

# Accurate Home Inspections

Eden Prairie, Minnesota 55346

(952) 974-8293

## INSPECTION AGREEMENT

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY.**

PROPERTY ADDRESS: \_\_\_\_\_

DATE: 05/29/09 TIME: 12:05 PM REPORT # 052909pm

CUSTOMER(S): Sample \_\_\_\_\_

1212 Sample Street \_\_\_\_\_

Any City, MN 11111 \_\_\_\_\_

Generalist Inspection Fee \_\_\_\_\_ = \$280.00

Additional Fees: \_\_\_\_\_ = \_\_\_\_\_

Paid  Cash  Ck# \_\_\_\_\_ TOTAL: \$280.00

\_\_\_\_\_

CUSTOMER (named above) hereby requests a generalist's visual inspection of the primary building(s) at the above address, to be conducted by the above inspection company, herein to be referred to as the INSPECTOR, for CUSTOMER'S sole use and benefit. CUSTOMER warrants that they will carefully read the entire inspection report when they receive it and will promptly call the INSPECTOR with any questions they may have. CUSTOMER warrants that all approvals necessary have been secured for INSPECTOR's entrance onto property. CUSTOMER and INSPECTOR understand that they are bound by all terms of this agreement.

### SCOPE OF INSPECTION

The property inspection to be performed for customer is a non-invasive physical examination of the visible portions of the primary building(s) on the property. The subsequent inspection report will inform the CUSTOMER of MAJOR VISIBLE DEFECTS AS THEY EXIST ON THE DATE OF THE INSPECTION. Minor defects are reported as a courtesy only. The inspection will be performed in accordance with the Standards of Practice of the organization(s) named on the cover page of this report. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible areas of the building, and to this extent includes an evaluation of the following major components:

Foundation	Electrical	Exterior	Walls	Doors	Fireplaces
Sub-floor Framing	Plumbing	Roofing	Ceilings	Windows	Water Heaters
Site Drainage	Heating	Attic	Floors	Venting	Built-in Appliances
<i>if near building:</i>	<i>Paving</i>	<i>Decks</i>	<i>Fencing</i>		

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection. INSPECTOR shall have no liability for conditions which are concealed from view or inaccessible to the INSPECTOR. The inspection and report thereon is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Home warranty policies, which include coverage for appliances, electrical, plumbing and heating are available, if desired. For further information, consult a licensed real estate professional.

This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. A random sampling of items such as anchor bolts, window operation, safety glass, cabinetry and electrical outlets are checked. No representation is made as to how long any equipment will continue to function. Maintenance conditions may be discussed, but they are not a part of this inspection.

### **CONDITIONS OUTSIDE THE SCOPE OF THIS INSPECTION INCLUDE BUT ARE NOT LIMITED TO:**

- Code or zoning violations; permit research; easements; rights of way; boundaries; condition of title; previous use; occupancy designation; compliance with manufacturer's specifications.
- Obtaining or reviewing information from any third parties, including but not limited to: sellers, occupants, contractors, consultants, attorneys, agents or homeowner associations.
- Evaluating fire-resistive qualities of any system, structure or component of the building.
- Common areas, or systems, structures, or components thereof including, but not limited to, those maintained by a Homeowner Association.
- Examination of conditions related to animals, rodents, insects, wood-destroying insects or organisms, mold and mildew or damage(s) caused thereby.
- Any form of engineering analysis, such as structural, geological, and hydrological stability or soils conditions or wave action evaluations; land surveying or architectural examinations.
- Unique and/or technically complex systems or devices, such as heat exchangers, remote controls, motion sensing or photoelectric devices, alarm systems, fire detection systems (other than smoke alarms), solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators, dumbwaiters, satellite dishes, automatic gates, etc.
- Low voltage electrical systems, such as TV antenna, TV signal cables, telephones, intercoms, security systems, speaker wires, automated equipment, landscape lighting, etc.
- Environmental and health hazards or conditions, including, but not limited to toxic, reactive, combustible and corrosive contaminants. Also wildfire, flood, and geological conditions.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems, etc.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Building or property measurements, value appraisal, and costs for corrective work.
- Electrical load calculations; testing of gas shutoff valves; testing for gas leaks.
- Latent defects or predictions of life expectancy of components or systems.
- Window-mount or wall-mount air conditioners or gas-powered air conditioners.
- Detached ancillary buildings (except for parking structures).
- Gas and electrical appliances such as fire pits, barbecues and outside heaters.
- Systems, structures or components which are not permanently installed.
- Adequacy, efficiency, durability or quality of components.
- Advisability of purchase.
- Requirements of Americans with Disabilities Act (A.D.A).
- Noise transmission; determination of odors.
- Cosmetic finishes and conditions; landscaping and foliage.
- Fire sprinklers; landscaping sprinklers except as otherwise noted.
- Items specifically noted as excluded or items not specifically identified in the written report.
- Technically exhaustive inspections, evaluations or tests of any type.
- Notification of product recalls, defects or similar notices.

*Services for inspecting or evaluating some of the excluded items listed above may be available from INSPECTOR for an additional fee.*

# Inspection Agreement

----- Contract Continued -----

## CONFIDENTIALITY OF REPORT

The inspection report is confidential and is for the exclusive private use of the CUSTOMER. It is not to be copied or disseminated to any other party without the expressed written consent of the INSPECTOR. Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Note: THIS REPORT IS COPYRIGHTED.

## SEVERABILITY

CUSTOMER and INSPECTOR agree that should a court of competent jurisdiction determine that any portion of this contract is void or unenforceable, the remaining provisions and portions shall remain in full force and effect.

## DISPUTE RESOLUTION

CONTACT: CUSTOMER understands and agrees that any claim for failure to accurately report the major visual defects of the subject property, as limited herein above, shall be made in writing and reported to the INSPECTOR within 10 business days of discovery. INSPECTOR agrees to respond promptly to any legitimate complaint. CUSTOMER further agrees that CUSTOMER or CUSTOMER'S agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed condition that is the subject of the "claimed failure to report" prior to a reinspection by the INSPECTOR. CUSTOMER waives any and all claims relating to conditions that are altered or repaired without said notice or reinspection.

ARBITRATION: Any dispute, controversy, interpretation or claims of any kind or nature whatsoever, including, but not limited to, claims for breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to this contract or arising out of, from, or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The ARBITRATOR shall be knowledgeable in the business of building inspections, shall have at least five (5) years experience as a home and building inspector, and be a member in good standing of the organization(s) named on the cover page of this report, as evidenced by his/her date of full membership. An arbitrator must be selected within one (1) month's time. The accepted standard against which the inspection shall be judged is the "Standard of Practice" of the Association(s) named on the cover page. The decision of the ARBITRATOR shall be final and binding, and judgment on the award may be entered in any Court of competent jurisdiction. CUSTOMER agrees herewith to waive the right to a trial.

\_\_\_\_\_/\_\_\_\_\_  
Initials

## ACCEPTANCE OF REPORT AND FEE PAYMENT:

The fee for this inspection is due at the time of the inspection. If CUSTOMER does not attend the inspection, the fee is due upon receipt of the report. If the CUSTOMER has not signed this agreement, the acceptance of this report shall constitute agreement with all of the terms of this contract. The written report to be prepared by INSPECTOR shall be considered the final and exclusive findings of the INSPECTOR regarding the inspection of the property. CUSTOMER shall not rely on any oral statements made by the INSPECTOR prior to issuance of the written report.

## STATUTE OF LIMITATIONS

The parties agree that no action may be brought to recover damages against the "INSPECTOR" or Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. This time period is shorter than otherwise provided by law in some states.

## GENERALIST VISUAL INSPECTION

"CUSTOMER" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type inspection and report is an UNBIASED OPINION BASED UPON THE EXPERIENCE OF the individual "GENERALIST" INSPECTOR, and that the "INSPECTOR" is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION. If your inspector recommends consulting other specialized experts, "CUSTOMER" must do so at "CUSTOMER'S" expense. If "CUSTOMER" fails to consult specialized experts as recommended by "INSPECTOR," the "INSPECTOR" shall be absolved of liability.

I/We request a "Generalist Visual Inspection" as described above.

\_\_\_\_\_/\_\_\_\_\_  
Initials

## ACCEPTANCE OF THIS AGREEMENT:

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

## PERMITS

\_\_\_\_\_/\_\_\_\_\_/ I do NOT agree      \_\_\_\_\_/\_\_\_\_\_/ I do agree to pay an additional fee of \$\_\_\_\_\_ for inspector to research and provide all building permits that appear on the municipal records for the above property.

**I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS. I/WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. I/WE ALSO AGREE TO PAY THE FEES LISTED.**

CUSTOMER(S): \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/ DATE \_\_\_\_\_

INSPECTOR: \_\_\_\_\_ DATE \_\_\_\_\_

## INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of major defects, excessive or unusual wear and general condition. The following report is a list of the conditions observed on the date of the inspection. When repair or replacement is recommended, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Minor deficiencies, provided as a courtesy only, are reported to provide a better understanding of the structure(s) and to give some direction for ongoing maintenance needed.

In this report, there may be specific notes regarding areas or items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible at the time of our inspection. If inspection of the inaccessible areas is desired, it will be performed upon arrangement at an additional cost after access is provided.

The POWER INSPECTOR™ Report lists the components and systems inspected by this company. Components not found in this report are considered beyond the scope of this inspection. Items found in "functional" or "satisfactory" condition are defined as capable of being used, although they may show wear and tear. Items needing repair and/or further evaluation are checked in the report where applicable. PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED. It should be noted that some items listed on this report only apply to specific regions of the country and may not be applicable in your area.

NOTE: This report contains technical information that may not be easily understandable to the lay person. THEREFORE, A VERBAL CONSULTATION WITH THE INSPECTOR IS ESSENTIAL. If you choose not to consult with the inspector, the inspection company cannot be held liable for your uninformed interpretation of the report's contents. If you were not present during the inspection please call the office for your verbal consultation.

The following "Legend" explains how repair or maintenance items are classified.

### LEGEND READ CAREFULLY

Items followed by A, B, C, D, E, F, G, and H designate the following:

- A Health and Safety Item.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- B Defect or Functional Concern.** Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
- C Routine Maintenance Item.** This work can be performed by a knowledgeable home owner or handyman.
- D Recommend Upgrade to Increase Safety or Improve Function.** Present condition may have been standard at time of installation but does not meet the latest building or safety standards. Upgrade is suggested but not required.
- E Recommend Evaluation by Structural and/or Geotechnical Engineer Prior to Close of Transaction.**
- F Recommend Evaluation by a Certified Asbestos Specialist.** An Asbestos Specialist should determine the presence of asbestos and make recommendations for remediation PRIOR TO CLOSE OF TRANSACTION.
- G Recommend Evaluation of the Entire Property by a Licensed Pest Control Operator Prior to Close of Transaction.** By law, only licensed pest control operators can determine the presence of wood destroying organisms.
- H Refer Condition to the Homeowner's Association Prior to Close of Transaction.** Such conditions are typically the responsibility of the Homeowner's Association and any comments regarding such conditions have been made as a courtesy only. This company will not be responsible for any communal components, systems, or areas.

I have read and understand the Legend to the Power Inspector™ Report.

Client's Initials \_\_\_\_\_

Representative / Agent's Initials \_\_\_\_\_

Client not present

**ATTENTION: THIRD PARTIES / OTHER PURCHASERS:**

**Receipt of this report is not authorized by this inspection company. We strongly advise against reliance on this report since this inspection was performed for a specific party and the condition of the property can change over time. An updated report may be ordered from our company. Note: This report is copyrighted. Unauthorized use is strictly prohibited.**

**STRUCTURE INFORMATION:**

Approximate Age: 1969 yrs      Additions: Porch  
 Estimated Age of Roof: see 1 yrs      Source:  Buyer's Agent    Seller    Inspector Estimate  
 Conversions: \_\_\_\_\_       Listing Agent    Buyer    \_\_\_\_\_  
 Check with Building Dept. for verification of all necessary permits and final inspections

**Building Type(s):**

Single Family       Duplex       Condominium       Town home       Apartment Building  
 Triplex       Guest House(s)    Commercial       Industrial       \_\_\_\_\_

**INSPECTION INFORMATION:**

For the purposes of this report, the front of the building is considered to be facing:  
 North       South       East       West

**State of Occupancy:**    Vacant       Occupied       Unoccupied but completely / partially furnished

**Weather Conditions:**    Recent Rain       No Recent Rain       Rain       Snow \_\_\_\_\_ "       Frost / Ice  
 Below 20°F       20°-39°F       40°-59°F       60°-79°F       80°F+

**Present During Inspection:**    Buyer: 100 %       Present for review of findings at end of inspection only  
 Seller: \_\_\_\_\_ %       Buyer's Agent: 50 %       Present for review of findings at end of inspection only  
 Inspector Only       Listing Agent: \_\_\_\_\_ %       \_\_\_\_\_ : \_\_\_\_\_ %

**Inspection Time:**   Start 12:05 PM      Finish 4:00 PM

**PAGES INCLUDED ARE:**

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1 Inspection Agreement A       | 17 Heating I                     |
| 2 Inspection Agreement B       | 18 Heating II / Air Conditioning |
| 3 Legend                       | 19 Kitchen                       |
| 4 Index / Information          | 20 Bathrooms                     |
| 5 Site                         | 21 Interior                      |
| 6 Exterior I                   | 22 Doors and Windows             |
| 7 Exterior II / Substructure   | 23 Fireplaces / Smoke Alarms     |
| 8 Foundation                   | 24 General                       |
| 9 Garage / Parking             |                                  |
| 10 Garage Doors / Laundry      |                                  |
| 11 Attic / Roof I              |                                  |
| 12 Roof II                     |                                  |
| 13 Plumbing                    |                                  |
| 14 Water Heaters / Fuel System |                                  |
| 15 Electrical I                |                                  |
| 16 Electrical II               |                                  |

**Note: Condominium or partial inspections may not include all phases of inspection.**

**LEGEND: A B C D E F G H - See Legend Page**  
**For Recommendation / Expert Needed**  
 Areas specific to unit inspected, not other common areas.<sup>H</sup>

Site

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**FENCES & GATES**

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Fences on acreage not inspected
- \_\_\_ % overgrown with foliage (uninspected)
- Few / many rotted / loose posts<sup>C</sup>
- Repair latch at: <sup>C</sup> \_\_\_\_\_

- △ Wood
- △ Wrought Iron
- △ Bamboo
- ▲ Chain Link
- ▲ Block
- △ \_\_\_\_\_
- △ Wire
- △ Stucco

- Apparent insect / moisture damage<sup>C</sup>
- Few / many broken boards<sup>C</sup>
- Gate needs adjustment / repair at: <sup>C</sup> \_\_\_\_\_
- Fence leaning / needs rebuilding at: <sup>C</sup> \_\_\_\_\_
- Loose / cracked / missing blocks at: <sup>C</sup> \_\_\_\_\_
- Moderate / excessive corrosion of metal at: <sup>B</sup> \_\_\_\_\_
- Few / many loose / missing boards noted<sup>C</sup>
- Typical / large<sup>C</sup> cracks in stucco up to \_\_\_ "
- Damaged stucco at: <sup>C</sup> \_\_\_\_\_
- Tree / root damage at: <sup>C</sup> \_\_\_\_\_
- Fence / latch height insufficient at pool / spa / pond area<sup>\*A</sup>
- Self-closing device(s) needed for pool / spa / pond area<sup>\*A</sup>

Notes: West gate was locked not tested.

