

# YOUR COMPANY LOGO, GRAPHIC, OR PICTURE HERE

## Property Inspection Information

01/01/2011

John Doe

1111 Sample St., Sample City, AK 09876

(800) 555-5555



The Inspector can easily add a cover photo

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are "hot links"  
directly to the  
report pages

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*Important: Please Read Carefully*

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## Inspection Company Information

INSPECTCHECK.net

(800) 338-7717

3014 Delaware Ave. Ste.- 158, Kenmore, NY 14217

David Clark

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inspectcheck.net



For more information on your home inspection report go to the  
Client Link on the [inspectcheck.net](http://inspectcheck.net) website

# AGREEMENT/ CONTRACT FOR HOME INSPECTION SERVICE.

**IMPORTANT: PLEASE READ CAREFULLY**

The contract is imbedded in the report, where it should be - you do not have to store it in another location.  
**THIS PROTECTS YOU**

The agreement made this 01/01/2011, by and between the INSPECTCHECK.net (hereafter called the company), and John Doe (hereafter called the client).

1. The Company will perform an inspection of: 1111 Sample St., Sample City, AK 09876 for a fee of \$475.00. The following services will also be provided for additional fees as stated: (Below listed items will be sent for laboratory analysis, and therefore may be reported after the written report is completed. The results will be forwarded to the client as soon as they are received.)

Radon Testing Yes Fee \$150.00 Client Decision: Client Authorization Client Initial: JD

Other Testing (Water Quality) Yes Fee \$200.00 Client Decision: Client Authorization Client Initial: JD

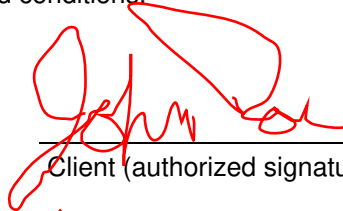
**THE INSPECTOR CAN USE OUR STANDARD CONTRACT (see website "Sample Report Link") OR INSERT THEIR OWN CONTRACT HERE**

**Important** - by clicking the I agree box in this contract / agreement for home inspection service, including items noted in Section 1 (one), I / we acknowledge that I / we have read and understand its terms and conditions, and I / we agree to be bound legally by it and its terms and conditions.

I Agree:

**John Doe**

Client

  
Client (authorized signature)

**INSPECTCHECK.net**

Home Inspection Company

  
Home Inspection Company (authorized signature)

Add text anywhere in the report

# Introduction to a Home Inspection and the inspectcheck Report

Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected. When reading the report, keep in mind that we conduct a visual inspection. Areas we were unable to view can not be inspected. Also, weather conditions or coverings may affect the areas we can inspect. For example, snow cover may impair our ability to view certain areas or a finished basement will impair our ability to view foundation walls or other structural components. It is also not in the scope of this inspection to activate any machinery, light pilots or move objects. Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected.

This report is not intended to be used as a guarantee, warranty or insurance policy, or to reflect the value of the premises. It is a useful tool in helping you, the client, better understand the condition of the property. Any reference to industry standards or building codes is strictly a courtesy.

A building is composed of many mechanical and structural systems, which can malfunction or fail at any time. **This report reflects the findings of our visual inspection at the time it was conducted.** Prior to closing, you should re-inspect the property.

We may have included materials that you could use when you are repairing/updating the property. These materials are not necessarily the only materials you can use, just our recommendation. If we noted a possible defect or repair that requires evaluation by an expert in that particular field (i.e.; foundation specialist/contractor, licensed plumber / electrician, structural engineer, etc.), we strongly advise you to contact them for further investigation and consultation before making your final decision.

If we included estimates for repair, keep in mind that estimates can fluctuate dramatically depending on the materials and the contractor you use. We recommend you secure three written estimate for repair before making a decision.

The beginning of each section under the heading System / Item includes descriptions of the system / item(s) inspected and different aspects of that system / item. (Example; Heating unit, type of fuel, location, etc.). A \* indicates that the condition noted also corresponds to the graphic for that section

If multiple units or items are noted, then the letter assigned to that area / item may be used in that section noting the condition of that particular unit or item only. Other units / items will have a different letter assigned to them. Example; Bathroom A: lower ½ bath, Bathroom B: master bath, letter A will be entered by the inspector in the condition noted for that bathroom only and letter B will be entered in the condition noted for that bathroom only. A multiple unit dwelling would be differentiated by units. Example Location A: lower unit, Location B: upper unit, etc

**UNDER THE HEADING: Conditions noted below require routine maintenance and or minor repair** should be properly maintained and may require minor repair to ensure proper operation or serviceability. Failure to do so may cause the system / item to require additional and more extensive repair. See the inspectcheck.net website for a maintenance schedule. Satisfactory or serviceable means that the system / item is operating as expected at the time of inspection. There may be other conditions noted under adjacent headings on systems / items marked "satisfactory"

**UNDER THE HEADING: Conditions noted below require some repair and or close monitoring** require "some" repair, meaning that the repair required at this time is moderate and with proper repair, maintenance and close monitoring should remain serviceable. "Close monitoring" means that the system / items noted may have been repaired or are in need of repair and should be closely monitored for additional repair due to the fact that they may be nearing the end of their expected serviceable life. Some systems or items may have been, or will be repaired and may require more extensive repair in the foreseeable future. Example; a repair was noted to a roof covering. This may indicate that shingles in other areas may also be beginning to wear out, even though they are not in need of replacement / repair at this time, or rust noted on the chimney pipe, eventually the pipe will perforate, closely monitor and repair / replace as necessary

**UNDER THE HEADING: Conditions noted below require necessary repair / further evaluation by a qualified professional** require necessary repair as soon as possible to ensure further damage to the system / item and that other areas or components do not become damaged. It may be possible that damage to surrounding areas or other systems may have already occurred. These areas may not be able to be viewed by the inspector. The conditions noted under this heading require more extensive repair and are not recommended for the homeowner. It should be noted that the inspection conducted is visual and not technically exhaustive, therefore, a qualified professional i.e.; Licensed Plumber, Licensed Electrician, Structural Contractor, etc. should evaluate and make the necessary repairs. Prior to any structural repairs we recommend evaluation by a structural engineer if possible.

It should be noted that the Report is used throughout the Country; therefore some conditions may not apply to this particular dwelling. Your attention should focus on the areas of the report indicated by the inspector only.

At the time of the inspection, you signed our Agreement / Contract For Home Inspection. This document should be reviewed again, and if any discrepancies are noted please contact us.

Again, thank you for allowing our company to inspect this property. I am sure this report will answer many of your questions. However, if you have any questions or concerns, please feel free to contact us. We will be more than willing to clarify any part of the report that may be of concern to you. **THANK YOU**

# Home Inspection Report Summary

The summary page can be emailed & printed separately from the report. A summary page does not have to be included in the report. The inspector decides what is included in the summary page.

**IMPORTANT:** This report summary is a partial listing or preview of the complete home inspection report. It is **imperative** that you read the complete home inspection report. This report summary should never be used as a substitute for the full home inspection report. Many items that are not included in the report summary that appear in the full report are also extremely important and must be reviewed and fully understood before any determination of the property condition is established. Please contact your home inspector for clarification and questions.

ALL ITEMS APPEARING UNDER THE RED HEADINGS (Necessary repair / further evaluation by a qualified professional) AND THE AMBER HEADINGS (Some repair and / or close monitoring) WILL BE LISTED IN THE SUMMARY PAGE - THE INSPECTOR WILL BE ABLE TO DELETE ITEMS AND INCLUDE ADDITIONAL TEXT IN THE TEXT BOXES BELOW THE NOTED CONDITIONS. COMMANDS AT THE BOTTOM OF THE SUMMARY PAGE, INCLUDE DELETING, PRINTING, OR EMAILING JUST THE SUMMARY PAGE THE INSPECTOR CAN INCLUDE THE SUMMARY IF DESIRED BY CHECKING THE "Include Report Summary in Full Report PDF" box.

Conditions noted below require necessary repair / further evaluation by a qualified professional

## Roof System - Roof Covering / Style / How Viewed

This does not appear in the report

[THE COVERING IS IN NEED OF REPLACEMENT](#) - The roof covering should be removed and replaced, and the deck / structure should be evaluated, deteriorated areas should be replaced prior to installing a new covering.

Rear - Roll Roofing. Install a single ply membrane -

Blue headings are actually links directly to the main report

## Exterior - Deck / Porch / Patio / Balcony

[REBUILD / REPLACE](#) - The structure / patio should be rebuilt and or replaced. It is not safe in its current condition.

## Foundation / Structure - Type / Location / How accessed / Viewed / Condition

[Large Vertical / Angled Cracks - EXTERNAL](#) - Large cracks in the foundation can indicate serious problems that can lead to failure of all or part of the foundation or structural components. Recommend immediate evaluation by a structural engineer.

Rear foundation wall

Add additional text on the summary page under any heading

Conditions noted below require some repair and/or close monitoring

## Foundation / Structure - Type / Location / How accessed / Viewed / Condition

[Repairs / Patching / Reinforcement - INTERNAL](#) - Area(s) of foundation walls / components have been patched / reinforced or repaired. These areas should be closely monitored for movement, shifting, cracking, or moisture penetration. If any of these conditions are noted, a structural engineer should evaluate. Any warranty information should be secured from the current property owners.

Earth Anchors Noted

## Heating - Flue / Vent Pipe

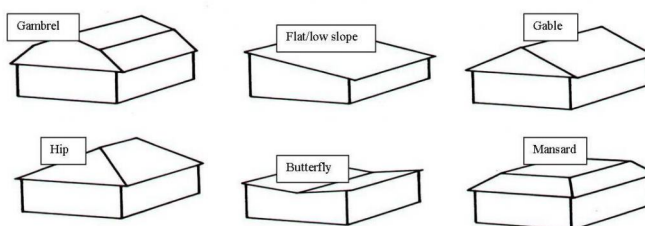
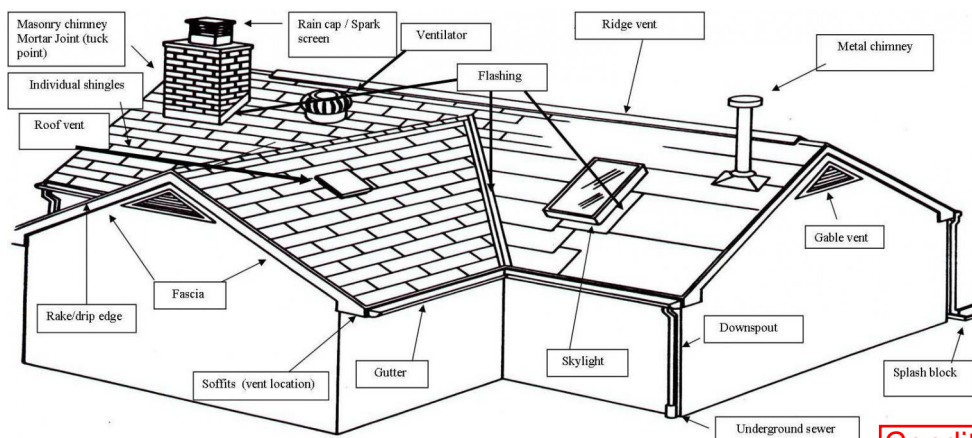
[RECOMMEND VENT / FLUE STACKS ARE JOINED WITH A WYE "Y" PIPE](#) - A wye connection helps prevent backdraft of flue gasses and Carbon Monoxide. Recommend a qualified contractor change this connection

## Plumbing - Drain / Waste / Vent - Sewer

[TEMPORARY REPAIRS](#) - These areas should be closely monitored for leaks / damage and repaired using approved materials by a licensed plumber.

On Main Drain Waste Vent stack in basement - see photo

# Section 1: Roof System



Condition headings for EVERY area inspected that clearly advise the client and outline the limits of a visual inspection

## Description

The inspector will view/inspect accessible, roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations, eaves, fascias and soffits. The inspector will describe the materials, and his opinion on the visible condition of the roofing system & components that are able to be viewed at the time of inspection and the method used to view the components.

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## Roof Covering / Style / How Viewed - Roof System

### 1-I Type of Roof Covering

INDIVIDUAL SHINGLES - Individual shingles could be asphalt, metal, slate, etc.

ROLL ROOFING - Rolled and overlapped covering used primarily for low sloped roofs. The material could be asphalt or a rubberized material.

(REAR ADDITION)

### 1-I Style Of Roof

GABLE -  
Main

FLAT / LOW SLOPE -  
Rear addition

### 1-I How Viewed

GROUND / FIELD GLASSES -



LIMITED VIEW - The Inspector has indicated that the roof components are not all able to be viewed. Recommend examining all areas prior to closing.

