smoke Detectors are Not Installed on Each Level and Each Bedroom

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Bathroom Fans: ☐ Vent to Outside ☐ Vent to Inside ☐ Vent to Attic

Kitchen Fans: ☐ Vent to Outside ☐ Vent to Inside ☐ Vent to Attic

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Separation Wall: ☐ Door to Attached Garage/Party may not be 1 HR. Fire Resistant ☐ Acceptable  
☐ Walls/Ceiling of Attached Garage/Party may not be 1 HR. Fire Resistant  
☐ No Separation Wall above Attached Garage/Party

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COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory			COMMENTS
<input type="checkbox"/> Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Stairways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Handrails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Closet Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Vanities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Floor Coverings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tub/Shower Surrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shower Stalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Countertops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Floor Covering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fireplaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Woodburners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Dryer Vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# CENTRAL HEATING AND COOLING SYSTEMS

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Heating Energy Source: ☐ Gas ☐ Electric ☐ Fuel Oil ☐ LP Gas

Heating Equipment: ☐ Forced Air Furnace ☐ Heat Pump ☐ Gravity Furnace ☐ w/Humidifier  
☐ Steam Boiler ☐ Water Boiler ☐ w/Standing Pilot ☐ w/Heat Saver Flue Damper

Manufacturer: \_\_\_\_\_ Capacity: \_\_\_\_\_ (approx.) Approximate Age: \_\_\_\_\_

Cooling Equipment: ☐ None ☐ Direct Expansion Cooling ☐ Heat Pump ☐ Gas Absorption Chiller

Manufacturer: \_\_\_\_\_ Capacity: \_\_\_\_\_ (approx.) Approximate Age: \_\_\_\_\_

Heating/Cooling Distribution: ☐ Steel Ductwork ☐ Plastic Ductwork ☐ Cement/Asbestos Ductwork ☐ Registers  
☐ Fin Tube/Baseboard ☐ Water Circulation ☐ Radiators ☐ Steam/Condensate Piping  
☐ One Pipe Steam System ☐ Zone Valves/Dampers ☐ "Open Return" System

Presence of Heating/Cooling Source in each Habitable Room: ☐ Yes ☐ No

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory Not Operational				COMMENTS
<input type="checkbox"/> Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Burner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Flue and Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pipe/Ductwork Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fresh Air Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Water Based System:</b>					
<input type="checkbox"/> Boiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Boiler Water Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Fill/Level Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Safety Relief Valve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Expansion Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Air Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Circulating Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Supply/Return Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Radiators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Fin Tube/Baseboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Air Based System:</b>					
<input type="checkbox"/> Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Blower and Motor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Condensate Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ductwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Supply Registers/Diffusers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Return Grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Outdoor A/C or Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)

\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

# PLUMBING SYSTEM

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Water Supply: ☐ Municipal ☐ Well ☐ Private ☐ w/Water Softener ☐ w/Pressure Regulator

Waste Disposal: ☐ Municipal ☐ Septic System (Have Local Health Officials Check for Compliance with Local Regulations)

Water Piping: ☐ Copper ☐ Galvanized ☐ PVC/CPVC ☐ Brass ☐ PB ☐ PEX

Water Pressure: \_\_\_\_\_ Psi (Static) - \_\_\_\_\_ Psi (Tub Flowing) ☐ Not Measured

DWV Piping: ☐ Cast Iron ☐ Copper ☐ PVC ☐ ABS ☐ Lead ☐ Galvanized

Hot Water Heater - Type: ☐ Gas ☐ Electric ☐ Fuel Oil ☐ LP Gas ☐ Integral w/ Heating System

Manufacturer: \_\_\_\_\_ Approximate Age: \_\_\_\_\_

Capacity: \_\_\_\_\_ Gallons ☐ w/Expansion Tank

Number of Bathrooms: \_\_\_\_\_ ☐ Functional Flow ☐ Functional Drainage

COMPONENT ITEMS	<div>Acceptable</div> <div>*Marginal</div> <div>**Unsatisfactory</div> <div>Not Operational</div>				COMMENTS
<input type="checkbox"/> Interior Water Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> BFP/Vacuum Breakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Piping Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior DWV Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Gas Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior CSST Gas Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> w/Safety Relief Valve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Heater Flue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shut-off Valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Laundry Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Floor Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Clean-outs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bathroom Faucets/Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tub and Shower Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Closets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bidet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Kitchen Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Bar Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sanitary Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Frost Proof Hose Bibs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)

\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# ELECTRICAL SYSTEM

This is a Report of conditions observed at the time of Inspection only. This is Not a Guarantee or Warranty.