\* Requirements for pool safety fences and gates vary from location to location - Check with your local municipality for requirements.

**VISUAL GRADE**

- Appears Functional
- Improvements Needed as Noted
- Recommend Further Evaluation
- Not applicable

- Yard drains observed / not tested

- ▲ Near Level
- ▲ Gentle Slope
- ▲ Steep Slope
- △ Stairstepped pad
- △ Moderate Slope
- △ \_\_\_\_\_
- △ Bank at: \_\_\_\_\_
- Recommend review by geotechnical engineer<sup>E</sup>

- Erosion control needed at: <sup>B</sup> \_\_\_\_\_
- Apparent faulty grade at: <sup>B</sup> \_\_\_\_\_
- Recommend monitoring site drainage during / after heavy rains
- Concrete swale recommended at: <sup>C</sup> \_\_\_\_\_
- Yard drain too high for proper drainage at: <sup>B</sup> \_\_\_\_\_
- Grade soil to slope away from foundation<sup>C</sup> \_\_\_\_\_
- Excavate soil 4 in. below stucco screed / siding at: <sup>C</sup> \_\_\_\_\_
- Poor drainage noted at: <sup>C</sup> \_\_\_\_\_
- Recommend installation of drainage system by a drainage specialist<sup>B</sup>
- Recommend installing vent wells at: <sup>B</sup> \_\_\_\_\_
- Recommend clearing drain(s) / swale(s) of debris / foliage as needed<sup>C</sup>

Notes: \_\_\_\_\_

• Consult geologist / soils engineer for information on geological conditions / site stability. This inspection does not address these issues.

**RETAINING WALLS**

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not applicable

- \_\_\_ % overgrown with foliage (uninspected)
- Walls on acreage not inspected
- Recommend review by geotechnical engineer<sup>E</sup>

- △ Poured Concrete
- △ Concrete Block
- △ Wood
- ▲ Masonry
- △ Stucco
- △ Sea Wall
- △ \_\_\_\_\_

- Common cracks noted
- Large cracks up to \_\_\_ " at: <sup>B</sup> \_\_\_\_\_
- Displacement up to \_\_\_ " <sup>B</sup>
- Severe / moderate leaning of wall at: <sup>B</sup> \_\_\_\_\_
- Apparent failure of wall at: <sup>B</sup> \_\_\_\_\_
- Evidence of past / active water seepage at: \_\_\_\_\_
- No apparent weepholes at: \_\_\_\_\_
- Moisture damage to stucco / wood at: <sup>C</sup> \_\_\_\_\_
- Recommend creating weepholes at: <sup>C</sup> \_\_\_\_\_
- Substandard retaining wall at: <sup>B</sup> \_\_\_\_\_
- Safety rails missing / substandard at: <sup>A</sup> \_\_\_\_\_

Notes: Damaged steps noted at escape window Pic 2749. Missing handrail also noted. Guardrail around escape window is low recommend raising to 36".

**SIDEWALKS**

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Common cracks
- Large cracks up to \_\_\_ "
- Lifting / settling up to \_\_\_ "
- Recommend sealing large cracks to minimize differential settlement<sup>C</sup>

- ▲ Concrete
- △ Wood
- △ Masonry
- △ Flagstone
- △ Tile
- △ Asphalt
- △ Gravel
- △ \_\_\_\_\_
- Refer to local municipality for repairs to public sidewalks
- Trip hazard(s) at: <sup>A</sup> \_\_\_\_\_
- Poor drainage / slopes towards structure<sup>B</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

Areas specific to unit inspected, not other common areas.<sup>H</sup>

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**DRIVEWAY**

Concrete     Asphalt     Gravel     Tile

Brick     Sand/Shell     \_\_\_\_\_

- Common cracks noted
- Large cracks up to 1/2 "     Asphalt eroded in places<sup>C</sup>     Advise resealing asphalt<sup>C</sup>
- Trip hazards noted<sup>A</sup>     Settling up to 1 " <sup>C</sup>     Recommend sealing large cracks to minimize differential settlement<sup>C</sup>
- Oil stains noted<sup>C</sup>     Potholes at: \_\_\_\_\_     Poor drainage / ponding / driveway slopes towards structure<sup>B</sup>

Notes: \_\_\_\_\_

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**PATIO**

Concrete     Masonry     Tile

Flagstone     Epoxy     \_\_\_\_\_

- Common cracks noted
- Large cracks up to \_\_\_\_\_ " <sup>C</sup>
- Damaged / missing wood spacers<sup>C</sup>     Lifting / settling up to \_\_\_\_\_ "
- Some / all covered by carpet, could not inspect
- Trip hazard(s) at: \_\_\_\_\_

Notes: Signs of ponding is noted.

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**DECK/PATIO COVER**

Open design     Same as house (see roof pg.)

Covered Roof / Type: \_\_\_\_\_

- Weathering noted<sup>C</sup>
- Earth to wood contact<sup>G</sup>     Evidence of leakage at: \_\_\_\_\_<sup>B</sup>
- Recommend additional support at connections<sup>C</sup>     Apparent moisture / insect damage to posts / framing<sup>G</sup>

Notes: \_\_\_\_\_

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**DECK(S)**

Wood     Tile     Waterproof Coating

Concrete     Masonry     \_\_\_\_\_

- Recommend resealing wood<sup>C</sup>
- Popped nails / loose boards<sup>C</sup>     No or low clearance / Surface covered / Cannot fully inspect
- Openings not to current standards at some / all handrails<sup>A</sup>     Missing guardrail at: \_\_\_\_\_<sup>A</sup>
- Guardrail / balusters loose at: \_\_\_\_\_<sup>A</sup>     Low guardrail at: \_\_\_\_\_<sup>A</sup>
- Earth to wood contact at: \_\_\_\_\_<sup>G</sup>     Inadequate drainage at: \_\_\_\_\_<sup>B</sup>
- Moisture / insect damage at: \_\_\_\_\_<sup>G</sup>     Cracked / deteriorated membrane at: \_\_\_\_\_<sup>B</sup>

Notes: \_\_\_\_\_

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**PORCH/BALCONY**

Concrete     Wood     Tile     Masonry

Waterproof Coating     \_\_\_\_\_

- Common cracks noted
- Gaps need proper sealant<sup>C</sup>     Surface covered / cannot fully inspect at: Rea Porch
- Openings not to current standards at some / all handrails<sup>D</sup>     Missing guardrail at: \_\_\_\_\_<sup>A</sup>
- Guardrail / balusters loose at: \_\_\_\_\_<sup>A</sup>     Low guardrail at: \_\_\_\_\_<sup>A</sup>
- Earth to wood contact at: \_\_\_\_\_<sup>G</sup>     Inadequate drainage at: \_\_\_\_\_<sup>B</sup>
- Moisture / insect damage at: \_\_\_\_\_<sup>G</sup>     Cracked / deteriorated membrane at: \_\_\_\_\_<sup>B</sup>

Notes: \_\_\_\_\_

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**EXTERIOR STEPS**

Wood     Concrete     Masonry     Metal

Tile     Stone     Flagstone     \_\_\_\_\_

- Weathering noted<sup>C</sup>
- Metal corroding<sup>C</sup>     Missing handrails at some steps<sup>A</sup>
- Openings not to current standards at some / all handrails<sup>D</sup>     Low handrail at: \_\_\_\_\_<sup>A</sup>
- Handrail / balusters loose at: \_\_\_\_\_<sup>A</sup>     Damaged step(s) at: Escape # 2749<sup>A</sup>
- Earth to wood contact at: \_\_\_\_\_<sup>G</sup>     Substandard railing / landing at: \_\_\_\_\_<sup>A</sup>
- Moisture / insect damage at: \_\_\_\_\_<sup>G</sup>     Improper rise of steps at: Garage to kitchen<sup>A</sup>

Notes: \_\_\_\_\_

## EXTERIOR WALLS

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not Applicable

**Structure:** ▲ Wood Frame ▲ Block ▲ Brick  
                  △ \_\_\_\_\_ △ Steel △ Concrete

**Wallcovering:**  
△ Stucco ▲ Wood ▲ Hard board  
▲ Masonry △ Metal △ Plywood  
△ Vinyl △ \_\_\_\_\_

- Not fully visible due to foliage / \_\_\_\_\_
- Common cracks noted     Evidence of patching
- Fresh paint may obscure past defects
- Siding weathered / cracked in few places<sup>C</sup>
- Recommend patching cracks / gaps / holes<sup>C</sup>
- Caulk walls at pipe penetrations<sup>C</sup>
- Paint / finish needed overall / in places<sup>C</sup>
- Loose / rusted nailing at: <sup>C</sup> \_\_\_\_\_
- No stucco screed (not to current standards) \_\_\_\_\_
- Stucco screed blocked with dirt / concrete at: <sup>C</sup> \_\_\_\_\_
- Recommend review by structural / geotechnical engineer due to observations noted
- Large / unusual cracks up to \_\_\_\_\_ " located at: <sup>B</sup> \_\_\_\_\_
- Apparent moisture damage at: <sup>G</sup> Hardboard siding
- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Earth to wood contact at: <sup>G</sup> \_\_\_\_\_
- Siding embedded in / touching pavement at: <sup>B</sup> \_\_\_\_\_
- Damaged siding at: <sup>C</sup> \_\_\_\_\_
- Buckled / warped siding at: <sup>C</sup> \_\_\_\_\_
- Loose siding at: <sup>C</sup> \_\_\_\_\_
- Mortar is loose / missing at few / many joints<sup>C</sup>

Notes: \_\_\_\_\_

• Existence of wall insulation is not verified. Presence of lead paint, UFFI insulation, or other hazards are outside scope of inspection.

## TRIM / EAVES

- Appears Functional
- Repairs Needed as Noted
- Not Applicable

Not fully visible due to foliage / \_\_\_\_\_

▲ Wood    △ Stucco    △ Metal  
△ Masonry    △ Vinyl    △ \_\_\_\_\_

- Paint / finish needed overall / in places<sup>C</sup>
- Moisture damage at: <sup>G</sup> \_\_\_\_\_
- Moisture stains at: <sup>B</sup> \_\_\_\_\_
- Missing trim at: <sup>C</sup> \_\_\_\_\_
- Wood trim weathered
- Earth to wood contact at: <sup>G</sup> \_\_\_\_\_
- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Loose trim at: <sup>C</sup> \_\_\_\_\_
- Embedded in / touching pavement at: <sup>B</sup> \_\_\_\_\_

Notes: Some soffit vents need cleaning.

• All exterior wood requires continuing maintenance i.e., repair, tightening, caulking and painting.

## FRAMING

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not Applicable

**Subfloor:** ▲ Plywood △ Boards △ Particle Board  
                  △ OSB    △ Concrete △ \_\_\_\_\_  
**Floor Frame:** ▲ Joists △ Trusses △ Beams △ Concrete  
**Main Beams:** △ Wood ▲ Steel ▲ Bearing Walls  
**Support Columns:** ▲ Wood △ Concrete △ Masonry ▲ Steel

- Recommend review by Structural / Geotechnical Engineer<sup>E</sup>
- Evidence of sagging at: <sup>B</sup> \_\_\_\_\_
- Broken / cut framing at: <sup>B</sup> \_\_\_\_\_
- Improper repairs / shimming at: <sup>B</sup> \_\_\_\_\_
- Load bearing ledgerboard not bolted at: <sup>B</sup> \_\_\_\_\_
- Cripple wall leaning at: <sup>E</sup> \_\_\_\_\_
- Main support beam shifted at: <sup>E</sup> \_\_\_\_\_
- Leaning / unsecured posts at: <sup>B</sup> \_\_\_\_\_
- Leaning piers noted at: <sup>B</sup> \_\_\_\_\_
- Additional posts and piers advised at: <sup>B</sup> \_\_\_\_\_
- Undermining of piers at: <sup>B</sup> \_\_\_\_\_
- Typical / major<sup>B</sup> sloping of floors due to settlement of posts & piers
- Active moisture noted at: <sup>B</sup> \_\_\_\_\_
- Earth to wood contact at: <sup>G</sup> \_\_\_\_\_
- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Moisture damage at: <sup>G</sup> \_\_\_\_\_
- Moisture stains noted at: \_\_\_\_\_
- Recommend adding insulation to avoid heat loss / freeze-ups<sup>C</sup>
- Shear panels recommended on cripple walls (seismic upgrade)<sup>A</sup>
- Recommend upgrades for additional seismic safety<sup>D</sup>
- Few / many substandard / deteriorated piers<sup>B</sup>
- Few / many piers do not have footings<sup>B</sup>
- Unbraced tall cripple walls / posts / columns<sup>B</sup>
- Diagonal bracing advised at tall posts<sup>B</sup>

Notes: Most framing cannot be seen due to finished walls and ceilings.

- Appears Functional**
- Repairs Needed as Noted**
- Recommend Further Evaluation**
- Not applicable**

## CONCRETE SLAB

△ Portion of Building: \_\_\_\_\_

△ Entire Building(s) \_\_\_\_\_

△ Apparent sleeper floor at: \_\_\_\_\_

- Recommend evaluation by pulling back carpet at:<sup>B</sup> \_\_\_\_\_
- Uneven / sloped floors at: \_\_\_\_\_
- Cracks noted up to \_\_\_\_\_ " at: \_\_\_\_\_
- Large / unusual cracks noted on interior / exterior walls<sup>E</sup>
- No apparent footing noted at:<sup>B</sup> \_\_\_\_\_
- Few / many doors substantially out of square
- Perimeter:**  Partially visible  Not visible  Large cracks up to \_\_\_\_\_ " <sup>E</sup>
- Typical horizontal cracks at cold joints
- Anchor Bolts:**  Bolts were unobserved due to wall coverings, etc.
- Bolts were visible at garage / \_\_\_\_\_

Notes: \_\_\_\_\_

• All slabs experience a certain amount of cracking due to shrinkage in the process of drying. Floor coverings prevent detection of settlement in all but the most severe cases. If client removes carpeting, the inspector will reinspect at additional cost.