Some areas covered in snow

**1-III Conditions noted below require some repair and / or close monitoring**

THE COVERING IS SHOWING SIGNS OF AGING/CRACKING/CURLING/WORN / ~~penetration~~ penetration. The covering will probably have to be replaced in the foreseeable future. Any damaged shingles/areas should be replaced as soon as possible Water penetration may have already occurred.

Main

INSUFFICIENT PITCH FOR THIS TYPE OF ROOF COVERING - Certain types of roof coverings are recommended for different pitches. It is the inspector's opinion that water may, under certain weather conditions back up under the shingles and or not drain properly or pond (standing water). This may cause snow and ice buildup and ice damming. Closely monitor for water penetration. Recommend evaluation by a qualified roofing contractor. A single ply membrane may have to be installed.

Rear addition

**1-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

THE COVERING IS IN NEED OF REPLACEMENT - The roof covering should be removed and replaced, and the deck / structure should be evaluated, deteriorated areas should be replaced prior to installing a new covering.

Rear - Roll Roofing. Install a single ply membrane

ICE DAMMING NOTED - Ice damming is caused from improper ventilation and lack of adequate insulation. Snow/ice on the roof is melted by escaping heat from the living space and turns into water traveling to the gutters; it then refreezes in the gutter causing a dam. Any additional water traveling to this area could then backup under the shingles and enter the structure. Recommend the areas that ice dams have formed in are evaluated and properly corrected by a qualified roofing contractor. Interior areas should be evaluated for water damage.

**Roof Structure - (viewed from Exterior) - Roof System**

The Inspector views the roof structure from the exterior. The interior of the roof structure is not visible.

**2-I Condition of Roof Structure (viewed from exterior)**

NOT ALL AREAS ARE ABLE TO VIEW - Conditions noted are based on areas able to be viewed.  
Snow covered

**2-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY (as viewed from exterior) - This indicates that areas able to be viewed by the inspector appear to be within accepted tolerances and in satisfactory condition

Main

**2-III Conditions noted below require some repair and / or close monitoring**

SLIGHT IRREGULARITIES NOTED - This may be caused by excessive weight, undersized structural members or decking, or minor settling of the structure due to age. The inspector feels that this amount of movement will not affect the serviceable life of the roof covering; however, these areas should be closely monitored and repaired as necessary. Recommend evaluation and reinforcement if necessary when the roof covering is replaced.

Rear

**Chimney type / Condition - Roof System**

The inspector views the chimney from the outside and reports on the materials and external condition of areas able to be viewed. If accessible the flue liner will be reported on here and in the fireplace section

**3-I Chimney(s) Type**

BRICK -

**3-II Conditions noted below require routine maintenance and / or minor repair**

RECOMMEND INSTALLING A RAIN CAP / SPARK SCREEN - Installing a cap and screen at the top of the chimney will help prevent water from entering the flue. The screen will extinguish small sparks and prevent birds from making a nest.

**3-III Conditions noted below require some repair and / or close monitoring**

THE CHIMNEY SHOULD BE TUCK POINTED / MORTARED - Tuck pointing is the process where mortar that has come out or separated from between the masonry is replaced. This should be done in order to ensure the integrity of the chimney and prevent water intrusion.

Color coded headings for EVERY condition that properly advise your client - EVEN IF YOU DON'T

You select "Ice Damming Noted" - inspectcheck.net does the rest! - we automatically populate the report with our exclusive Explanation of Conditions - You can also add your own text

**3-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

DAMAGE / DETERIORATION NOTED - The chimney should be repaired by a qualified chimney contractor immediately to avoid further damage.

LEANING - The chimney should be evaluated immediately by a chimney contractor and rebuilt / repaired as necessary

**Flashing / Counter flashing - Roof System**

Flashing can be metal, asphalt, rubberized or tar / roof cement. Where areas meet or there are roof penetrations / attachments, i.e.; sewer vents, chimneys, skylights etc. the areas around these penetrations/attachments have to be sealed in order to ensure there is no water penetration

**4-I Type of flashing**

ALUMINUM / METAL -

RUBBERIZED -

LIMITED VIEW - The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

Snow covered areas

**4-III Conditions noted below require some repair and/or close monitoring: THE FLASHING / COUNTER FLASHING IS NEAR THE END OF IT'S EXPECTED SERVICEABLE LIFE / LOOSE / LIFTED / DAMAGED IN THE FOLLOWING LOCATIONS**

VENTS / VENTILATORS - The area should be closely monitored for water penetration and replaced/repaired as necessary.

**4-IV Conditions noted below require necessary repair/further evaluation by a qualified professional: THE FOLLOWING AREAS SHOULD BE FLASHED / COUNTER FLASHED - EVIDENCE OF POSSIBLE LEAKS IN THESE AREAS**

SERVICE MAST FLASHING - The inspector has identified area(s) that should be reflashed as soon as possible by a qualified roofing contractor. There is evidence of possible leaks in these areas. The structure in this area(s) should also be examined for deterioration.

**Roof Ventilation - Roof System**

Roof ventilation allows the structure to breathe and prevents condensation and ice damming from forming. It also keeps the covering cooler, thus extending the serviceable life of the covering. Improperly ventilated attics/crawl spaces can also cause the roof deck to warp due to condensation

**5-I Type of roof ventilation**

RIDGE VENTS - These vents travel along the ridge of the structure. Recommended for some types of roof pitches. These types of vents are most often recommended by roofing contractors and provide adequate ventilation when properly installed. Recommend that soffit vents be installed in conjunction with ridge vents if not already in place.

SOFFIT VENTS - These vents are installed in the soffit (underside of the overhang) and help ensure proper ventilation when used in conjunction with roof vents

**5-III Conditions noted below require some repair and / or close monitoring**

SOFFIT VENTS SHOULD BE INSTALLED - The inspector recommends that additional ventilation is installed  
Additional Soffit Vents

**Roof Attachments - Roof System**

Skylights, (window units in the roof) antennas, satellite dishes, cupolas, (small decorative structures mounted to the roof near the ridge) and other items can be attached to the roof. These areas should be closely monitored for water penetration, as their flashing becomes old. It is our recommendation that only necessary items are attached to the roof. Examination of lighting rods, solar collectors, and other items noted in the report are outside the scope of this home inspection

**6-I Roof Attachments**

SKYLIGHT(s) -

**6-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

LEAKED INSULATION SEAL / CLOUDED SKYLIGHT - The insulation seal on the skylight has been compromised; the glass will eventually become clouded and have to be replaced. Water damage / penetration may also occur

**Rake / Drip Edge - Roof System**

Rake and drip edge is the aluminum or metal flashing under the roof covering edge which diverts water away from the fascia board or into the gutters. Without this flashing, water could migrate under the roof covering and cause deterioration to the roof deck.

**7-I Rake / Drip Edge Materials**

METAL / ALUMINUM -

**7-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

**RAKE / DRIP EDGE IS IMPROPERLY INSTALLED** - Improperly installed drip or rake edge can trap water against the roof deck and allow it to enter the structure and / or cause damage or decay to the fascias / soffits or structural members. Recommend repair by a qualified roofing contractor.

**Gutters / Downspouts / Roof Drainage - Roof System**

Gutters and roof drains collect water run off from the roof and deliver it to the downspouts. The downspouts may drain into underground piping or storm sewers. They also may drain to an away from the house. It is important to keep water away from the foundation. Water that enters the basement or crawl space, often originates on the roof.

**8-I Type of Gutters / Downspouts / Roof drainage**

ALUMINUM - Recommended for most applications. They are seamless except for the corners, come in a variety of colors, will not rust, and are durable.

**DOWNSPOUTS EMPTY INTO UNDERGROUND PIPE** - The inspector is unable to evaluate functional flow, condition or where the sewers empty.

**8-II Conditions noted below require routine maintenance and / or minor repair**

**THE GUTTERS / GRATES SHOULD BE CLEANED OF DEBRIS** - Items such as tree branches and leaves may be in the gutters. These items will cause water to backup and cause the gutters not to drain properly. Recommend cleaning and flushing out the gutters.

**8-III Conditions noted below require some repair and / or close monitoring**

**STORM SEWERS APPEAR CLOGGED / DAMAGED** - The storm sewers collect water from the gutters and downspouts and deliver it to an area away from the house. In some municipalities, storm sewers are connected to a main sewer. If the storm sewers become clogged water can backup against the foundation. This will cause pressure against the foundation walls and possibly cause damage and water to enter the basement. Recommend evaluation by a plumbing contractor.

**Fascias / Soffits - Roof System**

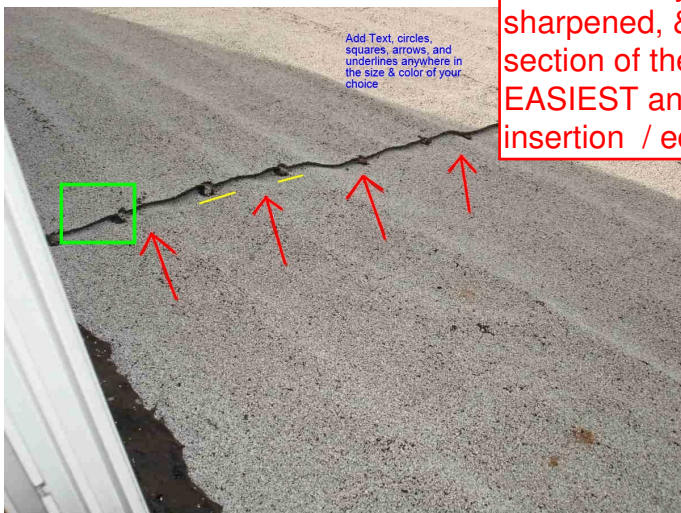
**9-I Materials of Fascias / Soffits**

ALUMINUM / VINYL COVERED - The Soffits and Fascias are covered in Aluminum and / or vinyl. The inspector will not be able to view or evaluate the areas under the covering.

**9-II Conditions noted below require routine maintenance and / or minor repair**

**SATISFACTORY** - Indicating that areas of the fascias/soffits able to be viewed appear in satisfactory condition. It should be noted that areas that are covered in aluminum or vinyl can not be viewed. In this instance, the inspector may be referring to the condition of the covering.

Add photos anywhere - they are automatically labeled, re-sized, sharpened, & placed in the proper section of the report. It is the EASIEST and FASTEST photo insertion / editing tool available



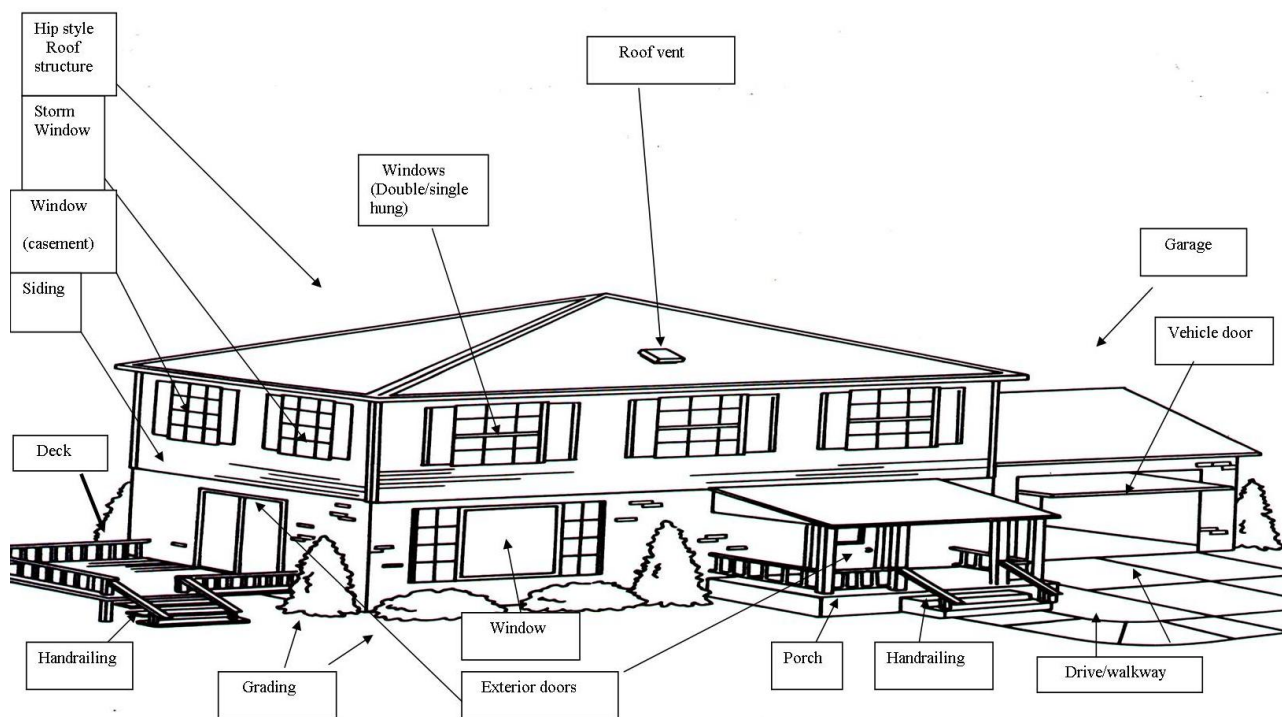
Roof Covering / Style / How Viewed - THE COVERING IS IN NEED OF REPLACEMENT  
*Rear - Roll Roofing. Install a single ply membrane*



Chimney type / Condition - RECOMMEND INSTALLING A RAIN CAP / SPARK SCREEN



# Section 2: Exterior



## Description

The inspector will view / inspect, exterior wall cladding, flashing, trim, entryway doors, windows able to be viewed from the ground, garage door operators, decks, balconies, stoops, steps, areaways, porches, railings, grading, drainage, driveways, patios, walkways. The inspector will describe / note wall cladding, operate all entryway doors and report on at least one window on each side of the house if he is able to. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

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## Siding - Exterior

The materials used to cover the frame / structure or shell of the dwelling. The inspector can normally view the exterior materials. An example of this is a wood frame house covered in vinyl siding. The inspector will report on the condition of the vinyl siding, as he will not be able to view the sub structure. NOTE FOR OLDER CONCRETE FIBER ASBESTOS SHINGLES: Proper care should be taken when working with, altering or disposing these types of shingles. Airborne Asbestos particles can be harmful to your health. Recommend further evaluation by a siding contractor or approved laboratory. Newer concrete fiber shingles do not contain Asbestos.