Main Service to Building: ☐ Overhead ☐ Underground ☐ Copper ☐ Aluminum

Service Entrance Panel: \_\_\_\_\_ Amps Service ☐ 120/240 Volt ☐ 120 Volt  
☐ Circuit Breakers ☐ Fuses ☐ Grounded to Water Pipe/Ground Rod  
☐ Combination Service Entrance/Main Distribution Panel

Main Distribution Panel: \_\_\_\_\_ Amps. (approx.) ☐ 120/240 Volt ☐ 120 Volt  
☐ Circuit Breakers ☐ Fuses ☐ Grounded to Water Pipe/Ground Rod

No. of Disconnects to Cut All Power: \_\_\_\_\_ No. of 120 Volt Branch Circuits (approx.): \_\_\_\_\_

240 Volt Circuits: ☐ Heating ☐ Cooling ☐ Water Heater ☐ Dryer ☐ Kitchen

Internal Wiring: ☐ Copper ☐ Copperclad ☐ Aluminum  
☐ Conduit ☐ Knob & Tube ☐ Nonmetallic Cable ☐ Armored Cable

General ☐ Panel Knockouts not Protected ☐ Wire Splices not Installed in Junction Boxes  
 Comments: ☐ Double-Tapping of Fuses/Breakers ☐ Wiring jury-rigged across Attic/Basement Joists  
☐ Oversized Fuses/Breakers ☐ GFCI's are not Installed in all "Wet" Areas  
☐ Junction Boxes without Covers ☐ Common Grounds/Neutrals in Sub-panels  
☐ Circuits are not all Labeled ☐ Wiring is exposed along garage/basement/interior walls

COMPONENT ITEMS	Acceptable *Marginal **Unsatisfactory Not Operational				COMMENTS
<input type="checkbox"/> Main Service to Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Exterior Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Service Entrance Panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Main Distribution Panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Interior Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wall Switches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Receptacles (3-prong)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Receptacles (2-prong)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polarity/Proper Ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Water Meter Ground Jumper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> GFCI's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> AFCI's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sub-panel No. 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

\*Marginal - Needs Repair (See Glossary)

\*\*Unsatisfactory - Inadequate or Requires Immediate Repair

**CONCLUSIONS AND RECOMMENDATIONS:** \_\_\_\_\_

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# GLOSSARY

## Abbreviations:

ABS: Acrylonitrile butadiene styrene (Plastic drain pipe), BFP: Backflow Preventer, CO: Carbon monoxide, C/O: Cleanout plug or cleanout door, CPVC: Chlorinated polyvinyl chloride (High temperature plastic pipe), CSST: Corrugated stainless steel tubing (Gas lines), EMF's: Electromagnetic fields, EPDM: Ethylene Propylene Diene Monomer (Synthetic rubber roofing), LP Gas: Liquefied Petroleum Gas (Propane), N/A: Not applicable, OSB: Oriented strand board, PB: Polybutylene (Plastic water pipe), PEX: Crosslinked Polyethylene, PPM: Parts per million, PRV: Pressure Reducing Valve, PVC: Polyvinyl chloride (Plastic pipe), TDS: Total dissolved solids, T/A: Throw away, W/ with, W/O: without, @: at, ΔT: Temperature difference (between room temperature and supply air temperature).

## Air Conditioning (A/C):

A system which uses a refrigeration cycle (compressor, condensing coil, evaporator coil) with a forced air component to distribute cooled air to habitable space.

## Arc Fault Circuit Interrupter (AFCI):

AFCI's provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by de-energizing the circuit when an arc fault is detected. AFCI's are intended to further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. They are now required on all bedroom circuits.

## Balloon Frame:

Wood frame in which the studs are continuous from the sill to the top plate of the top floor. This type of framing usually lacks "Fire-stops" commonly found in conventional platform framing.

## Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces (such as boards or nails) that make up the component.

## Crawl Space:

The area within the confines of the foundation. The area between the ground and the underside of the lowest floor structural members.

## Cross Connection:

A physical connection or arrangement between potable water and any source of contamination.

## Desulfovibrio Bacterium:

A bacterium that thrives without oxygen, at high temperatures, and in the presence of magnesium (anode rod). If the hot water (and not the cold) smells of rotten eggs it should be tested for this contamination.

## Drain, Waist, and Vent (DWV):

The system used to drain away liquid waste from plumbing fixtures. Traps to seal against the back flow of sewer gases. Vents to introduce air to prevent loss of trap water seals. The "Sanitary" portion of the plumbing system.

## EIFS:

Exterior Insulation and Finish System (EIFS) sometimes referred to as synthetic stucco is a multilayered system. The outer layer is an acrylic finish coat. Behind this layer is a base coat with fiberglass mesh embedded in it. The innermost layer is expanded polystyrene, one to four inches thick, which is the layer that adds the insulating factor and allows aesthetic joints and features to the siding. There have been problems with EIFS, which were typically the result of improper installations. The damage in most cases was from moisture accumulation behind the siding.