- Appears Functional**
- Repairs Needed as Noted**
- Recommend Further Evaluation**
- Not applicable**

## PERIMETER FOUNDATION

△ Poured Concrete    △ Brick    △ Stone

△ Full Basement

▲ Partial Basement

▲ Concrete Block

△ \_\_\_\_\_

△ Crawl Space

▲ Fully finished

△ Pole / Post and Pier only \_\_\_\_\_

Portions of walls / floor not visible due to \_\_\_\_\_ Finished

- Recommend evaluation by structural / geotechnical engineer due to observations noted<sup>E</sup>
- Common cracks noted
- Large vertical cracks up to \_\_\_\_\_ " located at: \_\_\_\_\_
- Vertical / lateral displacement up to \_\_\_\_\_ "
- Horizontal / diagonal cracks up to \_\_\_\_\_ " at: \_\_\_\_\_
- Monitor cracks in the future for movement<sup>C</sup>
- Honeycombing / voids noted at: \_\_\_\_\_
- Undermining of foundation at:<sup>B</sup> \_\_\_\_\_
- Moderate / excessive<sup>B</sup> deterioration at: \_\_\_\_\_
- Cracked earth below / near structure \_\_\_\_\_
- Moderate / excessive<sup>B</sup> efflorescence at: \_\_\_\_\_
- Moderate / excessive<sup>B</sup> moisture at: \_\_\_\_\_
- Moderate / excessive<sup>B</sup> past water at: \_\_\_\_\_
- Drainage improvements advised<sup>B</sup>     Evidence of rodent infestation<sup>A</sup>
- Recommend installing vapor barrier on crawl space floor as needed<sup>B</sup>
- Sump pump recommended at:<sup>B</sup> \_\_\_\_\_
- Access Location(s):**  Main access: Stairs     Other access locations: Garage
- Access Cover/Door:**  Cover / door damaged<sup>C</sup>     Cover / door has moisture / insect damage<sup>G</sup>     Cover(s) loose / detached / missing<sup>C</sup>
- Accessibility:**  Total     No / limited access due to: Low clearance / No access / Ducting / \_\_\_\_\_
- Foundation Bolts:**  Yes     No anchor bolts<sup>B</sup>     Bolts unobserved due to method of construction \_\_\_\_\_
- Few / many<sup>B</sup> missing / loose nuts     No bolts at:<sup>B</sup> \_\_\_\_\_     Spacing / size of bolts substandard<sup>B</sup>
- Foundation Vents:**  Vents blocked<sup>B</sup>     No / inadequate venting - recommend installing as needed<sup>B</sup>     Few / many screens damaged / missing<sup>C</sup>
- Insulation:**  None installed     Fallen / damaged in places / resecure or replace as needed<sup>C</sup>     Not installed in some areas<sup>D</sup>
- Vapor Retarder:**  Yes     Vapor retarder not installed in some areas     None installed
- Basement Slab:**  Common cracks     Large crack up to \_\_\_\_\_ " at: \_\_\_\_\_     Displacement up to \_\_\_\_\_ "
- Basement Stairs:**  Handrail does not meet current standards<sup>D</sup>     Missing / loose handrail<sup>A</sup>     Low head clearance (caution)
- Railing openings not to current standards<sup>D</sup>     Loose / damaged steps<sup>A</sup>     Improper rise / run of steps<sup>A</sup>
- Steepness / width of stairwell is substandard     Fire protection needed under stairs<sup>A</sup>
- Sump Pump(s):** **Locations:** 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_
- Observed / not tested     Inoperative at:<sup>B</sup> # \_\_\_\_\_     Substandard installation at:<sup>B</sup> # \_\_\_\_\_

Notes: Slab not visible.

• The installation and effectiveness of radon mitigation systems are outside the scope of inspection. Basement drains are not tested.



Areas specific to unit inspected, not other common areas.<sup>H</sup>

▲ **Garage:** ▲ Attached    △ Detached    Number of cars   3    
△ **Carport:**    △ Attached    △ Detached    Number of cars         
△ No Parking Structure    △ Parking Area Converted to Other Use

△ Shared / Common Space  
Identification #                   

## EXTERIOR

- Appears Functional
- Repairs Needed as Noted
- See Exterior Section
- Not applicable

- Not fully visible due to foliage / storage / no access / \_\_\_\_\_
- Apparent insect damage at:<sup>G</sup> \_\_\_\_\_
- Earth to wood contact<sup>G</sup>
- Apparent moisture damage at:<sup>G</sup> Hardboard siding (Minor)

Notes: \_\_\_\_\_

## ROOF

- Appears Functional
- Repairs Needed as Noted
- See Roof Section
- Not applicable

- Access limited due to type / weather / steepness / height / snow / moss / \_\_\_\_\_
- At / nearing end of life expectancy
- Cracking / deterioration at few / many places<sup>B</sup>

Notes: \_\_\_\_\_

## INTERIOR

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Moisture stains on ceiling / walls
- Unable to determine active leakage
- 0  % obscured by storage
- Active leakage at:<sup>B</sup> \_\_\_\_\_
- Apparent moisture damage at:<sup>G</sup> \_\_\_\_\_
- Apparent insect damage at:<sup>G</sup> \_\_\_\_\_
- Damage to wall / ceiling at:<sup>C</sup> \_\_\_\_\_
- Rafters / sway beams have been modified / removed<sup>B</sup>
- Sagging beams overloaded by storage<sup>B</sup> \_\_\_\_\_
- Window inoperative / damaged<sup>B</sup> \_\_\_\_\_
- Car door opening does not appear to be adequately braced for living space above / recommend reinforcement as needed<sup>B</sup>

Notes: Cracks and displacement at NE corner foundation. Pic# 2747

## FIREWALL

- Appears Functional
- Repairs Needed as Noted
- Not applicable

• Determining firewall rating is beyond the scope of this inspection

- Damage / hole(s) in wall / ceiling covering need(s) repair<sup>A</sup>
- Attic / subarea access door not fire-rated / self-closing<sup>A</sup>
- 0  % obscured by storage, etc.
- Pull-down ladder cover breaches fire resistant ceiling<sup>A</sup>
- No / improper firewall<sup>A</sup> \_\_\_\_\_
- Firewall should be extended at:<sup>A</sup> \_\_\_\_\_
- Nonmetal duct / pipe(s) through firewall compromise its integrity<sup>A</sup>

Notes: \_\_\_\_\_

## FLOOR

- Appears Functional
- Repairs Needed as Noted
- Recommend Further Evaluation
- Not applicable

▲ Concrete Slab    △ Asphalt  
△ Wood    △ \_\_\_\_\_

- Common cracks
- Large cracks up to \_\_\_\_\_ "     Trip hazards<sup>A</sup>
- Gaps / separation up to \_\_\_\_\_ " between slab and perimeter foundation
- \_\_\_\_\_% obscured by storage / floorcoverings, etc.
- Recommend inspecting entire interior on final walk through
- Recommend review by structural / geotechnical engineer<sup>F</sup>
- Insufficient slope for drainage<sup>B</sup> \_\_\_\_\_
- Displacement up to \_\_\_\_\_ "
- Oil stains noted<sup>C</sup>
- Recommend removing carpeting<sup>C</sup>

Notes: Concrete is deteriorated at doors noted.

## VENTS

- Appears Functional
- Repairs Needed as Noted
- Not applicable

• Garage venting is optional in most areas

- No vents provided
- Vents blocked<sup>C</sup>
- Recommend installing vents<sup>B</sup>
- Screens missing / damaged<sup>C</sup>

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## GARAGE DOOR(S)

- △ Wood
- ▲ Metal
- △ Glass
- △ Vinyl
- △ Hard board
- △ \_\_\_\_\_

- Door(s) locked / blocked - unable to test
- Moisture / insect damage at jamb / door<sup>G</sup>
- Door / hardware needs adjustment<sup>C</sup>
- Minor / major delamination noted<sup>G</sup> \_\_\_\_\_
- Tension rods loose / missing<sup>C</sup>
- Door doesn't close / open completely<sup>C</sup> \_\_\_\_\_
- Door warped / bowing<sup>B</sup> \_\_\_\_\_
- Recommend lubricating hardware<sup>C</sup> \_\_\_\_\_
- Not safety-type spring(s)<sup>A</sup> \_\_\_\_\_
- Door rubs on jamb<sup>C</sup> \_\_\_\_\_
- Latch inoperative<sup>C</sup> Notes \_\_\_\_\_
- Retainer clip(s) missing<sup>C</sup> \_\_\_\_\_
- Springs worn / may have limited life<sup>D</sup> \_\_\_\_\_

Notes: Recommend removing latches with openers Pic# 2745.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## AUTOMATIC OPENERS

Number of openers 2

- Opener operates sporadically<sup>B</sup>
- Automatic reverse not operative / recommend adjustment or replacement of opener as needed<sup>A</sup>
- Untested
- Disconnected<sup>C</sup>
- Damaged components noted<sup>B</sup> \_\_\_\_\_
- Recommend adjusting sensitivity of auto reverse<sup>C</sup>
- Remote control devices are not tested
- Opener malfunctioning<sup>B</sup> \_\_\_\_\_
- Missing cover / bulb<sup>C</sup> \_\_\_\_\_
- Opener makes unusual noise<sup>B</sup>

Notes: West opener was disconnected at arm.

• Openers with electric eye or door edge sensors are now available which can be retrofitted for safety. Check auto reverse feature monthly.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## DOOR TO INTERIOR

- ▲ Solid Core
- △ Hollow Core
- △ Panel
- △ Glass
- △ Metal
- △ \_\_\_\_\_

- Self-closer non-operative / recommend adjustment / replacement as needed<sup>A</sup>
- Pet door negates function as fire door / recommend repair or replacement<sup>A</sup>
- Recommend replacement with solid core door for fire safety<sup>A</sup> \_\_\_\_\_
- Unable to verify as a fire door / No visible rating plate<sup>A</sup>
- Door doesn't self-latch<sup>C</sup> \_\_\_\_\_
- Door rubs on jamb / threshold<sup>C</sup> \_\_\_\_\_
- No self-closer / recommend one be installed<sup>A</sup>
- Door to bedroom is prohibited / safety hazard<sup>A</sup>

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## EXTERIOR SIDE DOOR

- ▲ Solid Core
- △ Hollow Core
- △ Panel
- △ Glass
- △ Metal
- △ \_\_\_\_\_

- Moisture damage to jamb<sup>G</sup>
- Apparent insect damage to door / jamb / threshold / trim<sup>G</sup>
- Self-closer / gate latch advised to enhance pool / spa safety<sup>D</sup>
- Not tested / Blocked / Locked \_\_\_\_\_
- Minor / major delamination<sup>G</sup>
- Door rubs on jamb / threshold<sup>C</sup>
- Glass not tempered<sup>D</sup>
- Drip shoe recommended<sup>C</sup>
- Threshold recommended<sup>C</sup>
- Missing / defective hardware<sup>C</sup>

Notes: Damaged jamb at exterior door Pic# 2748.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## LAUNDRY FACILITIES

- △ Garage
- △ Service Area
- ▲ Basement
- △ Kitchen
- △ Hall Closet
- △ \_\_\_\_\_

- No / limited access behind machines
- Washer Plumbing:**
  - Excessive corrosion at hot / cold valve<sup>B</sup>
  - Size of standpipe not to current standards<sup>D</sup>
  - Recommend an overflow pan under the washer<sup>D</sup>
  - Leaking at hot / cold valve<sup>B</sup> \_\_\_\_\_
  - Improper type standpipe<sup>B</sup> \_\_\_\_\_
  - Washer drains to exterior grounds<sup>B</sup> \_\_\_\_\_
- Electrical Outlet:**
  - Untested
  - Open ground<sup>A</sup>
  - Improper wiring<sup>A</sup>
  - Outlet needed<sup>B</sup>
- 220 V Service:**
  - None
  - Untested / inaccessible
  - Improper wiring<sup>A</sup>
  - Inoperative<sup>B</sup>
- Gas:**
  - \_\_\_\_\_
  - Capped / could not test
  - Improper gas piping<sup>A</sup>
  - Valve missing / unobserved<sup>A</sup>
- Dryer Venting:**
  - Not provided
  - Vents into attic / subarea / garage / <sup>B</sup> \_\_\_\_\_
  - Recommend venting to exterior<sup>B</sup>
  - Flex duct detached<sup>C</sup>
  - Metal duct needed at attic / subarea / <sup>C</sup> \_\_\_\_\_
  - Vent hood missing at exterior<sup>C</sup>
- Laundry Sink:**
  - Not applicable
  - Cracked / chipped<sup>B</sup>
  - Needs securing<sup>C</sup>
  - Heavy wear<sup>B</sup>
- Faucet:**
  - Leaking noted<sup>B</sup>
  - Handle(s) missing<sup>C</sup>
  - Fixture loose<sup>C</sup>
  - Excessive corrosion<sup>B</sup>
- Drain:**
  - Leaking noted<sup>B</sup>
  - Improper pipe noted<sup>B</sup>
  - Slow draining<sup>B</sup>
  - Excessive corrosion<sup>B</sup>

Notes: Dryer venting (2) 90 degree angles, recommend checking city code. Missing grid at floor drain noted.