### 10-I Materials / Condition of Siding

WOOD -

### 10-III Conditions noted below require some repair / close monitoring

MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION - - These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

**10-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

CONSIDERABLE PEELING / DECAY / DAMAGE / CRACKING NOTED - Indicating areas are in need of immediate replacement. Recommend evaluation by a siding contractor. Areas of framing and interior components should be evaluated at this time for decay and damage  
Noted to many areas

**Storm Windows - Exterior**

The window units installed over the main windows of the house. These windows help to insulate the house and protect the window units. Screens are usually part of the storm window. The two most common types are aluminum track units and wood panels and screens. Newer insulated units employ double or triple insulated glass and normally do not require additional storm units. The inspector considers insulated or thermal glass to be storm windows.

**11-I Type / condition of Storm Window**

INSULATED GLASS - The window units are either double or triple pane. The space between the glass creates an insulation value. It is not necessary to have additional storm windows.

**11-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY / SERVICEABLE - The storm units and or insulated glass appear to be in serviceable condition. The inspector is unable to evaluate the thermal protection, "R" factor, or insulation value of the units.

**Windows (exterior view) - Exterior**

Many older wood window units, which were popular for years, have been replaced with vinyl or aluminum clad (meaning covered), with insulated glass. The frames can be made of wood, aluminum, vinyl or fiberglass. Most new units do not have external storm units. The windows are made with two or three panes of glass with an airtight seal. When choosing a new window unit, check the manufacture warranty on the glass, frame, and hardware. Double hung units slide up and down along a track, both the upper and lower sash move. Only one panel moves in single hung units. Sliding units open by moving side to side. Casement or roll out units swing open on hinges. Awning type windows are hinged at the top. Fixed units do not open. Jalousie units are individual louvers of glass, which open and close. Hopper windows are hinged at the bottom.

**12-I Window type / condition**

VINYL / ALUMINUM CLAD - This means that the window frames are covered in vinyl or aluminum to protect and make the windows maintenance free. The frames of these types of windows will not be able to be viewed by the inspector. The most common types of frames used are fabricated in aluminum, wood or fiberglass

**12-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY / SERVICEABLE - The inspector has viewed the window units from the outside, and they appear to be in satisfactory condition.

**Deck / Porch / Patio / Balcony - Exterior**

The inspector will visually examine the condition of porches, decks, patios & balconies. The inspector is not performing an engineering analysis. The inspector will probably not be able to determine if the supports / structure has a proper footing or if a proper foundation was installed.

**13-I Deck / Porch / Patio / Balcony - LOCATION**

B - Rear -

**13-I Deck / Porch / Patio / Balcony - Materials**

WOOD - The most common material for elevated decks and porches. The inspector may not be able to determine if the wood is moisture resistant lumber or not. Nonetheless, with proper maintenance wood structures can last for many years.

**13-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

REBUILD / REPLACE - The structure / patio should be rebuilt and or replaced. It is not safe in its current condition.

SETTLING FOUNDATION / SUPPORTS - The supports / foundation should be repaired / replaced. Recommend evaluation by a structural engineer.

**Exterior Doors - Exterior**

Exterior entry doors are primarily made of wood, metal, or fiberglass. Fire rated, self closing entry doors should be installed between the house and attached garage if mandated by a local ordinance or code.

**14-I Exterior Doors - LOCATION**

A - Front -

C - Rear -

#### **14-I Exterior Doors - Materials**

WOOD -

A - Front

VINYL / ALUMINUM CLAD -

B - Rear

#### **14-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY / SERVICEABLE - The door(s) inspected appear to be in serviceable condition

#### **Storm / Screen Door - Exterior**

Storm doors provide weather protection for the entry doors.

#### **15-I Storm / Screen Door - LOCATION**

A - FRONT -

C - REAR -

#### **15-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The storm door(s) examined appear to operate satisfactorily

#### **Driveway / Walkway - Exterior**

The inspector views the driveway and walkway and reports on its visible condition. Further investigation may be necessary to determine the cause of damage including soil & drainage evaluation.

#### **16-I Driveway / Walkway - MATERIALS**

CONCRETE -

LIMITED VIEW -

Areas are snow covered

#### **16-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas able to be viewed appear to be in satisfactory condition.

#### **Exterior Drainage / Grading - Exterior**

The inspector views the areas around the house and foundation and reports on the visible exterior drainage and grading. Buried drainage or storm sewers will not be able to view and reported on. Proper grading /drainage ensures water does not accumulate around the foundation or pond in areas.

#### **17-I Exterior Drainage / Grading**

LIMITED VIEW - The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

Some areas are snow covered

#### **17-III Conditions noted below require some repair and / or close monitoring**

ADDITIONAL GRADING / DRAINAGE NEEDED - The inspector feels that additional grading / drainage should be installed by a qualified landscaper. This will ensure that water does not pond in areas or around the foundation and possibly cause damage to the structure / foundation or enter the basement or crawl space.

Rear yard

#### **Garage Type / Materials / General condition - Garage**

The inspector reports on the visible condition of the garage, carport, and installed components, at the time of inspection. Other components (plumbing,electric,etc.) may be reported on in other sections. If the garage is attached to the house, some of the same conditions noted for the house may apply (roofing, siding). Garages that are attached to the main house / dwelling should have a fire rated self closing door to the house and fire rated drywall on the walls between the garage and house. The garage floor should also be lower than the house. Any flame that is located in the garage should be at least 18 inches above the floor. Recommend checking with the local municipality for any clarification.

#### **18-I Garage Type / Materials / Condition**

### 18-I Type of Garage

DETACHED -

### 18-I Garage Materials

WOOD -

BLOCK -

### Siding - Garage

The siding is the covering that is applied over the structure. The siding could be part of the structure, i.e.; brick, block, etc. An attached garage may have the same components as the house. Conditions reported on under the siding heading may also apply in this heading. See the siding descriptions in this section for further clarification.

### 19-I Garage siding materials / condition

Same as House -

### 19-III Conditions noted below require some repair and / or close monitoring

MINOR DECAY / DAMAGE / PEELING - These areas should be replaced / repaired. Sections should be scraped, primed and painted or a preservative applied to avoid further damage.

### Heating - Garage

The inspector views and reports on the visible condition of the heating unit for the garage. If this unit is the central heating system, refer to the heating section. Any flame or pilot light should be at least 18 inches above the ground.

### 20-I Garage - Heating Unit

GAS -

### 20-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

FLAME / PILOT LIGHT LOWER THAN 18 INCHES - Any flame / burner / pilot light should be kept at least 18 inches off of the garage floor. This is to ensure the flame does not ignite flammable gases that may be stored in the garage. If an appliance is located in the garage, any flame or pilot should be elevated at least 18 inches above the floor.

### Roof Covering - Garage

#### 21-I Garage (Roof Covering)

SAME AS HOUSE - The covering on the garage is the same material and in the same condition as the house.

UNABLE TO VIEW -

Rear area - Snow Covered

### Floor - Garage

#### 22-I Garage (FLOOR)

CONCRETE -

LIMITED VIEW -

Many items noted in garage

### 22-II Conditions noted below require routine maintenance and / or minor repair

MINOR CRACKS / DAMAGE NOTED TO FLOOR - These cracks should be filled with an expandable sealant. Closely monitor cracked areas for moisture or movement and repair/replace as necessary.

### Vehicle Doors - Garage

#### 23-I Vehicle Doors (type)

METAL -

#### 23-I Vehicle Doors (Garage) Operation / Condition

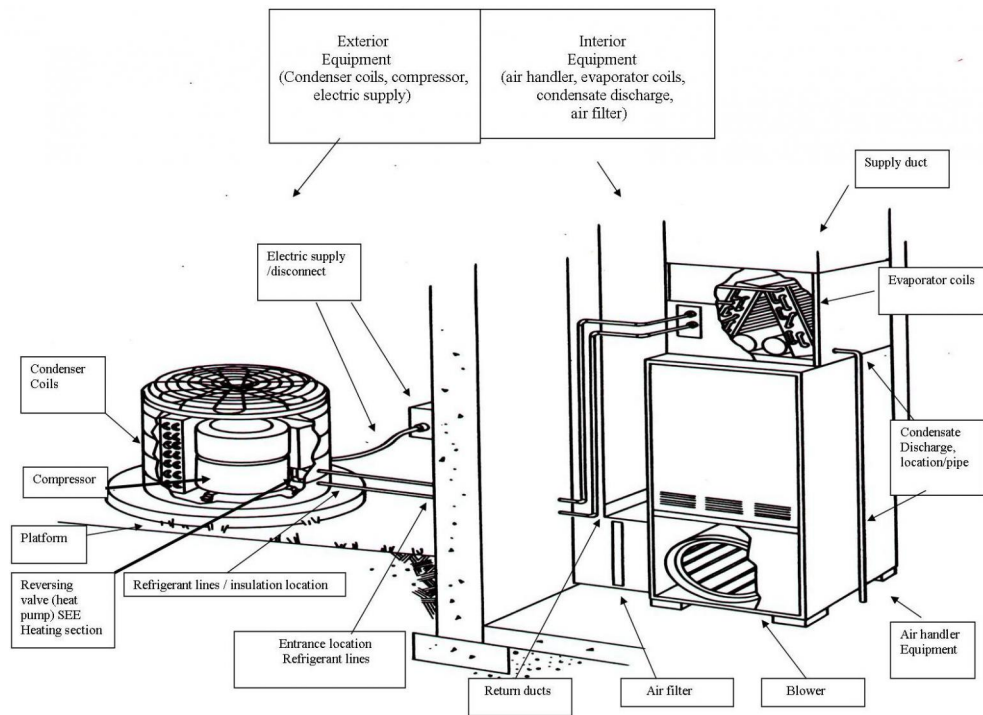
ELECTRIC OPENER - An electric opener operates the doors

### 23-II Conditions noted below require routine maintenance and / or minor repair





# Section 3: Cooling



## Description

The inspector views / inspects (meaning; the examination / viewing of the central air conditioning system using normal operating controls and opening panels that are accessible), visible components of the central air conditioning system. Many areas of this system can't be viewed. The inspector will observe cooling, air handling equipment and operating controls (thermostat, electric service disconnect, etc.) fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units (if accessible). The inspector will describe energy sources, cooling equipment type. The inspector not conducting a technically exhaustive test on the equipment; therefore, tests for uniformity / adequacy of the system are outside the scope of this visual inspection. If the temperature is below 65 degrees F° the unit won't be activated, as this may cause permanent damage to it. Warranty information should be obtained if possible.

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| 25) Unit Location / Type / Operation | 27) Air Handling / Filter |
| 26) System Response                  | 28) Electric Supply       |

## Unit Location / Type / Operation - Central Cooling System

### 25-I Unit / Location

A- MAIN / OUTSIDE -

### 25-I Central Air Conditioning - TYPE / OPERATION

UNABLE TO OPERATE UNIT DUE TO OUTSIDE TEMPERATURE BEING BELOW 65 DEGREES F - The unit should not be activated if the temperature is below 65 degrees Fahrenheit. Doing so may cause permanent damage to the compressor or other components. Recommend obtaining warranty information if possible from present owners.