## Engineering:

Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and/or other engineering sciences.

## Excessive Movement:

Cracks, deflection, or other movement of a component where "immediate" structural repair is necessary.

## Fire-stop:

Framing member designed to block the spread of fire within a framing cavity.

## Fresh Air Vent:

Opening or ductwork designed to allow outside air into a building to provide "combustion air" for fuel burning appliances.

## Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

## Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

## Ground:

A conducting (noncurrent-carrying) connection, whether intentional or accidental, between an electrical circuit (or equipment) and the earth, or to some conducting body that serves in place of the earth.

## Ground Fault Circuit Interrupter (GFCI):

A circuit breaker that will trip on a very small leakage of current, thus preventing serious shock injury. GFCI's are required on circuits in all "wet areas" of a residential property.

## Heat Pump:

Device that uses a refrigeration cycle to extract heat from an "outside" medium and transfer it to an "inside" medium. Electric elements are used when the "outside" temperature is not warm enough. A reversing valve is used to change the direction of refrigerant in the summer so that heat can be extracted from the "inside" and transferred to the "outside", such as in a standard air conditioner.

## Heat & Cool Pump:

Same as a "Heat Pump" but where a high efficiency gas furnace is used in place of the electric elements.

## Household Appliance:

Kitchen or laundry room appliance, room air conditioner, or other similar appliance.

## Inspector:

Any person who examines a building, through visual means, and through normal user controls.

## Installed:

Attached or connected such that the installed item requires tools for removal.

## Knob & Tube:

Older wiring designed to be "open" and isolated from touching combustible materials. Ceramic posts are used to change its direction, and ceramic tubes are used as wiring passes through wooden members.

## Marginal:

A component found to be in need of repair or replacement where "immediate" action is not necessary. It may also be a component in a state of disrepair, or lack of proper maintenance, or not installed in a professional manner (unworkmanlike).

## Non-approved:

Not acceptable to the authority having jurisdiction.

## Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch, or safety switch.

## Observe:

The act of making a visual examination.

## "Open Return" System:

Cold air returns that do not directly connect to the return side of a Furnace. Sometimes there is no return ductwork, or the returns are not "fully connected".

## Operate:

To cause systems or equipment to function.

## Page Layout of this Report:

Each page represents a different system. The upper section of the page is more for "informational data". The middle section is where comments are recorded regarding individual components. Comments are intentionally kept simple and to the point. The bottom of the page is where the overall condition assessment is made regarding the entire system. When a "box" is not checked, the component is considered not present.

## R-value:

Thermal resistance. The larger the number, the slower the rate of heat transfer.  $R=1/U$  where U=Overall coefficient of heat transmission.

## Re-point:

To reestablish masonry wall mortar joints by removing the worn edge mortar (approx. 1/2") and filling with new mortar.

## Retaining Wall:

Masonry or wood structure designed to "hold back" the soil on a sloping lot or hillside.

## Safety Glazing:

Tempered glass, laminated glass, or rigid plastic. Designed to cause less injury when broken. Placed in locations of greatest risk.

## Safety Railing:

Balustrade closely spaced, and/or railings high enough to lessen the risk of someone falling, or falling through.

## Safety Relief Valve:

Valve designed to open when the operating temperature, or pressure of a system exceeds a predetermined value, thereby releasing internal built up energy.

## Shut Down:

A piece of equipment or system is shut down when it cannot be operated by the device or control which a homeowner would normally use to operate it. If a safety switch, or circuit breaker is in the "off" position, or a fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

## Sill Anchor:

Bolt or strap that holds down the outside wall of a building to its foundation.

## Soffit Vent:

Opening in the "soffit area" of a building to allow air to enter for ventilation of the roof and attic.

## Storm (Roof) Drainage System:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from the building.

## Structural Component:

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). A component which is a part of the "Load Path".

## System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

## Technically Exhaustive:

An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, or conclusions.

## Vapor barrier:

Material or surface designed to block diffusion of water vapor or moisture. In the attic the vapor barrier should always be on the "house side" of the insulation.

## Veneer:

Thin, non-structural, outer covering over the face of a wall.

## Ventilation:

Movement of air to prevent the buildup of heat, moisture, or other pollutants. Passive or Active. Manual or Automatic. An air space should be provided between a wood roof deck and the insulation. Building exhausts should be vented to the outside. A crawl space should be vented to an attached basement, or to the outside, if it does not have other means for moisture control.

## Weep Holes:

Holes built into the bottom of a storm window (or brick veneer wall) to allow drainage of trapped water.