• Washing machine / dryer not tested. Washing machine drain lines / supply valves not tested - supply valves prone to leakage & often inoperative.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**ATTIC**

Location of Main Access: Hallway

Other Access: Garage/ Closet

Attic observed from access only at: Hallway

Complete access

Attic apparently inaccessible at: \_\_\_\_\_

Limited access due to low clearance \_\_\_\_\_

Recommend access be made and subsequent reinspection<sup>B</sup>

Evidence of rodent infestation<sup>A</sup>

**Access Panel:**  Damaged / missing access panel at:<sup>C</sup> \_\_\_\_\_

Dropstairs are loose / defective / in need of maintenance<sup>A</sup>

**Vents:**  Vent(s) blocked<sup>C</sup>  No / minimal venting

Addition of vents recommended<sup>B</sup>

Damaged / missing vent screens noted<sup>C</sup>

**Vent Fan:**  Noted  Untested / thermostat controlled

Fan is noisy / slow / inoperative<sup>B</sup>

Installation of vent fan suggested<sup>B</sup>

**Insulation:**  None  Batts  Loose Fill

Approximate thickness 10 "

<sup>C</sup>

**Water Stains:**  Noted  Unable to determine active leakage

Active leakage noted at:<sup>B</sup> \_\_\_\_\_

**Framing:**  Cracked / broken / sagging rafter noted at:<sup>B</sup> \_\_\_\_\_

Truss damage / modification at:<sup>E</sup> \_\_\_\_\_

Cracked / broken / loose bracing noted at:<sup>B</sup> \_\_\_\_\_

Cut framing / improper modification at:<sup>B</sup> \_\_\_\_\_

Advise additional lateral / cross bracing at:<sup>B</sup> \_\_\_\_\_

Separation up to \_\_\_\_\_ " between rafters and ridge board<sup>B</sup>

Improper / missing gable end bracing at:<sup>B</sup> \_\_\_\_\_

Recommend metal strapping at:<sup>B</sup> \_\_\_\_\_

No firestop in flue / chimney chase at:<sup>A</sup> \_\_\_\_\_

Lack of / improper fire / security walls between units<sup>A</sup>

Insufficient clearance to combustibles at<sup>A</sup> \_\_\_\_\_

Evidence of possible insect damage<sup>G</sup> \_\_\_\_\_

**Vent Pipes:**  Vent pipe(s) consist of apparent transite (cement-asbestos) at furnace(s) / water heater(s) / sewer vents / \_\_\_\_\_

Abandoned vent pipe(s) / tape on vent pipe(s) / heat shield(s) consist of suspect asbestos - containing material<sup>F</sup> \_\_\_\_\_

Notes: Dark staining was noted possible mold recommend further evaluation. Pics# 2755,56,57,58,59. No fiber shutes blocked soffit vents noted.

• Truss designers typically allow maximum additional loading of lower truss chords of 10 lbs. per sq. ft. Do not overload with storage.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**FLASHING**

▲ Metal    △ Mastic    ▲ Composition    △ \_\_\_\_\_

Flashing was not replaced when roof replaced<sup>B</sup>

Not entirely visible due to height / debris / mortar

Recommend reflashing when reroofing<sup>B</sup>

No visible metal flashing at:<sup>B</sup> \_\_\_\_\_

Recaulking / mastic needed at: Vent pipes / skylight(s) / chimney(s) / <sup>C</sup> \_\_\_\_\_

Advise installing cricket at chimney / <sup>B</sup> \_\_\_\_\_

Recommend repair / replace at:<sup>B</sup> \_\_\_\_\_

Improperly installed at:<sup>B</sup> \_\_\_\_\_

Loose / uplifted at:<sup>B</sup> \_\_\_\_\_

Damaged / improper vent cap at:<sup>B</sup> \_\_\_\_\_

No double flashing at vent pipes / \_\_\_\_\_  Drip edge improperly installed<sup>B</sup>

Drip edge flashing advised<sup>D</sup> / may be desirable

**Skylights:**  Cracked / broken / fogged glass at:<sup>B</sup> \_\_\_\_\_

Evidence of leakage at:<sup>B</sup> \_\_\_\_\_

Substandard installation(s) at:<sup>B</sup> \_\_\_\_\_

Improper / missing flashing at:<sup>B</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**ROOF DRAINS**

▲ Complete    △ Partial    △ None

Underground drains noted / untested

Addition of gutters advised to improve drainage<sup>C</sup>

At / nearing end of life expectancy<sup>B</sup>

Missing downspout(s) at:<sup>C</sup> \_\_\_\_\_

Moderate corrosion noted<sup>C</sup>

Excessive corrosion at:<sup>C</sup> \_\_\_\_\_

Evidence of leakage at seams<sup>C</sup>

Damaged / loose downspout(s) at:<sup>C</sup> \_\_\_\_\_

Recommend directing downspouts away from structure<sup>C</sup>

Damaged / loose gutter at:<sup>C</sup> \_\_\_\_\_

Recommend connecting downspouts into drainage system<sup>B</sup>

Gutter sags at:<sup>C</sup> Rear Wall Pic #2743

Gutters need cleaning<sup>C</sup>

Notes: Pic# 2746 needs cleaning.

• Gutters are not probed to determine excessive corrosion and are not tested for leakage or proper slope.

- Opinions stated herein concerning the roof are in regard to the general condition of the roof surface as evidenced by our visual inspection. These do not constitute an opinion or warranty as to whether the roof leaks or may be subject to future leakage.
- Tenting a structure may cause roof damage - reinspect after tenting / fumigation.

**Roof Frame:**  Rafter Framing  Truss **Ceiling Frame:**  Joist Framing  Rafters  Truss  
**Roof Design:**  Gable  Hip  Flat / Low slope  Mansard  Shed  Dormer  Other: \_\_\_\_\_  
**Roof Access:**  Total  Access limited due to type / weather / steepness / height / snow / frost / moss condition / \_\_\_\_\_  
 View obscured by solar panels / debris / snow / frost / ice / \_\_\_\_\_  Roof viewed from ground / ladder \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**SLOPED / SOFT SURFACE**

Composition shingles  Wood shingles

Main roof  Other: \_\_\_\_\_

Wood shake  \_\_\_\_\_

At / nearing end of life expectancy<sup>B</sup>

Approx. # of layers of material: \_\_\_\_\_

(Max. allowable layers typically 2-3)

- Recommend further evaluation and repairs as needed by a licensed roofing contractor<sup>B</sup>
- Some worn / loose / missing shakes / shingles need repair / replacement - these are normal maintenance repairs<sup>B</sup>
- Older roof with some evidence of aging / weathering. Periodic inspections and maintenance advised.
- Weathering<sup>B</sup> \_\_\_\_\_
- Numerous damaged / loose / missing shakes / shingles need repair / replacement<sup>B</sup>
- Moderate / excessive curling / cupping in places<sup>B</sup>
- Few / many loose / worn / missing ridge shakes / shingles<sup>B</sup>
- Deteriorated / improper valley at: <sup>B</sup> \_\_\_\_\_
- Recommend caulking exposed nail heads at ridge / slope<sup>B</sup>
- Ice dam noted at: <sup>B</sup> \_\_\_\_\_
- Few / many sheet metal patches noted
- Few / many holes in felt<sup>B</sup>
- Underlayment apparently omitted overall / in places<sup>B</sup>
- Underlayment short of roof edge<sup>B</sup>
- Remove tree branches / vegetation from roofing material<sup>C</sup>
- Moss accumulation noted<sup>B</sup>
- Moisture stains on ceiling at: <sup>B</sup> \_\_\_\_\_
- Exposed felt in few / many places<sup>B</sup>
- Slope technically insufficient at: \_\_\_\_\_
- Recommend clearing debris as needed<sup>C</sup>
- Apparent improper / amateur installation<sup>B</sup>

Notes: \_\_\_\_\_

• Premature failure of composition shingle roofing is common and cannot be identified or predicted in many cases - refer to a licensed roofing contractor for further information or analysis.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**SLOPED / HARD SURFACE**

Concrete  Clay  Tile

Main Roof  Other: \_\_\_\_\_

Slate  Metal  \_\_\_\_\_

Advise further evaluation and repairs by a lic. roofing contractor<sup>B</sup>  At / nearing end of life expectancy<sup>B</sup>

- Missing / cracked / loose mortar in few / many places<sup>B</sup>
- Few / many missing tiles<sup>B</sup>
- Few / many loose / unsecured tiles<sup>B</sup>
- Few / many broken / cracked tiles<sup>B</sup>
- Few / many displaced tiles<sup>B</sup>
- Remove tree branches / vegetation from roof<sup>C</sup>
- Underlayment apparently omitted overall / in places<sup>B</sup>
- Recommend clearing debris<sup>C</sup>
- Missing bird / fire stops noted at some / all areas<sup>D</sup>
- Moisture stains on ceiling at: <sup>B</sup> \_\_\_\_\_
- Slope technically insufficient at: \_\_\_\_\_

Notes: \_\_\_\_\_

• This type roof viewed from perimeter vantage points only, since walking it may cause damage. Tiles / slates spot checked for attachment.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**BUILTUP ROOFING**

Rolled Composition  Single Ply  Modified Bitumen

Main Roof  Other: \_\_\_\_\_

Tar and Gravel  \_\_\_\_\_

Advise further evaluation and repairs by a lic. roofing contractor<sup>B</sup>  At / nearing end of life expectancy<sup>B</sup>

- Maintenance repairs needed, i.e. repair deteriorated areas, cover bare spots, seal flashings, etc.<sup>B</sup>
- Recommend clearing debris as needed<sup>C</sup>
- Older roof with evidence of weathering / aging. Periodic inspections / maintenance are recommended
- Cracking / alligatoring at few / many places<sup>B</sup>
- Excessive deterioration at: <sup>B</sup> \_\_\_\_\_
- Few / many blisters noted<sup>B</sup>
- Remove tree branches / vegetation from roof<sup>C</sup>
- Exposed felt at few / many places<sup>B</sup>
- Exposed / lifted nails<sup>B</sup>
- Evidence of ponding / inadequate slope to roof drain<sup>B</sup>
- Apparent improper / amateur installation<sup>B</sup>
- Few / many bare spots<sup>B</sup>
- Scuppers / drains blocked with debris<sup>C</sup>
- Surface erosion in few / many areas<sup>B</sup>
- Spongy in few / many spots<sup>B</sup>
- No secondary drains on roof with parapets<sup>B</sup>
- Moisture stains on ceiling at: <sup>B</sup> \_\_\_\_\_
- Evidence of patching in few / many<sup>B</sup> places

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**MAIN LINE**

**Type:**  Galvanized  Copper  
 PVC  Lead  
 Undetermined

**Diameter:**  1/2"  3/4"  1"  
 1 1/4"  1 1/2"+  
 Undetermined / unobserved

**Main Valve:** Location: North Basement

Unlocated or at meter only  Common to the building<sup>H</sup>

Valve untested

Valve inoperative<sup>B</sup>

Recommend addition of main valve at building<sup>B</sup>

Handle missing / broken<sup>B</sup>

Leakage at valve<sup>B</sup>

Recommend clearing dirt / debris from valve<sup>C</sup>

Moderate corrosion

Excessive corrosion<sup>B</sup>

Recommend main valve be made accessible<sup>B</sup>

Notes: Well is not part of this inspection uncapped.

- Appears Functional
- Repairs Needed as Noted
- Not Applicable

**WATER LINES**

Mostly unobserved

Galvanized  Copper  Polybutylene  CPVC  
 PVC  Undetermined

**Pressure Test:** 60 PSI at 1:30 PM at: Laundry

Pipes appear at / nearing end of life expectancy<sup>B</sup>  Pressure above 80 PSI - recommend adjustment / repair / installation of regulator<sup>B</sup>

Galvanized lines have been partially / largely replaced with copper

Valve inoperative / leaking at:<sup>B</sup> \_\_\_\_\_

Strapping needed at:<sup>C</sup> \_\_\_\_\_  Moderate corrosion

Excessive corrosion at:<sup>B</sup> \_\_\_\_\_

Leaking noted at:<sup>B</sup> \_\_\_\_\_

Water hammer noted at:<sup>B</sup> \_\_\_\_\_

Moderate / major<sup>B</sup> volume restrictions noted  Flow rate slow when using multiple fixtures at:<sup>B</sup> \_\_\_\_\_

Suspect asbestos insulation noted<sup>F</sup>

Copper / galvanized contact - dielectric fittings needed at:<sup>B</sup> \_\_\_\_\_

Pipe insulation damaged / incomplete<sup>C</sup>

Recommend insulating exposed water lines at attic / substructure to prevent freezing<sup>C</sup>

Some Polybutylene plastic piping systems have been documented to have defects. Contact qualified expert for information and evaluation<sup>B</sup>

**Hose Faucets:**  No anti-siphon valves / not to current standards<sup>D</sup>

Winterized / not tested

Leaking at:<sup>C</sup> \_\_\_\_\_

Faucet inoperative at:<sup>B</sup> \_\_\_\_\_

Handle missing / broken at:<sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

- Copper pipe installed prior to 1989 is most likely soldered with lead and may cause elevated lead levels in the water.
- Interior and roof sprinkler systems, water softeners and water filters are not within scope of this inspection.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

**SEWER LINES**

Mostly unobserved

Cast Iron  Galvanized  Lead  
 ABS (plastic)  PVC

Moderate corrosion noted

Drain lines appear to be at / nearing end of life expectancy<sup>B</sup>

Cast iron has been partially / largely replaced with ABS (plastic)

Cracked pipe(s) at:<sup>B</sup> \_\_\_\_\_

Excessive corrosion at:<sup>B</sup> \_\_\_\_\_

Leaking noted at:<sup>B</sup> \_\_\_\_\_

Slow draining noted at:<sup>B</sup> \_\_\_\_\_

No / insufficient fall at:<sup>B</sup> \_\_\_\_\_

Vent stack terminates improperly at:<sup>A</sup> \_\_\_\_\_

Additional strapping needed at:<sup>C</sup> \_\_\_\_\_

No apparent sewer vent at:<sup>B</sup> \_\_\_\_\_

Damaged / missing cleanout cap at:<sup>C</sup> \_\_\_\_\_

Improper / no trap at:<sup>A</sup> \_\_\_\_\_

**Sewer Extractor Pump:** Location: \_\_\_\_\_

Pump not inspected

Pump inoperative / noisy<sup>B</sup>

Notes: \_\_\_\_\_

- Main sewer lines, septic systems, graywater systems, and backflow prevention devices are excluded from inspection. Determining whether there are sufficient number of cleanouts is also excluded and future drainage performance can not be predicted.