CENTRAL ELECTRIC - The condenser and the compressor are usually located outside. The compressor compresses the gas refrigerant making it hot, the fan mounted in the unit blows the heat created by this process into the atmosphere. (In water cooled equipment, the condenser need not be outside, hot refrigerant is passed through a liquid heat exchanger. These units employ large amounts of water). The refrigerant turns into a liquid and travels in the high-pressure side of the system to the evaporator coils, usually located in the plenum of the air handling equipment. The refrigerant gas expands in the evaporator coils and cools the coil. The blower or fan blow air over this cold coil, and it is distributed throughout by the ductwork. The different temperatures create condensation, which is removed from the evaporator coils through a condensate discharge tube.

**25-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional.**

EVIDENCE OF LEAKS NOTED - Leak(s) are noted in the system. It may be oil or refrigerant in the unit, which can be dangerous and should be handled by trained HVAC personnel only

### System Response - Central Cooling

Using normal operating controls, the inspector observes the unit and reports on its response

#### 26-I System Response (Central Cooling)

UNABLE TO OPERATE UNIT DUE TO OUTSIDE TEMPERATURE BEING BELOW 65 DEGREES - The unit should not be activated if the temperature is below 65 degrees Fahrenheit. Doing so may cause permanent damage to the compressor or other components. Recommend obtaining warranty information if possible from present owners.

### Air Handling / Filter - Central Cooling

The inspector is normally not able to view the evaporator coils. They are located in the air handling equipment. The inspection is limited to the visible condition of the ducts, returns & areas around the coils.

#### 27-I Air Handling

##### 27-III Conditions noted below require some repair and / or close monitoring

DAMAGE / MISSING / IMPROPER INSTALLATION OF CONDENSATE DISCHARGE LINE - The condensate discharge removes condensation from the evaporator coils. It should be properly disposed of. Condensate may contain bacteria and fungi and should be disposed of in an area where it cannot contaminate the domestic water supply or come in contact with humans or animals. If the line becomes clogged or backed up, water will accumulate around the evaporator coils and could damage the air handling equipment. If connected to the central heating system, condensate could cause damage to the heat exchanger. Recommend repair by an air conditioning contractor  
Install Condensate Pump

### Electric Supply - Central Cooling

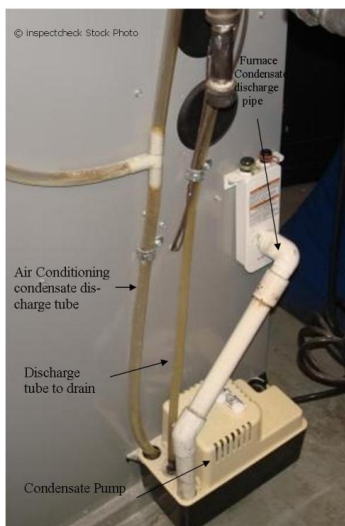
An electric sub panel should be present near the unit with a proper disconnect in an adequate housing.

#### 28-I Electric Supply for Cooling System

ELECTRICAL DISCONNECT PRESENT NEAR EXTERNAL UNIT - Electrical disconnect, located in a sub panel near the unit & should be a pullout plug type.

##### 28-II Conditions noted below require routine maintenance and / or minor repair

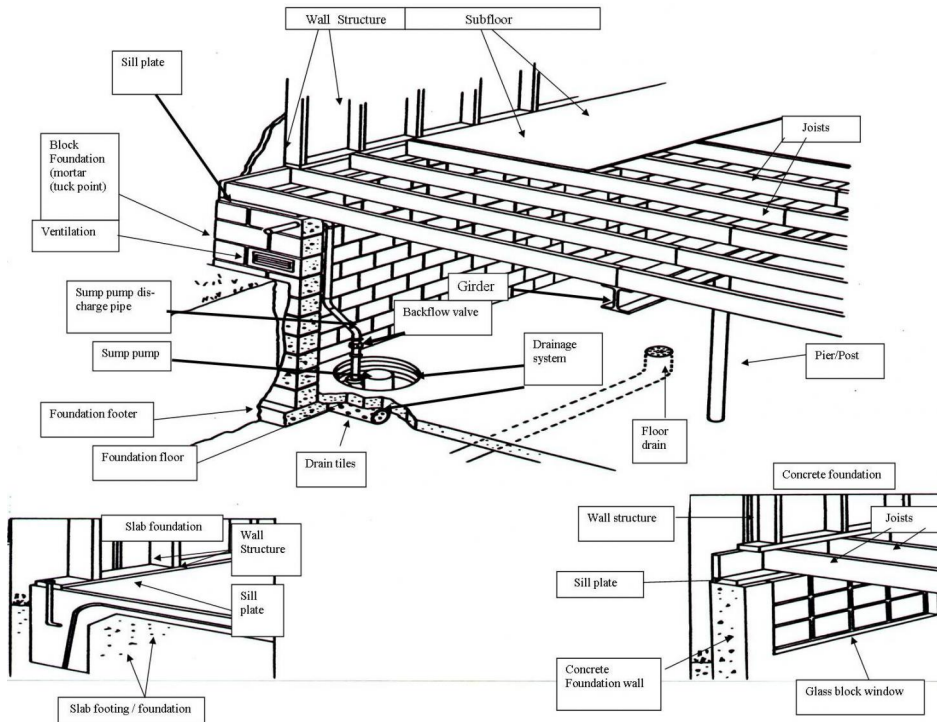
SATISFACTORY - The electric supply appears to be in satisfactory condition at the time of inspection.



Air Handling / Filter - DAMAGE / MISSING / IMPROPER INSTALLATION OF CONDENSATE DISCHARGE LINE

*Install Condensate Pump*

# Section 4: Foundation / Structure



## Description

The inspector will view / inspect areas he/she is able to access of the foundation, floors, walls, columns, ceilings, and roof structure (see interior section). The inspector will report on the type of foundation, floor structure, sumps, wall structure, columns, ceiling structure, and roof structure. The inspector may only probe structural components where deterioration is suspected. The inspector will enter basements, and accessible crawl and attic spaces except when access is obstructed, or when entry could damage the property, or when dangerous or adverse situations are suspected, and report signs of water or condensation on building components at the time of the inspection. The inspector will report the methods used to observe these areas. If the inspector is not able to easily access or view any area, it will be noted.

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| 29) Type / Location / How accessed / Viewed / Condition | 35) Joists / Sills          |
| 30) Outside Basement Entrance                           | 36) Girder / Beam           |
| 31) Basement Windows                                    | 37) Foundation Floor        |
| 32) Ventilation (Crawl Space)                           | 38) Wall /Ceiling Structure |
| 33) Piers / Posts                                       | 39) Moisture                |
| 34) Subfloor  | 40) Drainage / Sump Pump    |

## Type / Location / How accessed / Viewed / Condition - Foundation, Structure

### 29-I Type

LIMITED View of INTERNAL Foundation - The inspector has a limited view of the interior components of the foundation. Observations are based on areas able to see only.  
Many areas are finished

BLOCK - Also called CMU (Concrete Masonry Unit) Block. Most common types are 8-inch hollow core block. This material is durable, and if installed and maintained correctly, will have a long serviceable life. Block foundation walls are normally not as strong as concrete walls.

### 29-I Basement Style / Location

A - Full Perimeter - A full perimeter style indicates that the foundation walls travel around the entire basement / crawl space area

B - Crawl space - A crawl space indicates that the inspector will not be able to stand in the space between the foundation walls. If the crawl space is less than 3 feet high, the inspector may not be able to access. The inspector may report on the conditions from the crawl space opening.

**29-I How Viewed / Accessed (Foundation)**

ENTERED - The inspector was able to enter the basement / crawl space.

**29-III Conditions noted below require some repair and / or close monitoring**

Repairs / Patching / Reinforcement - INTERNAL - Area(s) of foundation walls / components have been patched / reinforced or repaired. These areas should be closely monitored for movement, shifting, cracking, or moisture penetration. If any of these conditions are noted, a structural engineer should evaluate. Any warranty information should be secured from the current property owners.

Earth Anchors Noted

**29-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

Large Vertical / Angled Cracks - EXTERNAL - Large cracks in the foundation can indicate serious problems that can lead to failure of all or part of the foundation or structural components. Recommend immediate evaluation by a structural engineer.

Rear foundation wall

**Outside Basement Entrance - Foundation / Structure**

The inspector views the outside basement entrance & components and reports on the visible condition at the time of inspection

**30-I Outside Basement Entrance (Condition)**

NOT NOTED -

**Basement Windows - Foundation / Structure**

The inspector views the basement window units and reports on the visible condition.

**31-I Basement Windows (Type)**

GLASS BLOCK -

**31-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The basement windows appear to be in satisfactory condition at the time of inspection.

**Ventilation (Crawl Space) - Foundation / Structure**

The inspector will view ventilation in the crawl space area & report his recommendation.

**32-I Crawl Space Ventilation**

NOT NOTED -

**32-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The ventilation appears satisfactory for this amount of crawl space.

**Piers / Posts - Foundation / Structure**

These main structural members are used to support other structural members. Posts provide support to girders or main beams. Pier (foundation) supports perimeter sill plates. Piers / Posts are integral components of the structural system.

**33-I Piers / Posts - Type**

METAL - Constructed of metal, these posts are cylindrical and very strong. Screw jack type posts should be used temporarily; the heavier mono-post should be permanently installed.

**33-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The support posts / piers appear to be in satisfactory condition at the time of inspection.

Metal Posts

**33-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

SUPPORT POST(S) / PIER(S) MAY HAVE TO BE REPAIRED/ REPLACED - Recommend these posts are repaired / replaced as soon as possible to ensure the structural integrity of the dwelling. The structure and foundation should also be evaluated by a structural engineer for movement or damage.

Wood Posts Should be Replaced

**Subfloor - Foundation / Structure**

The sub floor is the part of the structure between the floor joists and the finished floor. Materials may be noted.

**34-I Subfloor - Type (viewed from below)**

WOOD -

**34-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas of sub floor able to be viewed by the inspector appear to be in satisfactory condition at the time of inspection.

**Joists / Sills - Foundation / Structure**

The joists are the structural members that travel from sill to sill or beam, which support the sub-floor. The sill plate is on top of the foundation wall. The structure is built on top of the sill plate, floor joists and sub-floor.

**35-I Joists / Sills - Type**

WOOD -

**35-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The joists able to be viewed appear in satisfactory condition at the time of inspection

**Girder / Beam - Foundation / Structure**

This large structural member supports the floor joists. It travels perpendicular to the joists, usually located near the center span of the floor joists.

**36-I Girder / Beam - Type**

STEEL -

**36-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The girder(s) / beam(s) appear to be in satisfactory condition at the time of inspection.

**Foundation Floor - Foundation / Structure**

The floor is located under the structure, is the area between the foundation walls.

**37-I Foundation Floor - Type**

CONCRETE -  
(Main Basement)

DIRT -  
(Crawl Space)

**37-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Visible area(s) of foundation floor appear to be in satisfactory condition at the time of inspection

COMMON / SHRINKAGE CRACKING NOTED - These common or shrinkage cracks do not normally pose a risk to the integrity of the floor. They should be filled with expandable sealant and monitored for movement or moisture.

**37-III Conditions noted below require some repair and / or close monitoring**

INSTALL VAPOR BARRIER OVER DIRT FLOOR - A vapor barrier should be installed over the dirt floor in order to prevent ground moisture from causing damage to the structural members. These members should be examined for decay / deterioration.

**Wall / Ceiling Structure - Foundation / Structure**

The inspector is NOT able to view most areas of wall structure. All conditions reported on are areas able to be viewed only. The wall structure consists of the frame of the house between the sill plate (which rests on the top of the foundation walls, piers, or slab) and the top plate (the roof rafters or trusses rest on the top plate). The wall structure is covered on the outside by the siding and drywall or plaster on the inside. All conditions reported on are based on areas able to be viewed only. The inspector may advise additional investigation is warranted if he/she observes irregularities to the siding and or interior areas, which may indicate a structural issue.

**38-I Wall / Ceiling Structure / Framing (Very Limited View)**

WOOD -

**38-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas able to be viewed appear satisfactory at the time of inspection

**Moisture - Foundation / Structure**

The inspector looks for signs of water / moisture at the time of inspection. It is not always possible to determine if water has entered the basement / crawl space or if it will enter in the future. There are many circumstances that can cause water penetration. Under certain



conditions water can enter the basement / crawl space even if a drainage system or water proofing system has been installed. These conditions may not be present at the time of inspection. This inspection only addresses water or moisture noted at the time of inspection only.

**39-I Moisture**

**39-II Conditions noted below require routine maintenance and / or minor repair**

LIMITED VIEW - The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

**39-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

CONSIDERABLE WATER / MOISTURE NOTED AT THE TIME OF INSPECTION - Additional drainage is needed. Recommend evaluation, and if necessary, a proper drainage system is installed by a qualified foundation contractor. This system may employ drain tiles, sump pump crock, sump pump, and floor drains.