**Note: Some ABS plastic piping systems have documented defects. Contact manufacturer / plumbing expert for further information / evaluation.**

## WATER HEATER(S)

Unit common to building (not inspected)<sup>H</sup>

- Appears Functional
- Repairs Needed as Noted

- Pilot / electric off - untested at #<sup>B</sup> \_\_\_\_\_
- Size / age undetermined at # \_\_\_\_\_
- Platform unstable / sagging at #<sup>B</sup> \_\_\_\_\_
- Older unit / May have limited life at # \_\_\_\_\_
- Unit needs protection from car impact at #<sup>A</sup> \_\_\_\_\_
- Moderate corrosion on casing at # 1 \_\_\_\_\_
- Recommend overflow pipe to proper location at #<sup>A</sup> \_\_\_\_\_
- Overflow pipe slopes upward (improper) at #<sup>A</sup> \_\_\_\_\_
- Vent Flue:**  Loose / improper connection at #<sup>A</sup> \_\_\_\_\_
- Missing raincap at #<sup>C</sup> \_\_\_\_\_
- Secure connections w/ screws at #<sup>D</sup> \_\_\_\_\_
- Scorch marks / check flue draft at #<sup>A</sup> \_\_\_\_\_

- Location:** #1 Furnace Room #2 \_\_\_\_\_ #3 \_\_\_\_\_
- Size:** 50 Gallons \_\_\_\_\_ Gallons / Liters \_\_\_\_\_ Gallons / Liters
- Approx. Age:** 2002 years \_\_\_\_\_ years \_\_\_\_\_ years
- Type:** Gas Gas / Electric Gas / Electric
- Excess rust flakes at burner at #<sup>B</sup> \_\_\_\_\_
  - Excessive corrosion on connectors at #<sup>B</sup> \_\_\_\_\_
  - No TPR valve noted at #<sup>A</sup> \_\_\_\_\_
  - Improper TPR location at #<sup>A</sup> \_\_\_\_\_
  - Excessive corrosion at #<sup>A</sup> \_\_\_\_\_
  - Moderate corrosion at # 1 \_\_\_\_\_
  - Vent pipe too short at roof at #<sup>A</sup> \_\_\_\_\_
  - Vent pipe has improper clearance to wood at roof / attic / ceiling / substructure at #<sup>A</sup> \_\_\_\_\_
  - 18" platform needed in garage at #<sup>A</sup> \_\_\_\_\_
  - Leaking noted at #<sup>B</sup> \_\_\_\_\_
  - Missing outer / inner access cover at #<sup>A</sup> \_\_\_\_\_
  - PVC overflow pipe is improper at #<sup>B</sup> \_\_\_\_\_
  - Recommend a catchpan under unit with drain line to exterior / subarea at #<sup>D</sup> \_\_\_\_\_
  - Single wall pipe through ceiling / wall / roof at #<sup>A</sup> \_\_\_\_\_
  - Suspect asbestos on / near vent at #<sup>F</sup> \_\_\_\_\_
  - Improper rise of vent pipe at #<sup>A</sup> 1 \_\_\_\_\_

- Insulating Blanket:**  Suggest installing at #<sup>D</sup> \_\_\_\_\_  Needs retaping at # \_\_\_\_\_  Suggest removing at #<sup>D</sup> \_\_\_\_\_
- Seismic / Safety Strap:**  Recommend installing at #<sup>A</sup> \_\_\_\_\_  Inadequately secured at # \_\_\_\_\_  Upgrade to current standards at #<sup>A</sup> \_\_\_\_\_
- Combustion Air:**  High / low ventilation needed at #<sup>A</sup> \_\_\_\_\_  Vent(s) blocked at #<sup>A</sup> \_\_\_\_\_  Screen damaged / missing at #<sup>C</sup> \_\_\_\_\_
- Water Shutoff:**  Excessive corrosion at #<sup>B</sup> \_\_\_\_\_  Inoperative at #<sup>B</sup> \_\_\_\_\_  Valve missing at #<sup>B</sup> \_\_\_\_\_
- Circulating Pump:**  Not operative at #<sup>B</sup> \_\_\_\_\_  Untested / disconnected at # \_\_\_\_\_  Suggest connecting to a timer at #<sup>C</sup> \_\_\_\_\_
- Gas Piping:**  Valve missing / inaccessible at #<sup>B</sup> \_\_\_\_\_  Improper connector at #<sup>A</sup> \_\_\_\_\_  Suggest flex connector at #<sup>D</sup> \_\_\_\_\_
- Enclosure:**  Door damaged / delaminated at #<sup>C</sup> \_\_\_\_\_  Roof needs sealing / repair at #<sup>C</sup> \_\_\_\_\_  Wall damaged at #<sup>C</sup> \_\_\_\_\_

Notes: Unit makes noise during operation. Recommend further evaluation by certified contractor.

- Estimate of remaining life cannot be predicted.
- Solar systems are not within the scope of inspection.
- Some circulating pumps can cause erosion in piping. Consult a licensed plumbing contractor for more information.

## FUEL SYSTEM

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Lines partially / mostly unobserved

- Meter Location:** West Exterior  Unobserved
- Shutoff Location:** \_\_\_\_\_  At Meter
- Oil tank / LPG Location:\*** \_\_\_\_\_

- Gas system off / pilots not lit - recommend Gas Co. light & test all gas appliances before close of transaction<sup>B</sup>  Unions noted in subarea / attic<sup>B</sup>
- Buried line not rust proofed at: \_\_\_\_\_  Moderate corrosion on lines at: Meter
- Propane overflow pan recommended for added safety<sup>D</sup> \_\_\_\_\_  Recommend capping propane pipe at fireplace(s) for safety<sup>D</sup>
- Improper piping / connector at: #<sup>A</sup> \_\_\_\_\_  Recommend installing cap on gas valve at: #<sup>C</sup> Laundry
- Copper pipe used for natural gas line at: #<sup>A</sup> \_\_\_\_\_  Gas odor detected at: #<sup>A</sup> \_\_\_\_\_
- Aluminum / flex connector through wall / floor / cabinet at: #<sup>A</sup> \_\_\_\_\_  LPG tank is not in proper location - safety concern<sup>A</sup>
- Suggest stainless steel flex connectors at furnace(s) / water heater(s) / appliances for safety<sup>D</sup>  Strapping needed at: #<sup>C</sup> \_\_\_\_\_
- The main gas line runs under the foundation (not to current standards)<sup>D</sup>  Recommend capping propane line(s) to fireplace(s)<sup>D</sup>

Notes: \_\_\_\_\_

- Tests for gas leaks or pipe sizing are not performed. It is advised that the local gas company transact the service charge for ALL gas appliances prior to the close of transaction. The reason for this recommendation is that the gas company routinely performs safety tests on gas fixtures. These tests can reveal problems which may not be discovered in the course of a limited visual property inspection.
- \* The condition of LPG / oil tanks, underground pipes and related equipment are not part of this inspection. Environmental hazards excluded.
- \* Buried LPG tanks should be bar hole leak checked every 5 years. Verify that fuel supplier has proper records as home owner is responsible for this testing.

Areas specific to unit inspected, not other common areas.<sup>H</sup>

- Appears Functional**
- Repairs Needed as Noted**
- Not applicable**

**SERVICE**

- Overhead
- Underground
- Number of lines: 3

- Breakers
- Fuses:  Screw-in  Cartridge
- 110V  220V  308V  \_\_\_\_\_
- Service not observed

- Deteriorated connections at weather head<sup>A</sup>
- Weather head missing / loose / damaged<sup>A</sup>
- Garage / outbuilding service line improper / low<sup>A</sup>
- Mast loose / leaning / anchoring loose<sup>A</sup>
- Drip loops damaged / frayed<sup>A</sup>

- Drip loops touching roof / eave<sup>A</sup>
- Service lines touching / too close to roof<sup>A</sup>
- Service lines too close to ground / driveway<sup>A</sup>
- Conductors through trees / frayed<sup>A</sup>
- Refer to electric company for repairs<sup>A</sup>

Notes: \_\_\_\_\_

Service Size: 200 amps

**MAIN PANEL**

Location #1: Laundry Pic# 2750

- Size could not be determined with certainty / no main breaker
- Service capacity marginally adequate<sup>D</sup>

- Main panel not observed
- 110V Circuits        220V Circuits

Notes: \_\_\_\_\_

Location(s):

**SUB PANELS**

- Not Applicable
- None Observed

#2 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>	#5 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>
#3 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>	#6 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>
#4 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>	#7 _____	110V Circuits <u>      </u>	220V Circuits <u>      </u>

**PANEL COMMENTS**

- Appears Satisfactory**
- Repairs Needed as Noted**

- Panel # \_\_\_\_\_ uninspected due to: blocked / rain / unlocated / \_\_\_\_\_
- Dead front not removed to avoid defacing wall at panel # \_\_\_\_\_

- Main panel appears outdated by current standards / Upgrade advised<sup>A</sup>
- Main shutoff advised at exterior for safety reasons<sup>D</sup>
- Double tapping (2 wires at 1 breaker) at panel<sup>A</sup> # \_\_\_\_\_
- Breaker / fuse amperage exceeds wire capacity at<sup>A</sup> # \_\_\_\_\_
- Damaged / faulty breaker at panel<sup>A</sup> # \_\_\_\_\_
- Faulty GFCI breaker at panel<sup>A</sup> # \_\_\_\_\_
- Damaged insulation on wire(s) at panel<sup>A</sup> # \_\_\_\_\_
- Recommend labeling as needed at panel<sup>A</sup> # INK
- Missing 220 volt coupler(s) at panel<sup>A</sup> # \_\_\_\_\_
- Panel rusted / damaged at panel<sup>A</sup> # \_\_\_\_\_
- Missing outer / deadfront cover at panel<sup>A</sup> # \_\_\_\_\_
- Panel cover not adequately attached at panel<sup>A</sup> # \_\_\_\_\_
- Panel used as raceway / junction box at panel<sup>A</sup> # \_\_\_\_\_
- No / restricted clearance to panel<sup>A</sup> # \_\_\_\_\_
- Over six breakers with no main disconnect / substandard<sup>A</sup>
- Taped / improper splice noted at panel<sup>A</sup> # \_\_\_\_\_
- Exposed live parts (due to old style) at panel<sup>A</sup> # \_\_\_\_\_
- Discontinued / loose circuit wire at panel<sup>A</sup> # \_\_\_\_\_
- Antioxidant advised at alum. 220V connections at<sup>A</sup> # \_\_\_\_\_
- Breaker(s) off / Reason unknown at panel # \_\_\_\_\_
- Unprotected panel openings at panel<sup>A</sup> # \_\_\_\_\_
- Corrosion noted at terminals at panel<sup>A</sup> # \_\_\_\_\_
- Missing / improper panel screws at panel<sup>C</sup> # \_\_\_\_\_
- Scorched / overheated wires noted at panel<sup>A</sup> # \_\_\_\_\_
- Wires unprotected by breaker / fuse at panel<sup>A</sup> # \_\_\_\_\_
- Recommend S-Type fuses & adapters at panel<sup>A</sup> # \_\_\_\_\_

**Grounding:**

- Clamp unobserved
- Ground rod not at proper depth<sup>A</sup>
- Loose grd. clamp at ground rod / water line at:<sup>A</sup> \_\_\_\_\_
- Ground & neutral wires not separated at subpanel<sup>A</sup> # \_\_\_\_\_
- No apparent bonding of ground bus bar at<sup>A</sup> # \_\_\_\_\_
- Corrosion noted on bus bar at panel<sup>A</sup> # \_\_\_\_\_
- Neutral bus bar bonded to panel at subpanel<sup>A</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

**• No attempt is made to verify the accuracy of the labeling or the compatibility of breakers with the panels.**

Appears Functional  
 Repairs Needed as Noted

**WIRING**

**Power Cable:** ▲ Aluminum    △ Copper    △ Undetermined  
**Branch Wiring:** △ Aluminum    ▲ Copper    △ Undetermined  
(220V OK)

- Wiring in attic / subarea partially / mostly hidden from view
- Recommend full evaluation of system by a licensed electrician<sup>A</sup>
- Older "knob and tube" / cloth covered wiring noted / This system is still common but is old and may need replacement in the future.
- "Knob and tube" wiring covered with insulation in attic / Recommend evaluation by licensed electrician for safety<sup>A</sup>
- Damaged / frayed / taped "Knob and tube" wiring at:<sup>A</sup> \_\_\_\_\_
- Recommend that insulation NOT be installed over "knob and tube" wiring in attic - potential fire hazard
- Aluminum wiring at 110V circuits. All connections should be evaluated by a licensed electrician familiar with this type of wiring.<sup>A</sup>
- Exposed wire termination at:<sup>A</sup> \_\_\_\_\_
- Exposed romex below 7 ft. at garage / protection recommended<sup>A</sup>
- Exposed wiring / protection recommended at:<sup>A</sup> \_\_\_\_\_
- Unsecured wiring noted at:<sup>C</sup> \_\_\_\_\_
- Exposed splices noted at:<sup>A</sup> Garage
- Improper wiring noted at:<sup>A</sup> \_\_\_\_\_
- Extension cord through wall / ceiling / floor at:<sup>A</sup> \_\_\_\_\_
- Extension cord over 6 feet, recommend permanent wiring at:<sup>A</sup> \_\_\_\_\_
- Conduit / box / cover not exterior rated at:<sup>A</sup> \_\_\_\_\_
- Loose / improperly secured ground wires in open junction boxes at:<sup>A</sup> \_\_\_\_\_
- Furnishings / storage may prevent view of exposed wiring
- Apparent abandoned wiring at:<sup>A</sup> \_\_\_\_\_
- Junction boxes missing covers at:<sup>C</sup> Loose Garage ceiling
- Conduit / junction box heavily corroded at:<sup>A</sup> \_\_\_\_\_
- Conduit damaged / separated at:<sup>A</sup> \_\_\_\_\_
- Conduit-connector coverplate missing at:<sup>C</sup> \_\_\_\_\_
- Unsecured junction box noted at:<sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

Accessible Lights / Outlets Functional  
 Repairs Needed as Noted

**LIGHTS / OUTLETS**

Furnishings prevent testing of all outlets & switches  
 Function of some switches was not determined

- Few / many two prong (ungrounded) wall outlets noted - Standard at the time of installation. Eventual upgrading may be desirable
- GFCI\* protection needed at: Garage / Exterior / Bathrooms / Kitchen / Wet Bar / Basement / Subarea / Pool / Spa / <sup>A</sup> \_\_\_\_\_
- Suggest upgrading to GFCI\* outlets at: Garage / Exterior / Bathrooms / Kitchen / Wet Bar / Basement / Subarea / Pool / Spa / <sup>D</sup> \_\_\_\_\_
- Some missing / burned out bulbs. Recommend replacing bulbs prior to close of transaction to verify function of lights<sup>C</sup>
- 3-prong outlets not grounded at:<sup>A</sup> \_\_\_\_\_
- Reverse polarity at:<sup>A</sup> \_\_\_\_\_
- Loose outlet at:<sup>A</sup> Rear Interior/ Exterior Garage, Master
- 'GFCI' outlet defective at:<sup>A</sup> \_\_\_\_\_
- Scorched / damaged outlet at:<sup>A</sup> \_\_\_\_\_
- Outlet not operational at:<sup>B</sup> 4th Level Garage Door
- Missing light fixture(s) at:<sup>B</sup> \_\_\_\_\_
- Missing finish trim at light at:<sup>C</sup> \_\_\_\_\_
- Weatherproof covers needed at:<sup>A</sup> Patio Door
- No light source at:<sup>D</sup> \_\_\_\_\_
- Dimmer switch knob loose / missing at:<sup>C</sup> \_\_\_\_\_
- Missing / damaged coverplates at few places<sup>C</sup>
- Raintight cover advised at permanent plug at:<sup>D</sup> \_\_\_\_\_
- Advise removing insulation from around recessed lights in attic<sup>A</sup>
- Light fixture not properly secured at:<sup>A</sup> \_\_\_\_\_
- Improper exterior light fixture at:<sup>A</sup> \_\_\_\_\_
- Apparent faulty / loose switch at:<sup>A</sup> \_\_\_\_\_
- Damaged light fixture at:<sup>A</sup> \_\_\_\_\_
- Outlet / switch too close to tub / shower at:<sup>A</sup> \_\_\_\_\_
- 3 way switch improperly wired at:<sup>B</sup> \_\_\_\_\_
- Light cover / globe missing / damaged at:<sup>C</sup> \_\_\_\_\_
- A general shortage of outlets was observed<sup>D</sup>

Notes: \_\_\_\_\_

\* G.F.C.I. (Ground Fault Circuit Interrupter) protection has been required in recent years for safety in wet areas - older buildings are typically not equipped with these devices but retrofitting is recommended. • Low-voltage lighting systems and lights on timers or sensors are not inspected.



<b>Location:</b>	#1 <u>Furnace Room</u>	#2 <u>Porch</u>	#3 _____	#4 _____
<b>Heating Type:</b>	<u>Forced Air</u>	<u>Radiant</u>	_____	_____
<b>Fuel Type:</b>	<u>Natural Gas</u>	<u>Elect Baseboard</u>	_____	_____
<b>Approximate BTUs:</b>	<u>72,000</u>	<u>NA</u>	_____	_____
<b>Manufacturer:</b>	<u>Amana</u>	<u>NA</u>	_____	_____
	<u>1992</u>	_____	_____	_____

### GENERAL CONDITION

- Appears Functional
- Repairs needed as noted

- Pilot not lit / Untested - Recommend further inspection by Gas Co.<sup>B</sup> \_\_\_\_\_
- Recommend cleaning / servicing pilot / vent system / burners<sup>B</sup> 1 \_\_\_\_\_
- Gas heater in bedroom / advise evaluation for safety and proper air volume at:<sup>A</sup> # \_\_\_\_\_
- Improper installation / recommend upgrading as needed<sup>A</sup> \_\_\_\_\_
- Above 65% Heat cycle not operated to prevent system damage \_\_\_\_\_
- Unable to inspect due to furniture / stored items / <sup>B</sup> \_\_\_\_\_
- Is relatively old, may have limited life 1 \_\_\_\_\_
- No response to normal controls at:<sup>B</sup> # \_\_\_\_\_
- Excessive / unusual noise during operation at:<sup>B</sup> # \_\_\_\_\_
- High / low pressure / temperature at:<sup>B</sup> # \_\_\_\_\_
- Evidence of leakage at boiler / pipe fittings at:<sup>B</sup> # \_\_\_\_\_
- Return air supply from attic / subarea<sup>A</sup> \_\_\_\_\_
- Electric ignition malfunctioning at:<sup>B</sup> # \_\_\_\_\_
- Unit keeps cycling / fan operates sporadically at:<sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

• Inspector does not light pilots. If pilots are off, inspection is very limited. We recommend that heating systems be activated and fully inspected PRIOR TO THE CLOSE OF TRANSACTION. • The presence or condition of underground fuel storage tanks is not part of this inspection.

### BURNERS

- Appears Functional
- Repairs needed as noted
- Not Applicable

• Safety devices are not tested.

- Untested / No utilities / Pilot not lit \_\_\_\_\_
- Closed system / unable to inspect \_\_\_\_\_
- Flame roll-out / scorching signs at:<sup>A</sup> # \_\_\_\_\_
- Possible crack(s) noted in heat exchanger at:<sup>A</sup> # \_\_\_\_\_
- Abnormal flame pattern / color at:<sup>B</sup> # \_\_\_\_\_
- Rust flakes noted in burner chamber at:<sup>B</sup> # \_\_\_\_\_
- Charring / soot noted in burner chamber at:<sup>A</sup> # \_\_\_\_\_

Notes: Could not see all burners.

• In most cases we are unable to detect cracks or holes in heat exchangers, since this can usually only be accomplished by dismantling the unit.

### VENTING

- Appears Functional
- Repairs needed as noted
- Not Applicable

Unable to fully inspect vent(s)

- Untested / No utilities / Pilot not lit \_\_\_\_\_
- Defective barometric damper / vent damper / induced draft fan at:<sup>B</sup> # \_\_\_\_\_
- Vent pipe terminates below / near window - hazard at:<sup>A</sup> # \_\_\_\_\_
- Improper clearance to wood at roof / attic / ceiling / substructure<sup>A</sup> \_\_\_\_\_
- Improper rise of vent pipe at:<sup>A</sup> # \_\_\_\_\_
- Soot / rust noted in vent pipe / chamber at:<sup>A</sup> # \_\_\_\_\_
- Excessive corrosion at vent pipe / draft diverter at:<sup>A</sup> # \_\_\_\_\_
- Apparent back drafting with warm flue at:<sup>A</sup> # \_\_\_\_\_
- Suspect asbestos material on / near vent pipe at:<sup>F</sup> # \_\_\_\_\_
- Vent pipe too short at roof at:<sup>A</sup> # \_\_\_\_\_
- Moderate / excessive corrosion at inducer fan at:<sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

### COMBUSTION AIR

- Appears Functional
- Repairs needed as noted
- Not Applicable

- Advise sealing platform at heater base / holes in platform<sup>A</sup> \_\_\_\_\_
- Recommend sealing gaps along door enclosure at:<sup>A</sup> # \_\_\_\_\_
- No / insufficient air supply for combustion at:<sup>A</sup> # \_\_\_\_\_
- Combustion and return air sources are too close or mixing at:<sup>A</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

### CONTROLS

- Appears Functional
- Repairs needed as noted

- Unable to inspect / No utilities / Pilot not lit \_\_\_\_\_
- Sporadic response to thermostat<sup>B</sup> \_\_\_\_\_
- Missing / damaged switch / thermostat at:<sup>B</sup> # \_\_\_\_\_
- Control / gauges need repair / replacement at:<sup>B</sup> # \_\_\_\_\_
- Radiant heat doesn't shut off completely at:<sup>B</sup> # \_\_\_\_\_
- Expansion tank leaking / waterlogged / rusted at:<sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

- Appears Satisfactory
- Repairs needed as noted
- Not Applicable

## FILTERS

• Humidifiers, dehumidifiers and electronic air cleaners not checked

**Location:** #1 Furnace #2 \_\_\_\_\_ #3 \_\_\_\_\_ #4 \_\_\_\_\_

- Recommend cleaning / changing filter<sup>C</sup> Furnace  Unobserved \_\_\_\_\_  Improper size filter at:<sup>C</sup> # \_\_\_\_\_
- Missing / damaged filter at:<sup>C</sup> # \_\_\_\_\_  Suggest relocating to cool air return at:<sup>B</sup> # \_\_\_\_\_  Missing retainer clip at:<sup>C</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

- Appears Functional
- Repairs needed as noted
- Not Applicable

## DISTRIBUTION SYSTEM

• Proper balance of airflow not tested

- ▲ Duct work      △ Pipes / Connectors
- △ Pipes / Radiators      △ Electric / Baseboard
- △ \_\_\_\_\_

- Additional strapping / support needed<sup>C</sup> \_\_\_\_\_
- No apparent heat source at:<sup>B</sup> \_\_\_\_\_
- Low air volume at:<sup>B</sup> Basement
- Crushed / disconnected ducts at:<sup>B</sup> \_\_\_\_\_
- Uninsulated ducting at:<sup>C</sup> \_\_\_\_\_
- Recommend undercutting doors off carpet to improve circulation<sup>C</sup>
- Zone valve not operative at:<sup>B</sup> \_\_\_\_\_
- Leaking at fitting at:<sup>B</sup> \_\_\_\_\_
- Radiator not operative / cold at:<sup>B</sup> \_\_\_\_\_
- Recommend duct work be cleaned<sup>A</sup>  Air leaks noted at plenum / duct joints<sup>B</sup>
- Suspect asbestos noted<sup>F</sup>  Recommend cleaning plenum below unit<sup>C</sup>
- Damaged insulation at:<sup>B</sup> \_\_\_\_\_
- Damaged register grill at:<sup>C</sup> Kitchen
- Ducts rusting at:<sup>B</sup> Basement
- Leaking radiator convector at:<sup>B</sup> \_\_\_\_\_
- Circulating pump noisy / leaking / inoperative at:<sup>B</sup> \_\_\_\_\_
- Corrosion at radiator / convector / fitting at:<sup>B</sup> \_\_\_\_\_
- Convector cold / inoperative at:<sup>B</sup> \_\_\_\_\_

Notes: Some loose duct work was noted.

• Determining the presence of asbestos, which was often used before 1980, can only be performed by laboratory testing and is not within the scope of this inspection. • The adequacy or efficiency of heating systems is not within scope of this inspection.

## AIR CONDITIONING

Not Applicable

- System common to building (not inspected)<sup>H</sup>  Unable to test - no power / air temperature below 60° in last 24 hours<sup>B</sup>  Window / wall units not inspected

- Appears Functional
- Repairs needed as noted
- Not Applicable

**Location:** #1 South Exterior #2 \_\_\_\_\_ #3 \_\_\_\_\_  
**Type:** Forced Air  
**Filter Location:** Unit/ Furnace

- Advise servicing and checking freon level at:<sup>B</sup> # \_\_\_\_\_  Older unit / may have limited life at: # 1  System not cooling at:<sup>B</sup> # \_\_\_\_\_
- Temperature differential too high / low at:<sup>B</sup> # \_\_\_\_\_  System not operational at:<sup>B</sup> # \_\_\_\_\_  Damaged / dirty coil at:<sup>B</sup> # \_\_\_\_\_
- Compressor air flow obstructed at:<sup>C</sup> # \_\_\_\_\_  Damage to condenser coil fins at:<sup>B</sup> # \_\_\_\_\_  Unit not level at:<sup>B</sup> # \_\_\_\_\_
- Excessive noise during operation at:<sup>B</sup> # \_\_\_\_\_  Outside unit was shortcycling at:<sup>B</sup> # \_\_\_\_\_  Concrete pad needed at:<sup>B</sup> # \_\_\_\_\_

Notes: Recommend covering top only for winter months.

## CONDENSATE LINE

- Termination point unlocated at: # \_\_\_\_\_  Not fully visible
- Improper termination point at:<sup>B</sup> # \_\_\_\_\_  Drip pan absent at:<sup>B</sup> # \_\_\_\_\_  Improperly trapped at:<sup>B</sup> # \_\_\_\_\_
- Line disconnected / damaged at:<sup>B</sup> # \_\_\_\_\_  No trap in line at:<sup>B</sup> # \_\_\_\_\_  Leakage in line at:<sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

## REFRIGERANT LINES

- Insulation damaged / deteriorated at:<sup>B</sup> # \_\_\_\_\_  Leak at evaporator / condenser at:<sup>B</sup> # \_\_\_\_\_  Not fully visible
- No insulation installed on lines at:<sup>B</sup> # \_\_\_\_\_  Line(s) appear damaged at:<sup>B</sup> # \_\_\_\_\_  Line improperly installed at:<sup>B</sup> # \_\_\_\_\_
- Ice on lines / unit at:<sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

## ELECTRICAL

- No electrical disconnect at unit at:<sup>A</sup> # \_\_\_\_\_  Junction box loose / missing cover at:<sup>A</sup> # \_\_\_\_\_  Improper wiring noted at:<sup>A</sup> # \_\_\_\_\_
- No / inadequate grounding at:<sup>A</sup> # \_\_\_\_\_  120 Volt      ▲ 240 Volt      △ \_\_\_\_\_

Notes: \_\_\_\_\_

• Pressure tests not performed on coolant systems: no representation is made regarding coolant charge or line integrity. Judgment of system capacity / efficiency is beyond the scope of this inspection. System should be completely serviced before each cooling season.

**COUNTER / CABINET**

- Appear Functional
- Repairs Needed as Noted

Counter Type:  Tile  Formica  Wood

View of counter restricted by dishes, appliances, etc.

Corian/Corian-like  Granite  \_\_\_\_\_

Counters:  Chipped / cracked in places  
 Missing grout / caulking in places<sup>C</sup>

Moderate wear  
 Loose tile(s)<sup>C</sup> \_\_\_\_\_

Heavy wear / damaged<sup>B</sup> \_\_\_\_\_  
 Grout / caulking needed along backsplash<sup>C</sup>

Cabinets:  Moderate wear  
 Door(s) / drawers(s) ill fitting<sup>C</sup>  
 Few / some doors do not latch<sup>C</sup>

Damaged doors / frames<sup>C</sup>  
 Missing / loose handles / hinges<sup>C</sup>  
 Moisture stains below sink

Damaged drawers / guides<sup>C</sup>  
 Damaged handles / hinges<sup>C</sup>  
 Moisture damage below sink<sup>C</sup> \_\_\_\_\_

Notes:

**RANGE / COOKTOP**

- Appear Functional
- Repairs Needed as Noted
- Not applicable

Gas  Electric  Combination  Electric Ignition

This company does not inspect ranges / cooktops

Number of ovens: 1

Power / gas off: No test at Oven / Cooktop / Grill / \_\_\_\_\_

Oven inoperative<sup>B</sup> \_\_\_\_\_

Broiler inoperative<sup>B</sup> \_\_\_\_\_

Burner not operative at: <sup>B</sup> \_\_\_\_\_

Door spring inoperative<sup>B</sup> \_\_\_\_\_

Door gasket frayed / damaged<sup>B</sup>

Heating element loose / damaged at: <sup>B</sup> \_\_\_\_\_

Door does not close properly / hinges bind<sup>B</sup> \_\_\_\_\_

Gas shutoff valve not visible<sup>A</sup>

Faulty electric igniter<sup>B</sup>  Exhaust hood light inoperative<sup>C</sup>

Older unit(s) / may have limited life

Exhaust duct loose / damaged / missing<sup>A</sup>

No hood / fan provided<sup>D</sup>  Missing / damaged filter<sup>C</sup>

Missing / damaged control knobs<sup>C</sup>

Fan inoperative<sup>A</sup>

Exhaust fan noisy / slow<sup>B</sup>

Notes:

• Self and/or continuous cleaning operations, timers, lights, clocks and calibration are not inspected or tested during inspection.