CONSIDERABLE SPALLING NOTED AT THE TIME OF INSPECTION - Spalling is the flaking of the masonry surface leaving a powdery substance (efflorescence). This indicates water / moisture is behind and moving through these surfaces. A qualified foundation contractor should evaluate this condition and may install additional drainage. This system may employ the use of drain tiles, sump pump crock, sump pump and floor drains

**Drainage / Sump Pump - Foundation / Structure**

Drainage systems are employed around or near foundations. Drainage systems control water / moisture around the foundation that may ultimately impact the structural integrity of the foundation. Water should be controlled around the foundation, either naturally or by mechanical methods (sump pump). Improper or damaged drainage systems can cause water infiltration & damage to the foundation components.

**40-I Drainage - Type**

FLOOR DRAINS - Floor drains could be connected to the sump pump system, sanitary sewer, or could empty somewhere else. The inspector is unable to determine where the drain empties and if it is open and functioning properly. Closely monitor and if the drain is clogged or damaged, a licensed plumber should evaluate.

**40-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

RECOMMEND INSTALLING A DRAINAGE SYSTEM - The inspector has indicated that a drainage system, possibly employing drain tiles and a sump pump should be installed by a qualified foundation contractor to alleviate water pressure that may be on the foundation walls and stop potential water penetration

FLOOR DRAINS / DRAIN TILES APPEAR CLOGGED / DAMAGED - The drains should be cleaned and evaluated by a licensed plumber, and the reason why they became clogged should be addressed at this time.

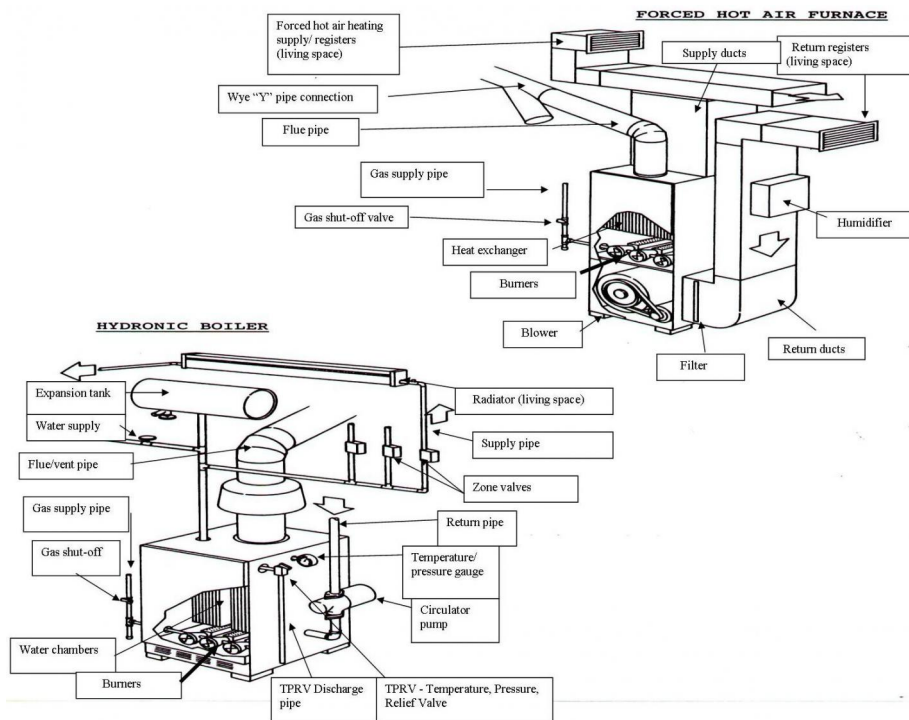


Type / Location / How accessed / Viewed / Condition - Repairs / Patching / Reinforcement - INTERNAL  
*Earth Anchors Noted*



Type / Location / How accessed / Viewed / Condition - Large Vertical / Angled Cracks - EXTERNAL  
*Rear foundation wall*

# Section 5: Heating



## Description

The inspector shall view / inspect (meaning; the examination/viewing of the heating system using normal operating controls and opening readily openable access panels), permanently installed heating systems including: heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents (limited view of these areas), fuel heating devices, heat distribution systems including fans, pumps ducts & piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors, and the presence of an installed heat source in each habitable room. The inspector shall describe the energy source, heating equipment & distribution type, using normal operating controls, open readily accessible panels provided by the manufacturer / installer for routine homeowner maintenance.

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| 41) Location / Type / Distribution           | 43) Flue / Vent Pipe              |
| 42) Response - Thermostat / Control / System | 44) Supply / Return Ducts / Pipes |

## Location / Type / Distribution - Heating System Operation

### 41-I Location of Main Heating Unit

A - Basement -

### 41-I Type / Distribution

HYDRONIC - This system employs a water circulator to distribute hot water heated in the unit through supply and return pipes to radiators or pipes in the living space

### 41-II Conditions noted below require routine maintenance and / or minor repair

ANNUAL CLEANING / SERVICING RECOMMENDED - All heating units / systems should be cleaned annually, inspected and evaluated as safe for operation.

UNIT IS NEARING THE END OF ITS EXPECTED SERVICEABLE LIFE - Although the unit may have responded at the time of inspection, it is nearing the end of its expected serviceable life. The exact amount of life the unit has remaining cannot be predicted; it will probably have to be replaced in the foreseeable future.

### 41-III Conditions noted below require some repair and / or close monitoring

SOME CORROSION NOTED ON WATER CHAMBERS - Some corrosion is normal on water jackets. Monitor for further corrosion and leaks.

## **Response - Thermostat / Control / System - Heating**

Using normal operating controls, the inspector will activate the unit(s). Multiple zones will be activated. Manual controls usually refer to operating controls on each unit or area. The inspector will report on the response of the unit from these controls. If the inspector has indicated that the unit appears improperly sized for this application, a qualified heating contractor should evaluate. The serviceable life of the unit may be diminished. The inspector is not conducting a technical evaluation of the heating system. The recommendation is based on visual inspection of the unit / dwelling. Fuel type is noted. The BTU's or British Thermal Units are a measurement of heat required to raise the temperature of 1 pound of water 1 degree Fahrenheit.

### **42-I Thermostat / Location**

FIRST FLOOR -

### **42-I BTUs (British Thermal Units)**

A -

110,000 BTU's

### **42-I Fuel Type**

NATURAL GAS -

### **42-II Conditions noted below require routine maintenance and / or minor repair**

THE UNIT RESPONDED TO THE THERMOSTAT CONTROLS - The unit responded satisfactorily to the thermostat or the controls at the time of inspection.

## **Flue / Vent Pipe - Heating**

The flue and vent pipe carry the flue gasses to the chimney or directly vent to the outdoors. The inspector reports on the visible condition of the vent, flue / chimney pipe on the area(s) able to view.

### **43-I TYPE (Flue / Vent Pipe)**

CHIMNEY VENTED - The flue gasses are vented out of the dwelling through a chimney.

### **43-I Materials of Flue / Vent**

METAL - Most commonly used for units vented to the chimney.

### **43-III Conditions noted below require some repair and / or close monitoring**

RECOMMEND VENT / FLUE STACKS ARE JOINED WITH A WYE "Y" PIPE - A wye connection helps prevent backdraft of flue gasses and Carbon Monoxide. Recommend a qualified contractor change this connection

### **43-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

INSTALL FLUE LINER - The inspector strongly recommends a properly sized flue liner is installed in the chimney. This will ensure flue gasses are properly vented to the outdoors.

PROPERLY SEAL / JOIN FLUE/VENT PIPE - The vent / flue pipe should be properly sealed. Leaks in these pipes can cause Carbon Monoxide to enter the area. Exposure to Carbon Monoxide can cause SERIOUS PHYSICAL INJURY AND DEATH. Recommend immediate repair by a qualified contractor.

## **Supply / Return Ducts / Pipes - Heating**

Hot air is delivered to registers in the living space through supply ducts and returned to the unit in return ducts. Pipe (either metal or plastic) is used to deliver hot water or steam to radiators or areas in the living space. Radiant heat employs pipes that travel below or in the floors, walls or ceilings. The inspector has a limited view of many areas of ducts / pipes. Conditions reported on are based on areas able to be viewed only.

### **44-I Supply / Return / Ducts / Pipes**

LIMITED VIEW - The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

### **44-II Conditions noted below require routine maintenance and / or minor repair**

REPLACE / CLEAN FILTER - The filter should be cleaned / replaced to ensure proper operation of the system.

### **44-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

UNKNOWN MATERIAL / SUBSTANCE INSULATING DUCTS / PIPES / UNIT RECOMMEND TESTING FOR ASBESTOS - The inspector has indicated that there is an unknown substance / material insulating the ducts or lines. The only way to positively identify this material is to have an approved lab test it for hazardous material including Asbestos. Asbestos is a carcinogen. If Asbestos or another hazardous material is detected, recommend having it properly removed by a qualified environmental company.

OPEN DUCTS / RETURNS - Open returns can be potentially dangerous. If a flue pipe becomes disconnected or other toxic fume is present in the area of the open return, it will be drawn into the furnace and be delivered by supply ducts to registers in the living space. Exposure to Carbon Monoxide can case **SERIOUS PHYSICAL INJURY AND DEATH**. Recommend the ducts are properly sealed.

### Wye Connection



Flue / Vent Pipe - RECOMMEND VENT / FLUE STACKS ARE JOINED WITH A WYE "Y" PIPE

### Flexible Stainless Steel Liner



Flue / Vent Pipe - INSTALL FLUE LINER



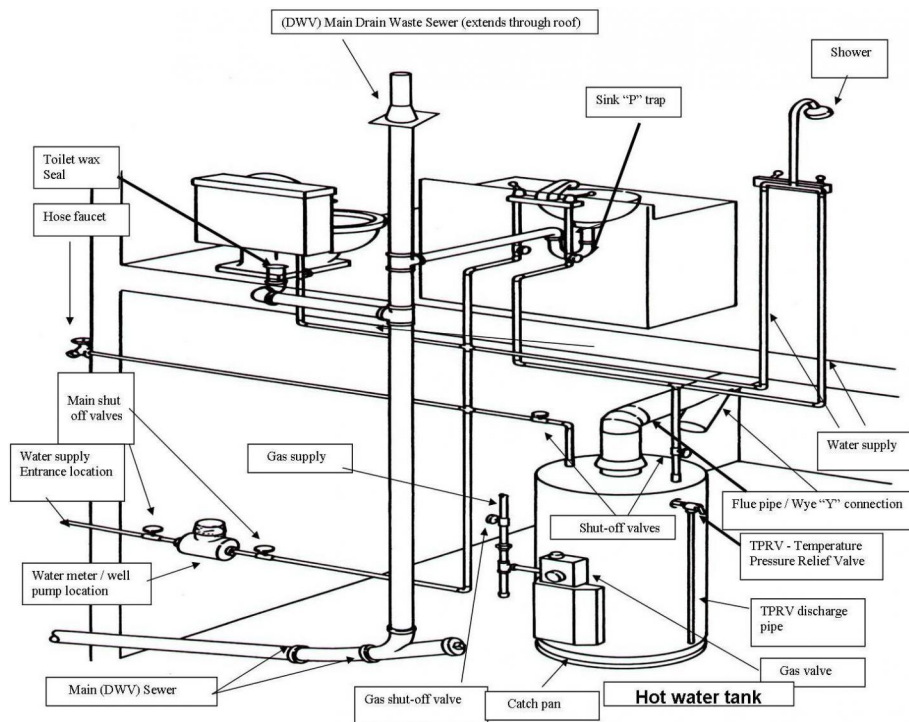
Flue / Vent Pipe - PROPERLY SEAL / JOIN FLUE/VENT PIPE



Supply / Return Ducts / Pipes - OPEN DUCTS / RETURNS



# Section 6: Plumbing



## Description

The inspector shall view / inspect interior water supply and distribution system (able to be viewed starting at the entrance / exit of the house) including: piping materials, supports & insulation, fixtures, faucets, functional flow, leaks, cross connections, interior drain, waste, vent system including traps, drain, waste vent piping, piping supports and pipe insulation, leaks, functional drainage, water heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents, fuel distribution systems including, interior fuel storage equipment (if applicable), supply piping, venting & supports, leaks, and sewage sump pump. The inspector shall describe water supply and distribution piping materials, drain, waste & venting materials, water heating equipment, operate all plumbing fixtures including their faucets.

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| 45) Water Source        | 49) Drain / Waste / Vent - Sewer |
| 46) Water Meter         | 50) Water Heating                |
| 47) Main Shut-Off Valve | 51) Flue / Vent Pipe             |
| 48) Hose Faucets        | 52) Fuel / Gas Service           |

## Water Source - Plumbing

The inspector notes the source of the water.

### 45-I Water Source

PUBLIC / MUNICIPAL - The water is supplied to the dwelling from a public entity.

### 45-I Unit / Location

A - MAIN / PRIMARY DWELLING -

### 45-I Entrance Location

BASEMENT -

### 45-I Materials (Water Supply Pipe)

COPPER - Copper pipe is a desirable durable material for water supply.