**DISHWASHER**

- Appears Functional
- Repairs Needed as Noted
- Not applicable

This company does not inspect dishwashers

• Only the dishwasher's ability to fill and drain properly is tested.

Older unit / may have limited life

No test (power / water off)

Unit untested, did not appear to be used regularly<sup>B</sup>

Spray arm appears frozen<sup>B</sup>

Unit did not drain<sup>B</sup>

Unit needs to be secured to counter<sup>C</sup>

Air Gap Device:  Installed

Unit is not operational<sup>B</sup>

Water drains from air gap (possible blocked line)<sup>C</sup>

Door Seal:  Not tested

Check valve present

Hi-loop method  Recommend installing air gap device<sup>A</sup>

Door / Liner / Racks:  Rusting / damage noted at door / liner / racks<sup>B</sup>

Damaged / deteriorated<sup>B</sup>

Leaking noted<sup>B</sup>  Door seal is loose<sup>C</sup>

Notes:

Door spring needs adjustment / repair<sup>B</sup>

**GARBAGE DISPOSAL**

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Older unit / may have limited life

Unit makes unusual noise / vibration<sup>B</sup>

Wiring:  Loose / missing cord grip<sup>B</sup>

Non-operational / jammed<sup>B</sup>

Splash guard missing<sup>C</sup>

Exposed wire splices<sup>A</sup>

Outlet / wiring ungrounded<sup>A</sup>

Improper wiring noted<sup>A</sup>

Unable to determine ground

Switch is in hazardous location<sup>A</sup>

Notes: Not tested bottle caps noted.

**PLUMBING**

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Evidence of past leakage below sink

Dishes block access to sink, unable to inspect

View below sink restricted by supplies, etc.

Recommend caulk / grout at sink to counter connection<sup>C</sup>

Spray-head is defective<sup>C</sup>

Sink:  Moderate wear

Few / many<sup>C</sup> chips noted

Moderate corrosion on underside

Faucet:  Low volume at hot / cold<sup>B</sup>

Leaking noted<sup>B</sup>

Moderate corrosion

Fixture loose<sup>C</sup>

Supply Valves:  Handles missing / damaged<sup>C</sup>

Leaking noted<sup>B</sup>

Moderate corrosion

None

Drain Line:  Loose / cracked fittings noted<sup>C</sup>

Leaking noted<sup>B</sup>

Moderate corrosion

Improper piping / repair<sup>B</sup>

Notes: Duct tape at the base damaged faucet is noted.

**MISC. APPLIANCES**

- Appear Functional
- Repairs Needed as Noted
- Not applicable

• Refrigerators, freezers and ice makers are not inspected

• Water purifiers, instant hot water makers, built-in toasters, can openers, coffee makers and blenders are not within the scope of this inspection

Trash Compactor:  Not tested / no key

Non-operational<sup>B</sup>

Unusual vibration / noise<sup>B</sup>

None

Built-in Microwave:  Not tested

Non-operational<sup>B</sup>

Door / seal / lining damaged<sup>B</sup>

None

Notes: Older unit

• Microwaves are not checked for radiation leakage and are only tested on a particular setting for ability to heat.

• Compactors are tested without adding trash, thus compaction capability is not tested.

**LOCATION(S):** #1 Basement #2 Hallway #3 #4

**TOILET**

**Appears Functional**  
 **Repairs Needed as Noted**

- Toilet is loose at floor at: <sup>B</sup> # \_\_\_\_\_
- Caulking needed around base at: <sup>C</sup> # \_\_\_\_\_
- New wax seal advised at: <sup>B</sup> # \_\_\_\_\_
- Does not flush properly at: <sup>B</sup> # \_\_\_\_\_
- Flush valve leaks in tank at: <sup>B</sup> # \_\_\_\_\_
- Toilet runs continually at: <sup>B</sup> # \_\_\_\_\_
- Toilet tank is loose at: <sup>C</sup> # \_\_\_\_\_
- Moisture damage to floor at: <sup>G</sup> # \_\_\_\_\_
- Floor vinyl discolored / loose at: <sup>B</sup> # \_\_\_\_\_
- Hidden damage may exist in floor at: <sup>B</sup> # \_\_\_\_\_
- Cracked bowl / base at: <sup>B</sup> # \_\_\_\_\_
- Cracked tank / cover at: <sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

**SINK**

**Appears Functional**  
 **Repairs Needed as Noted**

**• Supply valves below sinks and at toilets are not tested since they are prone to leakage. Typically many are frozen due to hard water / lack of use.**

- Restricted view below sink at: # \_\_\_\_\_
- Discoloration noted at: <sup>C</sup> # 1,2
- Corrosion underside of sink at: <sup>C</sup> # \_\_\_\_\_
- Crack(s) / chips noted at: <sup>C</sup> # \_\_\_\_\_
- Corrosion around drain / overflow at: <sup>C</sup> # \_\_\_\_\_
- Sink / cabinet loose from wall at: <sup>C</sup> # 1,2
- Leakage noted at fixture at: <sup>B</sup> # \_\_\_\_\_
- Valve(s) operate with difficulty at: <sup>B</sup> # \_\_\_\_\_
- Moderate corrosion at fixture(s) at: # 1,2
- Major corrosion at fixture(s) at: <sup>B</sup> # \_\_\_\_\_
- Moderate corrosion on supply valves at: # 1,2
- Major corrosion on supply valves at: <sup>B</sup> # \_\_\_\_\_
- Hot and cold reversed at: <sup>A</sup> # \_\_\_\_\_
- Water hammer noted at: <sup>B</sup> # \_\_\_\_\_
- Sink drains slowly at: <sup>C</sup> # \_\_\_\_\_
- Leakage noted at drain line at: <sup>B</sup> # \_\_\_\_\_
- Evidence of past leakage at drain at: # \_\_\_\_\_
- Loose drain connection at: <sup>C</sup> # \_\_\_\_\_
- Drain stopper inoperative / missing at: <sup>C</sup> # \_\_\_\_\_
- Improper repair to drain line at: <sup>B</sup> # \_\_\_\_\_
- Improper P-trap noted at: <sup>B</sup> # \_\_\_\_\_
- Moderate corrosion on drain line at: # 1,2
- Major corrosion on drain line at: <sup>B</sup> # \_\_\_\_\_
- Low water volume at hot / cold at: <sup>B</sup> # \_\_\_\_\_
- Seal wall around plumbing pipes at: <sup>C</sup> # \_\_\_\_\_
- Damage to cabinet / door(s) at: <sup>B</sup> # \_\_\_\_\_
- Moisture damage below sink at: <sup>G</sup> # \_\_\_\_\_
- Moisture stains below sink at: # \_\_\_\_\_
- Cabinet door(s) illfitting at: <sup>C</sup> # \_\_\_\_\_
- Missing handle(s) / latches noted at: <sup>C</sup> # \_\_\_\_\_
- Few latches need adjustment / repair at: <sup>C</sup> # \_\_\_\_\_
- Grout / caulking needed at counter at: <sup>C</sup> # \_\_\_\_\_
- Grout / caulking needed at backsplash at: <sup>C</sup> # \_\_\_\_\_
- Minor wear / cracks on counter at: # \_\_\_\_\_
- Heavy wear / damage to counter at: <sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

**TUB**

**Appears Functional**  
 **Repairs Needed as Noted**  
 **Not applicable at # \_\_\_\_\_**

- Minor / major <sup>C</sup> chips noted at: # \_\_\_\_\_
- Damage / deterioration noted at: <sup>B</sup> # \_\_\_\_\_
- Discoloration noted at: <sup>C</sup> # 2
- Moderate corrosion at tub at: # \_\_\_\_\_
- Excessive corrosion at tub at: <sup>B</sup> # 2
- Caulking needed along tub rim / base at: <sup>C</sup> # 2
- Hot and cold reversed at: <sup>A</sup> # \_\_\_\_\_
- Valve(s) operate with difficulty at: <sup>B</sup> # \_\_\_\_\_
- Adjacent window not tempered at: <sup>D</sup> # \_\_\_\_\_
- Constant drip at spout at: <sup>B</sup> # \_\_\_\_\_
- Leakage noted at handles at: <sup>B</sup> # \_\_\_\_\_
- Moderate corrosion at fixture at: # 2
- Excessive corrosion at fixture at: <sup>B</sup> # \_\_\_\_\_
- Low water volume at hot / cold at: <sup>B</sup> # \_\_\_\_\_
- No access to whirlpool equipment at: <sup>B</sup> # \_\_\_\_\_
- Whirlpool not operative <sup>B</sup> / tested at: # \_\_\_\_\_
- Moisture damage to wall / floor at: <sup>B</sup> # \_\_\_\_\_
- Drain stopper inoperative at: <sup>B</sup> # \_\_\_\_\_
- Drain stopper missing at: <sup>C</sup> # \_\_\_\_\_
- Rubber stopper being used at: # \_\_\_\_\_
- Rubber stopper suggested at: <sup>C</sup> # \_\_\_\_\_
- Slow draining noted at: <sup>B</sup> # \_\_\_\_\_
- Stopper operates with difficulty at: <sup>C</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

**SHOWER**

**Appears Functional**  
 **Repairs Needed as Noted**  
 **Not applicable at # \_\_\_\_\_**

**• Determining watertightness of shower pans is not within the scope of this inspection**

- Leaking at valves / shower diverter at: <sup>B</sup> # \_\_\_\_\_
- Leaking / dripping at shower head at: <sup>B</sup> # \_\_\_\_\_
- Leak apparent at shower pan at: <sup>B</sup> # \_\_\_\_\_
- Moderate corrosion at fixture(s) at: # 2
- Major corrosion at fixture(s) at: <sup>B</sup> # \_\_\_\_\_
- Hot and cold reversed at: <sup>A</sup> # \_\_\_\_\_
- Water hammer noted at: <sup>B</sup> # \_\_\_\_\_
- Valves operate with difficulty at: <sup>B</sup> # \_\_\_\_\_
- Loose / missing escutcheon (trim) at: <sup>C</sup> # \_\_\_\_\_
- Shower diverter not operative at: <sup>B</sup> # 2
- Low volume at hot / cold at: <sup>B</sup> # \_\_\_\_\_
- Adjacent window not tempered at: <sup>D</sup> # \_\_\_\_\_
- Moisture damage at wall / floor at: <sup>B</sup> # \_\_\_\_\_
- Grout / caulk needed at base / walls at: <sup>C</sup> # 2
- Cracked / broken / loose tiles at: <sup>B</sup> # \_\_\_\_\_
- Caulking needed at fixture(s) at: <sup>C</sup> # \_\_\_\_\_
- Slow draining noted at: <sup>B</sup> # \_\_\_\_\_
- Unable to determine if tempered glass at: # \_\_\_\_\_
- Glass does not appear to be tempered at: <sup>D</sup> # \_\_\_\_\_
- Wire-type safety glass is potential hazard at: <sup>D</sup> # \_\_\_\_\_
- Weatherstrip along base damaged / missing at: <sup>C</sup> # \_\_\_\_\_
- Door operates with difficulty at: <sup>C</sup> # \_\_\_\_\_
- Door does not latch properly at: <sup>C</sup> # \_\_\_\_\_
- Broken / cracked glass at: <sup>A</sup> # \_\_\_\_\_
- Door width is substandard at: # \_\_\_\_\_

**Enclosure:**

- Caulk needed along base / sides at: <sup>C</sup> # \_\_\_\_\_
- Moderate corrosion noted at: # 1
- Major corrosion noted at: <sup>B</sup> # \_\_\_\_\_

Notes: \_\_\_\_\_

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

**CEILINGS**

△ Plaster ▲ Drywall △ Open Beam △ Acoustic Spray\*

- Fresh paint may obscure past defects
- Moisture damage at: <sup>B</sup> \_\_\_\_\_
- Water stains noted at: <sup>C</sup> \_\_\_\_\_
- Dry  Moist <sup>B</sup>  Unable to determine if active roof leak(s)
- Common cracks  Large / unusual cracks at: <sup>B</sup> \_\_\_\_\_
- Evidence of patching at: \_\_\_\_\_
- Substandard ceiling height at: Basement
- Peeling paint noted at: <sup>C</sup> \_\_\_\_\_
- Few scrapes noted in acoustic spray\* <sup>C</sup>
- Hole / damage in ceiling at: <sup>C</sup> \_\_\_\_\_
- Damaged / missing tiles at: \*<sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

\* Acoustic sprayed ceilings and acoustic ceiling tiles may contain asbestos. For more information please contact an asbestos specialist.

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

**WALLS**

△ Plaster ▲ Drywall ▲ Wallpaper ▲ Paneling △ Mirrors

- Fresh paint may obscure past defects
- Full inspection prevented by furnishings / Check carefully on final walkthrough
- Common cracks  Large / unusual cracks at: <sup>B</sup> \_\_\_\_\_
- Evidence of patching at: \_\_\_\_\_
- Hole in wall at: <sup>C</sup> Bedrooms Pic# 2752
- Moisture damage at: <sup>B</sup> \_\_\_\_\_
- Damaged / loose wallpaper at: <sup>C</sup> \_\_\_\_\_
- Moisture stains at: <sup>C</sup> \_\_\_\_\_
- Walls unfinished at: <sup>C</sup> \_\_\_\_\_
- Peeling paint noted at: <sup>C</sup> Bath#2, Hallway
- Missing / loose baseboard at: <sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

• Structures built before 1980 may contain lead-based paint - a known environmental hazard. For more information consult a lead specialist.

- Overall Condition Satisfactory
- Repairs Needed as Noted
- Recommend Review by Engineer

**FLOORING**

▲ Carpet ▲ Sheet Vinyl △ Vinyl Tile ▲ Hard Tile

▲ Wood △ Marble △ Stone △ \_\_\_\_\_

- Full inspection prevented by furnishings / Check carefully on final walkthrough
- Uneven / sloped areas noted at: \_\_\_\_\_
- Cupping / buckling of wood floors at: <sup>B</sup> \_\_\_\_\_
- Moisture damage at: <sup>G</sup> \_\_\_\_\_
- Loose / uplifted vinyl at: <sup>C</sup> \_\_\_\_\_
- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Damaged vinyl at: <sup>C</sup> \_\_\_\_\_
- Few gouges in vinyl at: <sup>C</sup> Lower Level
- Squeaky boards at: <sup>C</sup> Through Out
- Cracked / broken tiles at: <sup>B</sup> \_\_\_\_\_
- Some carpet needs stretching <sup>B</sup> \_\_\_\_\_
- Much stained carpet <sup>C</sup> \_\_\_\_\_

Notes: Scratches in wood floor noted.