GALVANIZED - Galvanized pipe was used in the past for water supply. In time, galvanized pipe will corrode and need replacement. Consult with your inspector.



**45-I Size - Water Supply Pipes**

3/4 INCH -

1/2 INCH -

**45-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

CONSIDERABLE DAMAGE / CORROSION / UNSATISFACTORY CONNECTIONS NOTED - These areas should be closely monitored for leaks. They will have to be replaced in the near future. Recommend replacing any deteriorated pipes with copper or other approved pipe.

**Water Meter - Plumbing**

The water meter measures and records water usage for a particular unit or dwelling. The meter can be located in a variety of areas. If a well pump is noted, the inspector reports on the condition of the well pump at the time of inspection

**46-I Water Meter / Well Pump Location**

BASEMENT -

**46-III Conditions noted below require some repair and / or close monitoring**

METER IS NOT PROPERLY INSTALLED / GROUNDED - Improper installation could cause damage to plumbing pipes and an inaccurate water reading. The meter should be properly grounded. Improper grounding of the electric service could result in physical injury. Recommend evaluation / repair by a licensed plumber and electrician.

**46-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

LEAK NOTED AT METER - A licensed plumber should repair the leak. It may be necessary to have the meter replaced / repaired.

**Main Shut-Off Valve - Plumbing**

A main shut-off valve should be located where the main water supply pipe enters the dwelling. If functioning properly this valve will shut off all of the water flow. The inspector will not operate this valve; his assessment will be visual only. This section addresses whether a main shut-off valve is present or not and its visible condition at the time of inspection. It is recommended that all dwellings have a main shut off valve.

**47-I Main Shut-Off Valve**

SHUT-OFF VALVE INSTALLED -

**47-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

DECAY / DAMAGE / CORROSION ON MAIN SHUT OFF VALVE - The inspector has indicated that the main shut-off valve should be replaced. The valve may be broken / damaged / corroded. A licensed plumber should perform this repair.

**Hose Faucets - Plumbing**

Hose faucets are located outside and are the water connection for a garden hose.

**48-I Hose Faucets**

HOSE FAUCET (S) INSTALLED -

**48-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The hose faucet(s) appear to be in satisfactory condition at the time of inspection.

**Drain / Waste / Vent - Sewer - Plumbing**

The Drain Waste Vent system or sanitary sewer system carries waste water out of the dwelling and to the municipal sewer or a private (septic) system. The inspector can only report on areas of DWV pipe able to be viewed and located in the dwelling. Many areas of DWV pipe can not be viewed by the inspector, i.e.; between walls, behind finished sections, etc. Functional drain of fixtures is reported on in the interior section.

**49-I Sewer Connection - Type**

PUBLIC - The main sanitary sewer is connected to a municipal sewer.

**49-I Materials of DWV / Sewer**

CAST IRON - A durable non-malleable iron carbon alloy. Used widely in many dwellings. The serviceable life of this material can be several years; however, it can corrode with time. Recommend replacing with Polyvinyl Chloride (PVC) as necessary.

METAL - The type of metal normally used for DWV pipe is galvanized pipe. This pipe is durable, however it can corrode with

time. Recommend replacing with Polyvinyl Chloride (PVC) pipe as necessary

**49-III Conditions noted below require some repair and / or close monitoring**

MINOR / SOME CORROSION - These areas should be closely monitored for further corrosion and leaks and replaced with approved pipe as necessary.

TEMPORARY REPAIRS - These areas should be closely monitored for leaks / damage and repaired using approved materials by a licensed plumber.

On Main Drain Waste Vent stack in basement - see photo

**Water Heating - Plumbing**

The inspector reports on the condition of the water heating equipment at the time of inspection by using normal controls and / or opening the hot water faucet(s) and observing the hot water. The fuel type is noted.

**50-I Type of Water Heater**

HOT WATER TANK - These units have an average holding capacity of 30-50 gallons. The water is heated by natural gas, propane, oil, or electricity. A control knob on the unit adjusts the temperature of the water.

**50-I Fuel Type (Hot Water Heater)**

NATURAL GAS -

**50-I Capacity (Hot Water Tank)**

40 Gallon -

**50-II Conditions noted below require routine maintenance and / or minor repair**

OLDER UNIT NEARING END OF SERVICEABLE LIFE - The unit may have responded satisfactorily at the time of inspection. The average expected serviceable life of a hot water tank is between 10 and 12 years. Although the unit may not last 10 years and could last more than 12 years, it is the inspector's opinion that the unit may have to be replaced in the foreseeable future.

**Flue / Vent Pipe - Water Heating**

The flue / vent pipe carries the flue gases to the chimney or direct vented. The inspector reports on the visible condition of the flue / vent pipe on the areas able to be viewed.

**51-I Flue Pipe (Type)**

CHIMNEY VENTED - Flue gases are vented out of the dwelling through a chimney

**51-I Materials of Vent / Flue**

METAL - Most commonly used for units vented to the chimney

**51-III Conditions noted below require some repair and / or close monitoring**

VENT / FLUE PIPES SHOULD BE JOINED WITH A WYE 'Y' PIPE (if possible) - In order for flue gasses to properly vent, connections with other appliances should be made with a wye connection, if possible. This connection is 45 degrees instead of 90 degrees, thus lowering the chances of backdraft or flue gasses containing carbon monoxide spilling into the area.

**51-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

JOIN / SEAL SECTIONS - Recommend these sections are replaced as soon as possible by a qualified contractor to ensure the integrity of the pipe. Also, areas may begin to leak Carbon Monoxide. Exposure to Carbon Monoxide can cause SERIOUS PHYSICAL INJURY OR DEATH. Recommend immediate repair by a qualified contractor.

**Fuel / Gas Service - Plumbing**

The inspector reports on areas of gas / fuel pipe able to be viewed. Many areas can not be viewed, i.e.; between walls, floors, underground etc. The inspector is also not performing a pressure test on the system. It is outside the scope of this home inspection to check for gas leaks. However visible gas leaks or the presence of a gas odor will be reported.

**52-I Type of Fuel**

NATURAL GAS - Supplied from the public utility company or well. Entering the house through piping.

**52-I Entrance Location (Fuel)**

BASEMENT -

**52-I Meter Location (Fuel)**

OUTSIDE -

**52-I Materials (fuel)**

**BLACK IRON PIPE** - This type of pipe is most recommended for gas service.

**GALVANIZED** - Galvanized pipe is very strong but can rust over time. Also, the zinc galvanized coating can flake off and travel to the appliances. This can cause clogging in the units burner assembly. Closely monitor this pipe and the appliances it supplies. Replace as necessary with black iron pipe.

**STAINLESS STEEL** - Acceptable for many applications requiring flexible gas pipe. The flexible pipe should not extend through the floor / wall. (This does not apply to CSST (Corrugated Stainless Steel Tubing))

**52-II Conditions noted below require routine maintenance and / or minor repair**

**SATISFACTORY** - Areas of gas pipes able to be viewed appear satisfactory at the time of inspection.

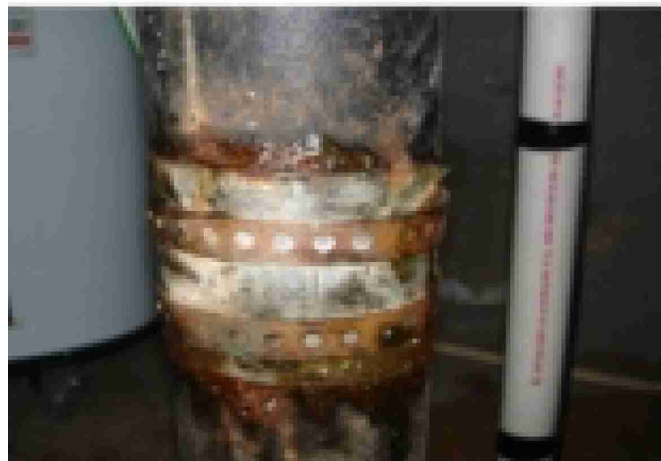
**INSTALL SHUT-OFF VALVES ADJACENT TO GAS APPLIANCES** - As a convenience to isolate an appliance. Properly installed shut-off valves will eliminate having to turn off the entire gas service when servicing an appliance. Recommend a licensed plumber install shut-offs as directed.

**52-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

**EVIDENCE OF OIL / FUEL TANK** - Evaluation of these units and surrounding areas are outside the scope of a visual home inspection. Recommend the tank(s) is properly removed and adjacent areas are evaluated by a qualified environmental company. (Rear Yard)

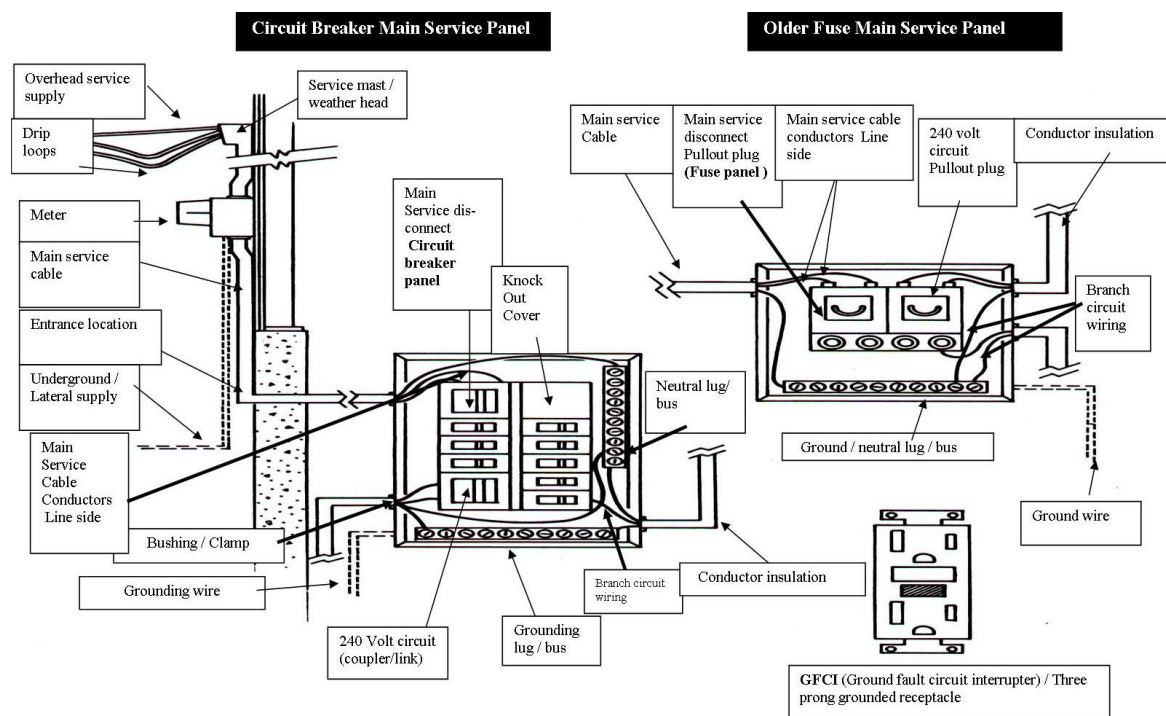


Water Source - CONSIDERABLE DAMAGE / CORROSION / UNSATISFACTORY CONNECTIONS NOTED



Drain / Waste / Vent - Sewer - TEMPORARY REPAIRS  
*On Main Drain Waste Vent stack in basement - see photo*

# Section 7: Electric



## Description

The inspector shall view / inspect (meaning; the examination/viewing of able to be viewed electrical components opening readily openable access panels), service entrance conductors, service equipment, grounding equipment, main over current protection device, main distribution panels, amperage and voltage of the service (if able to be determined), branch circuit conductors and their over current protection devices, the compatibility of their amperage and voltages, the operation of a representative number of installed lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, a representative number of receptacles in the garage or carport, and on the exterior of inspected structures, and the operation of Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters (using the "test / reset" buttons). The inspector shall describe the service amperage and voltage (if able to be determined), service entry conductor materials (if able to be viewed), service type as being overhead or underground, location of main and distribution panels, and report any visual unsatisfactory aluminum branch circuit wiring.

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## Electric Supply / Main Service Cable Condition - Electric

### 53-I Service Supply / Location

A- MAIN -

### 53-I Main Service Supply Type

OVERHEAD - The electric main service cable travels over head, from an electric pole.

### 53-I Meter Location (Electric)

OUTSIDE -

### 53-I Main Service Cable Conductor - Type

ALUMINUM - Commonly used for main service cable conductors. Aluminum wiring is normally not recommended for branch circuits; however, it is approved in sizes no smaller than size # 8 AWG stranded and # 6 AWG solid. Most main service conductors are at least this size or larger. Recommend evaluation of all aluminum branch circuits smaller than #8 AWG stranded and #6 AWG solid by a

licensed electrician.

**53-III Conditions noted below require some repair and / or close monitoring**

LOOSE MAIN SERVICE CABLE - A licensed electrician should properly attach the main service cable to the dwelling in order to ensure it is not damaged

**53-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

CONSIDERABLY FRAYED CABLE INSULATION - This can be a potentially dangerous condition. Recommendation evaluation / replacement of cable by a licensed electrician.

**Main Electric Service Disconnect - Electric Service**

The main service disconnect(s) will turn off all of the electricity to the dwelling or area.

**54-I Location of Main Service Disconnect**

MAIN SERVICE PANEL (With Branch Circuits) - The main service disconnect is located in the same panel as the branch circuits.

**54-I Main Service Disconnect - Type**

PULLOUT PLUG - This main service disconnect has two cartridge type fuses in a block that when pulled out by a handle will disconnect the service.

**54-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

DAMAGE / UNSATISFACTORY CONNECTIONS NOTED TO MAIN SERVICE DISCONNECT - The main service disconnect disengages the electricity to the branch circuits and all or part of the main service panel. Serious property damage and physical injury or death could occur if this disconnect is not operating properly. Recommend immediate repair by a licensed electrician ONLY.

**Service Size - Electric Service**

The main service is measured in units called amperes and voltage. Amperes is a unit for measuring the strength of an electric current, equal to a flow of one coulomb per second. Most municipalities recommend a minimum of 100 amperes per service. Some recommend 150

Amperes. Voltage is an electromotive force or potential difference expressed in volts. Some older services are rated for 120 volts. Most new services are rated for 240-volt service. Large electric appliances such as stoves, clothes dryers, central air conditioning units, etc... require 240-volt service. If the inspector is not able to determine the amperage or voltage, it is so noted.

**55-I Size of Service**

A - 60 Amperes / 240 Volts -

**55-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

THE MAIN SERVICE AMPERAGE SHOULD BE UPDATED - The service is obsolete by today's standards. Recommend evaluation and updating of the current service by a licensed electrician.

**Service Panels / Type / Condition - Electric Service**

The main service panel is a cabinet or board which houses the main service disconnect, and may house branch circuit disconnects and branch circuit wiring to the individual circuits. A sub-panel is another service panel that is supplied by the main service panel. The sub panel also contains branch circuit disconnects and wiring to branch circuits. Branch circuit disconnects are normally circuit breakers or fuses located in the service panels. 240 volt circuits are large (double pole) circuits required for most central air conditioning units, electric stoves, ranges, pools, etc.

**56-I Main Service Panel(s) / LOCATION**

A - Basement -

**56-I Branch Circuit Disconnects (MAIN Service Panel)**

FUSE - An over current protection device that melts a metal band when the current becomes overloaded, interrupting electricity to a branch circuit. Fuses are outdated and should be replaced with circuit breakers.

**56-I SUB-PANEL (Location)**

J - Location -  
(Located in Garage)

**56-I SUB - PANEL (Branch Circuit Disconnects)**

FUSE - An over current protection device that melts a metal band when the current becomes overloaded, interrupting electricity to a branch circuit. Fuses are outdated and should be replaced with circuit breakers.



**56-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

UNSATISFACTORY CONNECTIONS / IMPROPER WIRING - Recommend these area(s) be evaluated and repaired by a licensed electrician.

EVIDENCE OF OVERHEATING - Overheating of any part of the electric service is a very serious condition. An electric fire could result from overheating. Recommend immediate evaluation / repair by a licensed electrician.

(MAIN SERVICE PANEL)

Service Panel SHOULD Be Updated - The service panel noted is outdated by today's standards and electrical demands. Recommend a licensed electrician update the main service panel.

(MAIN & SUB PANEL)

COUPLER / LINK MISSING FROM 240 VOLT CIRCUIT BREAKER - Both handles of the 240-volt double pole circuit breaker should be joined together. This will ensure that both sides will disconnect and there will be no power to the circuit. This can be a potentially dangerous condition. Recommend immediate repair by a licensed electrician.

**Wiring (Branch Circuit) - Electric**

The wiring traveling through the dwelling to receptacles and switches are called branch circuits. The inspector reports on wires / disconnects able to be viewed only. There are many areas that the branch circuits can not be viewed, i.e.; between floors and walls.

**57-I Branch Circuit Wiring - Type / Condition**

COPPER - This material is the most desired conductor of electricity

COPPER CLAD - Tin coated copper wire. These conductors were used in older services and are still acceptable under most conditions as long as the conductors and connections are in serviceable condition.

ALUMINUM (Smaller than #6 AWG solid & #8 AWG stranded conductors) - Aluminum branch circuits can be potentially dangerous if proper connections and materials are not used. Improperly connected and sized aluminum wiring has resulted in fires. Any aluminum branch circuit wiring smaller than #6 AWG solid conductor, or #8 AWG stranded conductor should be replaced or updated with COPALUM Crimp Connectors. (See U.S. CPSC Publication 516). Evaluation of these branch circuits and components should be performed by a licensed electrician AS SOON AS POSSIBLE.

**57-I 240 Volt Circuits**

240 Volt Circuits Installed -

**57-III Conditions noted below require some repair and / or close monitoring**

INSTALL THREE PRONG GROUNDED RECEPTACLES - Many older electric service receptacles are two prong non-grounded receptacles. Grounded receptacles provide safety by providing a path if a fault occurs in a circuit. Many modern appliances will only plug into three prong grounded receptacles. A licensed electrician should properly wire / install three prong grounded receptacles as necessary or recommended.

OPEN GROUNDS NOTED - A licensed electrician should evaluate and properly ground all receptacles. If older two prong receptacles are noted, a licensed electrician may have to replace the supply wires in order to properly ground them.

**57-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

RECEPTACLES / SWITCHES ARE MISWIRED / REVERSED POLARITY - Improperly wired or reversed polarity receptacles could cause damage to sensitive appliances and may not be properly grounded. A licensed electrician should evaluate and properly repair the miswired or reversed polarity receptacles or switches.

UNSATISFACTORY EXTERIOR WIRES / CLEARANCE / SWITCHES / RECEPTACLES - Approved exterior wires must be used for outside and underground wiring. Also, a minimum height is required for safety reasons Recommend evaluation / repair by a licensed electrician.

IMPROPER / UNSATISFACTORY WIRING - The inspector has indicated improper wiring. Recommend evaluation/ repair by an electrician as soon as possible.

UNPROTECTED / EXPOSED / DAMAGED WIRES NOTED - Any of these conditions are potentially dangerous and should be evaluated / repaired by a licensed electrician.

**Conductor Insulation - Branch Circuits - Electric**

The insulation around the conductors protect the bare wires. If the insulation frays or becomes damaged, the bare wire will become exposed. This can be a potentially dangerous condition and should be repaired by a licensed electrician. The inspector reports on areas

of insulation able to be viewed only. Many areas are unable to view,(in walls, floors etc...)

**58-I Conductor Insulation - Branch Circuits - Type / Condition**

NON METALLIC (NM) - This wire insulation is a plastic based material.

ARMORED CABLE - This type of cable is sometimes referred to as BX, or AC cable. It has a flexible metal sheath around the conductors, which are covered in a cloth like material.

CLOTH - Older branch circuits had cloth insulation. These branch circuits should be closely monitored for dry rot and replaced as necessary.

**58-III Conditions noted below require some repair and / or close monitoring**

SOME DRY ROT NOTED TO INSULATION ON BRANCH CIRCUIT(S) - The insulation in these areas should be closely monitored for further dry rot, fraying, or damage and replaced as necessary by a licensed electrician.

**58-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

CONSIDERABLE DRY ROT / DAMAGE NOTED TO INSULATION ON BRANCH CIRCUIT(S) - This can be a potentially dangerous condition if not addressed. Recommend a licensed electrician further evaluate and replace as necessary. (OLDER CLOTH BRANCH CIRCUITS)

**GFCI (Ground Fault Circuit Interrupters) - Electric**

GFCI's or ground fault circuit interrupters detect a small fault in the circuit and interrupt it in approximately 1/40 of a second. They are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location

**59-I Ground Fault Circuit Interrupters (GFCI)**

**59-II Conditions noted below require routine maintenance and / or minor repair**

NOT NOTED (See below) - GFCI's are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location.

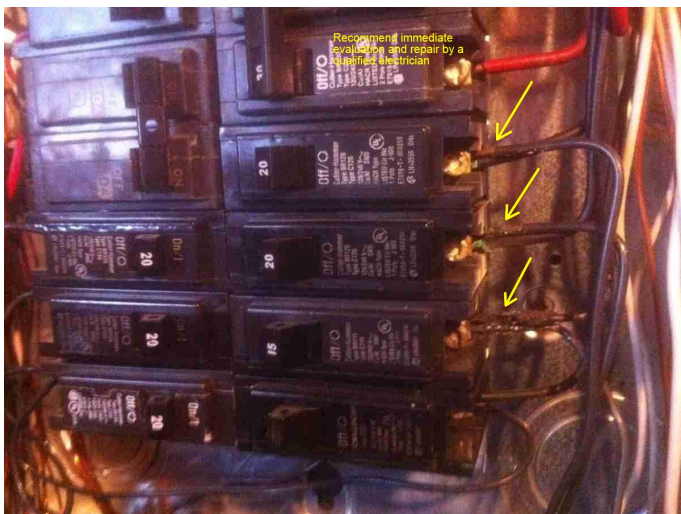
**59-III GFCI's SHOULD be installed in the following areas:**

KITCHENS - GFCI's Should be installed in the kitchen

BATHROOMS - GFCI's should be installed in the bathrooms.

BASEMENTS - GFCI's should be installed in the basements

OUTDOORS - GFCI's should be installed outdoors.

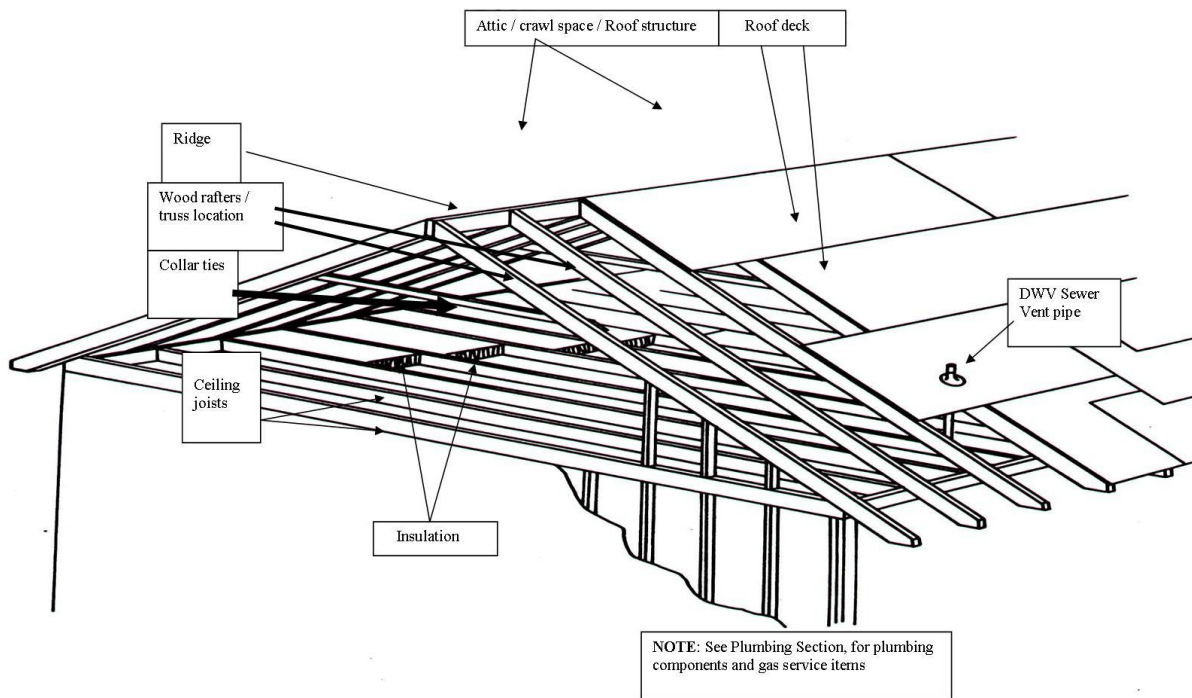


Service Panels / Type / Condition - EVIDENCE OF OVERHEATING (MAIN SERVICE PANEL)



Service Panels / Type / Condition - COUPLER / LINK MISSING FROM 240 VOLT CIRCUIT BREAKER

# Section 8: Interior



## Description

The inspector will view / inspect, interior components including walls, ceilings, floors, steps, stairways, balconies, railings, counters, a representative number of cabinets, and a representative number of doors and windows. The inspector will operate a representative number of primary windows and interior doors, report signs of water penetration into the building, or signs of harmful condensation on building components in areas able to be viewed.