• Only the general condition of visible areas of flooring are reported. Determination of odors is excluded.

- Appear Functional
- Repairs Needed as Noted
- Not Applicable

**INTERIOR STAIRS**

- Loose handrail at: <sup>A</sup> \_\_\_\_\_
- Missing handrail at: <sup>A</sup> \_\_\_\_\_
- Openings not to current standards at some / all handrails <sup>A</sup>
- Low handrail at: <sup>A</sup> \_\_\_\_\_
- Handrail not continuous to top / bottom of stairs at: <sup>A</sup> \_\_\_\_\_
- Missing / substandard landing at: <sup>A</sup> \_\_\_\_\_
- Width of stairwell not to current standards at: \_\_\_\_\_
- Improper rise / run of steps at: <sup>A</sup> \_\_\_\_\_
- Handrail not graspable at: <sup>D</sup> \_\_\_\_\_
- Low head clearance at: \_\_\_\_\_ (caution)
- No firewall below stairs at: <sup>D</sup> \_\_\_\_\_

Notes: Open stair case 3rd level.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## FRONT DOOR(S)

- Solid Core
- Wood / Glass
- Panel
- Hollow Core
- Metal
- \_\_\_\_\_

- No dead bolt installed
- No doorbell installed
- Door / threshold needs refinishing<sup>C</sup>
- Dead bolt not operative<sup>B</sup>
- Doorbell not operative<sup>B</sup>
- Loose threshold<sup>C</sup>
- Recommend installation / repair of weather stripping<sup>B</sup>
- Screen door damaged / does not close properly<sup>C</sup>
- Moisture / insect damage to threshold / jamb / door<sup>G</sup>
- Solid core door advised for added safety<sup>D</sup>
- Glass not tempered (caution)<sup>D</sup>
- Door rubs jamb / threshold<sup>C</sup>
- Major<sup>G</sup> / minor delamination

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## INTERIOR DOORS

- No visible safety emblems on glass at some / all doors<sup>D</sup>

- Door(s) rub / stick at: <sup>C</sup> \_\_\_\_\_
- Door(s) won't latch at: <sup>C</sup> \_\_\_\_\_
- Missing hardware at: <sup>C</sup> 3rd Level
- Door inoperative / out of track at: <sup>B</sup> \_\_\_\_\_
- Few / many frames not square - indicates settling
- No floor guides at few / many sliding closet doors<sup>C</sup>
- Door(s) delaminated at: <sup>C</sup> \_\_\_\_\_
- Door(s) damaged at: <sup>C</sup> NE Bed, Hall Closet
- Missing door at: <sup>C</sup> NE Bed Closet

Notes: Some exterior doors are used in interior noted.

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## EXTERIOR DOORS

- French
- Sliding Glass
- Wood / Glass
- Panel
- Wood
- Metal / Glass
- Metal
- \_\_\_\_\_

- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Delamination / moisture damage at: <sup>G</sup> \_\_\_\_\_
- Latch not operational / missing at: <sup>C</sup> \_\_\_\_\_
- Install / repair weatherstripping at: <sup>B</sup> \_\_\_\_\_
- Difficult to operate at: <sup>C</sup> \_\_\_\_\_
- Track / rollers need cleaning / repair at: <sup>C</sup> \_\_\_\_\_
- No visible safety emblems at some / all doors<sup>D</sup>
- Door(s) rub / stick at: <sup>C</sup> \_\_\_\_\_
- Screen door damaged at: <sup>C</sup> Patio
- Screen door not provided at some / all doors<sup>D</sup>
- Evidence of water intrusion at: <sup>B</sup> \_\_\_\_\_
- Threshold damaged / deteriorated at: <sup>B</sup> \_\_\_\_\_
- Some / most doors / thresholds need refinishing<sup>C</sup>

Notes: \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

## WINDOWS

- Single Pane
- Thermal Pane\*  Fixed
- Wood
- Aluminum
- Double Hung
- Single Hung
- Louver / Awning
- Steel
- Vinyl Clad
- Casement
- Sliding
- \_\_\_\_\_

- No quick release mechanism on bedroom security bars<sup>A</sup>
- No visible safety emblems at some / all windows within 18" of floor / 12" of doors<sup>D</sup>
- Broken sash cords at few / many windows<sup>A</sup>
- Glazing putty deteriorated at few / many windows<sup>C</sup>
- Few / many damaged screens<sup>C</sup>
- Sash loose from glass at: <sup>A</sup> \_\_\_\_\_
- Evidence of leakage at: <sup>B</sup> \_\_\_\_\_
- Apparent insect damage at: <sup>G</sup> \_\_\_\_\_
- Moisture damage at: <sup>G</sup> \_\_\_\_\_
- Cracked / broken glass at: <sup>B</sup> \_\_\_\_\_
- Fogging of thermal pane windows at: <sup>\* B</sup> \_\_\_\_\_
- Window(s) inoperative / painted shut at: <sup>C</sup> \_\_\_\_\_
- Few / many do not close far enough to latch<sup>C</sup>
- Few / many broken / missing cranks / handles<sup>C</sup>
- Few / many broken / missing latches<sup>C</sup>
- Corrosion noted at few windows<sup>C</sup>
- Few / many difficult to operate / latch<sup>C</sup>
- New rollers may be needed at: <sup>C</sup> \_\_\_\_\_
- Few / many windows rub / stick<sup>C</sup> \_\_\_\_\_
- Recommend caulking at few / many windows<sup>C</sup> \_\_\_\_\_
- Escape window too high (exceeds 44") at: <sup>A</sup> \_\_\_\_\_
- Escape window net opening too small at: <sup>A</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

\* Atmospheric conditions and lighting variations often prevent detection of leaking thermal pane window seals. We do not guarantee detection of leaking thermal pane window seals. For further evaluation or testing, consult a window specialist.

## FIREPLACES / WOOD STOVES

▲ Mason Built    △ Prefabricated    △ Insert  
△ Freestanding    △ Wood Stove    △ \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

Locations: #1 Family Room #3 \_\_\_\_\_ #5 \_\_\_\_\_  
#2 \_\_\_\_\_ #4 \_\_\_\_\_ #6 \_\_\_\_\_

- Recommend evaluation by certified chimney sweep<sup>A</sup>
- Recommend cleaning chimney<sup>A</sup>
- Moderate / major<sup>A</sup> deterioration of mortar joints \_\_\_\_\_
- Cracked refractory plate / firebox at:<sup>A</sup> # \_\_\_\_\_
- Improper clearance to combustibles at:<sup>A</sup> # \_\_\_\_\_
- Wall protection method appears inadequate at:<sup>A</sup> # \_\_\_\_\_
- No manufacturer's tag visible / recommend evaluation by a certified chimney sweep at:<sup>A</sup> # \_\_\_\_\_
- Freestanding and manufactured units should be checked for proper clearance to combustibles and proper gas fixtures per manufacturer's specifications<sup>C</sup>
- Hearth:**  Inadequate hearth size at:<sup>A</sup> # \_\_\_\_\_  Hearth damaged / loose at:<sup>B</sup> # \_\_\_\_\_  No identifiable hearth at:<sup>D</sup> # \_\_\_\_\_
- Gas:**  No gas installed \_\_\_\_\_  Untested - capped / no key \_\_\_\_\_  Improper gas connector at:<sup>A</sup> # \_\_\_\_\_
- Gas inoperative at:<sup>B</sup> # \_\_\_\_\_  Missing / damaged log lighter at:<sup>C</sup> # \_\_\_\_\_  Valve inside firebox at:<sup>A</sup> # \_\_\_\_\_
- Damper:**  No damper \_\_\_\_\_  Damper bent / damaged<sup>B</sup> \_\_\_\_\_  Handle / part missing at:<sup>C</sup> # \_\_\_\_\_
- Damper inoperative<sup>B</sup> #1 \_\_\_\_\_  Damper needs lubrication<sup>C</sup> \_\_\_\_\_  Doesn't close completely at:<sup>C</sup> # \_\_\_\_\_
- If gas log used / installed the damper should be removed or permanently blocked (welded or bolted) in the open position for safety<sup>A</sup>
- Vent Flue:**  Inadequate pipe clearance to combustibles at:<sup>A</sup> # \_\_\_\_\_  Secure pipe connections with screws at:<sup>A</sup> # \_\_\_\_\_

Notes: Chimney not visible.

- Fireplace / wood stove design or soot / creosote buildup prevent view of chimney liner / cracks in most cases.
- Test for proper draw not performed.

## CHIMNEYS

▲ Masonry    △ Stucco    △ Metal  
△ Wood    △ Concrete    △ \_\_\_\_\_

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- Only visible from ground due to roof type / height
- Spark arrestor(s) unobserved / not accessible

- Recaulk joint with wall<sup>C</sup> \_\_\_\_\_
- Cracks / damage in chimney cap<sup>B</sup> \_\_\_\_\_
- Loose / damaged bricks<sup>B</sup> \_\_\_\_\_
- Damaged / missing ash dump hatch<sup>B</sup> \_\_\_\_\_
- Improper spark arrestor<sup>A</sup> \_\_\_\_\_
- Spark arrestor needed<sup>A</sup> \_\_\_\_\_
- Check manufacturer's specifications for chimney shroud / surround<sup>C</sup> \_\_\_\_\_
- Settlement / separation up to \_\_\_\_\_ " from bldg.<sup>B</sup> \_\_\_\_\_
- Unlined flue / substandard<sup>D</sup> \_\_\_\_\_
- Moderate deteriorated mortar at: Ext \_\_\_\_\_
- Substandard chimney height<sup>A</sup> \_\_\_\_\_
- Excessive soot at top of chimney<sup>A</sup> \_\_\_\_\_
- No rain cap / suggest installing<sup>D</sup> \_\_\_\_\_

Notes:

## SMOKE ALARMS

• RETEST ALL ALARMS UPON MOVING IN!

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- No smoke alarms found<sup>A</sup>
- Relocate onto / near ceiling at:<sup>A</sup> \_\_\_\_\_

- Couldn't test: no test button / not readily accessible / part of security system at some / many \_\_\_\_\_
- Missing cover / batteries at:<sup>A</sup> \_\_\_\_\_
- Did not respond to test button at:<sup>A</sup> Hallway \_\_\_\_\_
- Recommend installing detector(s) as needed<sup>A</sup>

Notes: C/O is required within 10 feet of all sleeping rooms.

- Specifications for smoke alarms vary from location to location - Check with local municipality for requirements. Battery backup is always advised.

## EXHAUST VENTS

- Appears Functional
- Repairs Needed as Noted
- Not applicable

- No / inadequate venting at:<sup>B</sup> \_\_\_\_\_
- Exhaust fan advised at:<sup>B</sup> Bath#2 \_\_\_\_\_
- Exhaust fan inoperative at:<sup>B</sup> \_\_\_\_\_
- Motor needs cleaning / service at:<sup>B</sup> Bath#1 \_\_\_\_\_
- Exhaust fan terminates in attic at:<sup>B</sup> \_\_\_\_\_

Notes:

Areas specific to unit inspected, not other common areas.<sup>H</sup>

**SPRINKLERS**

- Appear Functional
- Repairs Needed as Noted
- Not applicable

- Sprinklers tested in manual mode only
- System on automatic timers / drip system / Not tested
- All valves / sprinklers may not have been located
- This company does not inspect sprinklers

Valve Location(s): \_\_\_\_\_

Timer Location(s): \_\_\_\_\_

Type of System:  Manual  Automatic

- System needs overhaul / tuneup<sup>B</sup>
- Leaking valves at:<sup>C</sup> \_\_\_\_\_
- Partially buried valves at:<sup>C</sup> \_\_\_\_\_
- Broken line at:<sup>B</sup> \_\_\_\_\_
- Recommend burying exposed lines at:<sup>C</sup> \_\_\_\_\_
- Broken risers at:<sup>C</sup> \_\_\_\_\_
- Direct water pattern away from buildings, sidewalks, fences, etc.<sup>C</sup>
- Anti-siphon valves needed at:<sup>A</sup> \_\_\_\_\_
- Missing heads at:<sup>C</sup> \_\_\_\_\_
- Apparent clogged heads at:<sup>C</sup> \_\_\_\_\_
- Broken heads at:<sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

• Adequacy of spray coverage not determined. • Association maintained systems, roof sprinklers, and orchard systems are not tested.

**LANDSCAPING**

- Appears Satisfactory
- Improvement Needed as Noted
- Not applicable

- Not within scope of this inspection

• Landscaping is inspected only so far as it affects the structure(s). Detached sheds and lights in landscaping are not inspected.

- Recommend trimming foliage away from structure<sup>C</sup> North, West
- Loose / missing planter bricks at:<sup>C</sup> \_\_\_\_\_
- Active / potential<sup>B</sup> moisture intrusion at attached planter (not to current standards) at: \_\_\_\_\_
- Tree branches touching / near structure at:<sup>C</sup> \_\_\_\_\_
- Large tree near building may need removal at:<sup>B</sup> \_\_\_\_\_
- Flower bed(s) trap water along foundation at:<sup>C</sup> \_\_\_\_\_

Notes: \_\_\_\_\_

**MISCELLANEOUS**

- Appear Functional
- Repairs Needed as Noted
- Not applicable

• Notification of product recalls is not part of this inspection.

• Intercoms, security systems, elevators and dumbwaiters not inspected.

- Ceiling Fans:**  Non-operative at:<sup>B</sup> SW Bed  Ceiling fan wobbling / noisy at:<sup>B</sup> Porch,NE Bed  None
- Central Vacuum:**  Not tested  Not operative<sup>B</sup>  Suction appears inadequate at:<sup>B</sup> \_\_\_\_\_  None
- Wet Bar:**  Leakage noted at fixture / drain line<sup>B</sup>  Excessive corrosion at fixture / drain line<sup>B</sup>  Moisture stains / damage in cabinet<sup>G</sup>
- Cabinet Doors:**  Door(s) damaged at:<sup>B</sup> \_\_\_\_\_  Latches need adjustment / repair at:<sup>C</sup> \_\_\_\_\_
- Door(s) missing at:<sup>C</sup> \_\_\_\_\_  Broken / missing latches at:<sup>C</sup> \_\_\_\_\_
- Door ill fitting / warped at:<sup>C</sup> \_\_\_\_\_  Broken / missing handle(s) at:<sup>C</sup> \_\_\_\_\_
- Guard Rails:**  Openings not to current standards at:<sup>D</sup> \_\_\_\_\_  Railing height too low at:<sup>A</sup> Escape Window

Notes: Recommend further evaluation in attic.