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## Kitchen - Location / Condition - Sink, Counter Top, Cabinets - Interior

The inspector visually inspects the kitchen area and components for condition.

### 60-I Kitchen Location / Condition - Sink, Faucet, Cabinets, Countertop

A - MAIN (Kitchen) / First Unit -

### 60-II Conditions noted below require routine maintenance and / or minor repair

A) Satisfactory - Kitchen components appear in satisfactory condition.

## Kitchen Ventilation / Range Hood / Stove Connection - Kitchen

The inspector observes the type & operation of kitchen ventilation. It is normally recommended that a range hood or other mechanical

ventilation is installed and vent to the outside if possible. The inspector may note the type of stove connection as a convenience.

**61-I Kitchen Ventilation**

INTERNALLY VENTED - The vent / range hood re-circulates the vented air to the inside.

**61-I Stove Connection**

NATURAL GAS -

**61-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY (range hood) - The range hood responded satisfactorily at the time of inspection.

**Floor Covering - Kitchen**

The inspector views the floor and covering. Certain conditions may be present under the floor covering, (deteriorated / damaged sub floor) that the inspector will not be able to view unless the floor covering is removed. The inspector can only report on areas he can view at the time of inspection. If movement is noted, then further evaluation is recommended.

**62-I Floor Covering (Kitchen) - Type**

CERAMIC -

**62-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas able to be viewed appear satisfactory at the time of inspection.

**Bathrooms - Bathtub / Shower / Toilet / Vanity / Sink / Faucet - Bathrooms**

The inspector views the bathroom areas. The functional water flow and functional drain is observed.

**63-I Bathroom Location / Condition - Bathtub / Shower - Vanity - Sink / Faucet**

A - First Floor -

B - Second Floor -

C - Master -

**63-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The bathroom components noted appear satisfactory at the time of inspection.

B - Second Floor

JETTED TUB – RESPONDED - The jetted tub responded at the time of inspection.

C - Master

**Bath Ventilation - Bathrooms**

Proper ventilation is important for moisture and mildew control. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan / window if present.

**64-I Bathroom Ventilation - Type / Operation**

WINDOW -

B - Second Floor C - Master bath

EXHAUST FAN -

A - First Floor

UNABLE TO DETERMINE WHERE VENT TERMINATES - Recommend further investigation to ensure the exhaust vent terminates outdoors.

**64-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The ventilation appears satisfactory in the bathroom at the time of inspection.

B - Second Floor C - Master Bath

**64-III Conditions noted below require some repair and / or close monitoring**

NOISE FROM EXHAUST FAN - The fan should be repaired or replaced; it is probably nearing the end of its expected serviceable life.

A - First Floor

**Floor - Type / Condition - Bathrooms**

The inspector views the floor & floor covering and reports on the condition at the time of inspection. The inspector will not be able to view the sub floor due to the floor covering. Conditions reported on are based on areas able to be viewed only.

**65-I Bathroom Floor - Type / Condition**

VINYL -  
A - First Floor

CERAMIC / MARBLE -  
B - Second Floor C - Master Bath

**65-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The floor covering appears to be in satisfactory condition at the time of inspection.  
ALL

**65-III Conditions noted below require some repair and / or close monitoring**

REGROUT - The tiles should be regouted to prevent damage to the sub floor and covering.  
C- Master Bath

**Laundry Room / Area / Ventilation - Interior**

The inspector will report on the visible condition of the laundry room / area and ventilation at the time of inspection. Proper ventilation is important for moisture / mildew reduction. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan or window if present.

**66-I Laundry Area - Unit**

A - Main -

**66-I Laundry Area Location - Condition / Ventilation**

BASEMENT -

**66-I Clothes Dryer Connection Type**

Natural Gas -

**66-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The laundry room / area appear to be in satisfactory condition at the time of inspection.

**Doors - Interior**

The inspector views a representative number of interior doors and condition / operation at the time of inspection.

**67-I Interior Doors - Condition**

**67-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The doors appeared to be and operate in satisfactory condition at the time of inspection.

**Wall / Ceiling Coverings - Interior**

Walls and Ceilings are considered plaster / drywall / wood. The inspector does not inspect or report on wallpaper or other coverings that are not permanently installed. The inspector visually examines areas of the walls and ceiling able to be viewed for damage, cracks, and moisture and reports on the condition at the time of inspection. Tiles or other coverings will not be removed

**68-I Interior Wall / Ceiling - Type / Condition**

PLASTER / DRYWALL -

**68-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The wall coverings appear to be in satisfactory condition.

**68-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

WATER / MOISTURE STAINS - These areas should be properly repaired / replaced, primed with an approved primer and painted. Further investigation is recommended to determine the origination of the water or moisture stains.

**Moldings / Trim - Interior**

The inspector views and reports on the condition of the moldings and trim able to be viewed.

**69-I Interior Moldings / Trim - Condition**



**69-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Moldings and trim able to be viewed appear to be in satisfactory condition.

**Floor / Coverings - Interior**

The inspector views the floors and coverings (not already reported on) and reports on their condition at the time of inspection. There are many areas of sub-floor and floor coverings that are unable to be viewed, i.e.; furniture placement, carpet, floor coverings, etc. The inspector reports on areas able to be viewed.

**70-I Floors / Coverings - Type / Condition**

CARPETED -

**70-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas of floors and floor coverings able to be viewed appear to be in satisfactory condition. Unless the dwelling is vacant, the inspector has a very limited view of the floor and coverings.

SEE KITCHEN SECTION

**Windows (Interior View) - Interior**

The inspector views the windows from the inside of the dwelling & reports on the condition at the time of inspection. The inside view and condition may differ from the outside. Refer to exterior section for external condition of the window units.

**71-I Windows - Materials / Condition**

VINYL / ALUMINUM CLAD - The windows are covered or clad in Vinyl or Aluminum. The frames may be wood, vinyl, aluminum, fiberglass, or another material.

**71-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The windows appear to be in satisfactory condition. The inspector operated at least one window in each room and these windows operated satisfactorily.

**Stairways - Interior**

The inspector views the stairs and reports on their condition at the time of inspection. The inspector can only report on areas and components of the stairs that can be viewed, i.e.: carpet covered, enclosed, etc.

**72-I Stairways (Interior) - Location / Condition**

A - BASEMENT -

C - SECOND FLOOR -

**72-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - The stairs and components able to be viewed appear to be in satisfactory condition at the time of inspection.

**Heat / Cooling Source - Interior**

The inspector views the registers / radiators and reports on the visible condition of these components. The inspector also looks for a permanently installed heat / cool source in every habitable room. The inspector is not conducting a technically exhaustive inspection and an adequacy evaluation.

**73-I Heat / Cooling Source**

**73-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

AREAS DO NOT HAVE A HEAT / COOLING SOURCE - A heat and cooling source (if installed) should be installed in every habitable room. Recommend evaluation / repair by a qualified heating contractor.

REAR ADDITION

**Fireplace / Wood Stove / Chimney - Interior**

This home inspection does not certify the fireplace / wood stove / flue liner as safe for operation or for wood burning. The report is based on the visible condition of individual components and their condition at the time of inspection. We strongly recommend evaluation by a qualified professional to certify that the unit is safe for operation PRIOR to using. A faux (fake) unit indicates that it can NOT be used as a wood / fuel burning fireplace.

**74-I Fireplace Type / Location / Condition of Components**

UNIT A - Type / Location -

Gas Unit in Living Room

**74-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

GAS UNIT DID NOT RESPOND - The unit should be evaluated and repaired by the local gas company or a qualified fireplace contractor. The gas supply should be turned off to the unit until it is evaluated.

**Damper - Fireplace**

The inspector views the damper and reports on its condition. The damper should operate easily & fully open / close. When open, the damper should not obstruct the flue gases traveling from the firebox to the flue pipe / chimney.

**75-I Damper - Operation / Condition**

N/A -

**Smoke Detectors - Interior**

The inspector is not conducting a technical evaluation of the smoke detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for smoke detectors may be battery powered, or hardwired directly into the main electric system of the house. Most electric units also have battery back up. NOTE; Smoke detectors should be installed on the ceilings of all bedrooms, common areas and all levels of the dwelling.

**76-I Smoke Detectors - Response**

**76-II Conditions noted below require routine maintenance and / or minor repair**

RESPONDED TO THE TEST BUTTON (Smoke Detectors) - The smoke detectors responded to the test button

**Carbon Monoxide Detectors - Interior**

The inspector is not conducting a technical evaluation of the Carbon Monoxide detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for Carbon Monoxide detectors may be battery powered, hardwired directly into the main electric system of the house, and plug in units that plug directly into a receptacle. Carbon Monoxide detectors should be installed on each level of the living space in unobstructed air space, and no closer than 15 feet from fuel burning appliances. Follow manufactures recommendations regarding placement of Carbon Monoxide detectors. Some experts recommend placing near a forced hot air register in a bedroom. If the heat exchanger should fail, Carbon Monoxide will travel through the duct work to the register.

**77-I Carbon Monoxide Detectors - Response**

**77-III Conditions noted below require some repair and / or close monitoring**

INSTALL CARBON MONOXIDE DETECTORS - Carbon Monoxide detectors should be installed on all levels of the house in unobstructed air space, and no closer than 15 feet from fuel burning appliances.

**Structure / Attic / Crawl Space & Ventilation - Interior**

The inspector views the attic / crawl space and reports on the condition and visible ventilation at the time of inspection. In many instances, the inspector's view will be limited. The conditions noted are based on areas able to be viewed only. The inspector notes how the attic was accessed / viewed. The inspector also views visible structural components of the roof and ceiling from the attic / crawl space and reports on the type of structure and visible condition of the components. In many instances, the inspector will have a limited view of these components. Conditions noted are based on areas able to be viewed, at the time of inspection

**78-I Structure - Attic / Crawl Space & Ventilation - How Viewed**

VIEWED FROM LADDER / STAIRWAY / OPENING - The inspector will have a very limited view of the attic space.

**78-I Location of Attic / Crawl Space**

UPPER CRAWL SPACE -

**78-I Structure Type (Viewed From Attic)**

WOOD RAFTERS - The members extending from the wall top plate to the ridge. The rafters support the roof deck.

**78-II Conditions noted below require routine maintenance and / or minor repair**

SATISFACTORY - Areas able to be viewed appear satisfactory at the time of inspection.

**78-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional**

EXHAUST VENT(S) TERMINATE IN ATTIC - Exhaust fans from kitchens, bathrooms, laundry areas, etc. should not terminate in the attic or crawl space. Recommend these exhaust vents are properly vented outdoors, either through a sidewall or through the roof.

CONSIDERABLE DAMAGE / DECAY / NOTED TO MEMBERS - Recommend evaluation by a structural engineer and repair based on

this evaluation by a qualified carpenter.

**Insulation - Interior**

Insulation is used to avoid heat / cool loss. The inspector reports on areas of insulation able to be viewed at the time of inspection and the location of the insulation. The efficiency or R-value of the insulation is not determined. Generally, thicker insulation will have a higher R-value (resistance) or insulation value for that particular material. The inspector may not be able to determine the presence of insulation, however, insulation may be installed in areas not able to be viewed by the inspector, (ex; behind walls, in an inaccessible attic, etc.). A qualified insulation contractor should install / repair insulation when noted by the inspector. Without training and proper protective gear, some types of insulation can be harmful, and an irritant.

**79-I Insulation - Location / Type / Vapor Barrier**

ATTIC / UPPER CRAWL SPACE -

**79-I Type of Insulation**

FIBERGLASS - Composed of small fibers that divide the air space. Fiberglass insulation, if installed correctly, is a very good insulator.

**79-I Vapor Barrier**

UNABLE TO DETERMINE -



Wall / Ceiling Coverings - WATER / MOISTURE STAINS



Structure / Attic / Crawl Space & Ventilation - CONSIDERABLE DAMAGE / DECAY / NOTED TO MEMBERS

# Comments / Information

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The home inspector can add additional comments here.

The inspector can add as much text in the section as desired

Scroll down for Attachments /  
Additional Reports



# Attachments / Additional Reports

Please see the following pages to view any additional reports or information from the inspector.

The following are links to other documents with additional information:

- [The Life Cycle of a Roof](#)
- [What Are Ice Dams](#)
- [Principles of Exterior Drainage](#)
- [Basement Waterproofing](#)
- [Glass Block Windows](#)
- [Arc Fault Circuit Interrupters](#)
- [Repairing Aluminum Wiring](#)



Click on a link

The inspector can add Radon, additional services reports, or other information here. Inspectcheck.net also has a technical attachment library that the inspector can easily upload to further inform their client.

Some of this technical information can be seen under "Clients Link" at: [www.inspectcheck.net](http://www.inspectcheck.net).

The inspector can choose to upload links (noted here) or full text. (Full text reports will increase the size of the report)