



KITCHEN/LAUNDRY



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector

- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

<u>Appliances *</u>			<u>Operated</u>		<u>5 Year Replacement Probability **</u>				
q Refrigerator	w icemaker		yes	no	high	medium	low	q Original	
q Range	w electric	w gas	yes	no	high	medium	low	q Remodeled	
q Cooktop	w electric	w gas	yes	no	high	medium	low	q Countertop	
q Wall Oven	w electric	w gas	yes	no	high	medium	low	w formica	
q Exhaust Fan	w external discharge		yes	no	high	medium	low	w wood	
	w recirculating							w solid	
q Microwave			yes	no	high	medium	low	w metal	
q Dishwasher			yes	no	high	medium	low	w other _____	
q Garbage Disposal			yes	no	high	medium	low	q Laundry	
q Trash Compactor			yes	no	high	medium	low	w 120 w 240	
q Instant Hot			yes	no	high	medium	low	w dryer vent	
q Water Filter									

q Water / Gas / Electric - OFF – Not Inspected _____

Item #	KITCHEN PROBLEMS	MAJOR	MINOR	NOTED
K1	Appliance Access : not operated / restricted			
K2	Refrigerator : stains / out / noisy / icemaker / freezer / aged / damage (2)			
K3	Range : out / element / burner / igniter / closure / dirty / aged / damage (2)			
K4	Cooktop : out / element / burner / igniter / dirty / aged / damage (2)-(#)			
K5	Wall Oven : out / element / igniter / gasket / dirty / aged / damage (2)-(#)			
K6	Dishwasher : operation / out / noisy / leaks / rust / aged / damage (2)-(#)			
K7	Microwave : operation / out / noisy / aged / damage / gasket (2)-(5)-(#)			
K8	Trash Compactor : operation / out / noisy / aged / damage (2)-(#)			
K9	Disposal : operation / out / noisy / leaks / rust / switch / aged (2)-(#)			
K10	Instant Hot : out / leaks			
K11	Exhaust Fan : operation / out / noisy / discharge / aged / damage (2)-(#)			
K12	Countertop : stains / loose / delaminated / damage / wear (2)-(#)			
K13	Sink : stains / leaks / seals / rinse hose / hardware / damage /caulk (2)-(#)			
K14	Cabinet : loose / delaminated / hardware / damage / wear			
K15	Under Sink : stains / moisture / buckled / damage / improper trap-vent (2)-(5)			
K16	Main Floor : stains / delaminated / buckled / uneven / damage			
K17	Electric Supply : No GFCI / Exposed wires / Rev Polarity / Ungrounded 3-prong outlets / ungrounded 2-prong outlets (2)-(5)-(#)			
K18	Evidence of Retrofit / Repair			
K19	Amateur Workmanship			

Item #	KITCHEN COMMENTS AND DESCRIPTIONS

* Appliances are tested for basic operation only. Timers, lights, oven self-cleaning cycles, icemakers, defrost cycles, portable dishwashers, thermostats, temperature accuracy, etc. are not tested. Full operational tests should be undertaken prior to closing or during final walkthrough. ** 5-year replacement probability is based solely on appearance, minimal working operation during inspection and for the purposes of financial budgeting considerations. *** Laundry, plumbing and electrical fixtures are not tested as part of a visual home inspection – but only noted to indicate their presence in the home. ▲ Although, used in the past, some localities now consider copper gas lines a safety risk and suggest their replacement. Verify this prior to closing with code authorities or utility company.



PLUMBING



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector
- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

- q Public Water**
- q Private Well**
- q Main Shutoff Location**
 - w basement
 - w utility room
 - w other _____
- q Main Supply Piping**
 - w plastic w brass
 - w copper w galvanized
 - w other _____
- q Treatment System***
- q Control Units/Valves***
- q Internal Supply Lines**
 - w plastic w brass
 - w copper w galvanized
 - w other _____
- q Hosebibbs**
 - w standard
 - w frost proof
- q Fixture Shutoff**
 - w yes w no
 - w some
- q Water Heater**
 - w electric
 - w natural gas
 - w propane
 - w oil
 - w other _____
 - w _____ gallons
 - w _____ years old
- q Drain/Vent Material**
 - w plastic w cast
 - w copper w galvanized
 - w other _____
- q Sewage**
 - w public w private
 - w pump w alarm
- q Bathroom Materials**
 - w ceramic w fiberglass
 - w enamel w vinyl
 - w other _____
- q Washer****
- q Dryer****
 - w gas w electric

Item #	PLUMBING PROBLEMS	MAJOR	MINOR	NOTED
P1	Water supply not turned on at time of inspection			
P2	Water Main Shutoff : leaks / corroded / galvanized / access (2)-(#)			
P3	Water Pump / Tank : operation / rust / corroded /aged (2)-(#)			
P4	Water Pressure Low : throughout / localized (2)-(#)			
P5	Slow Drain : sink / bathtub / shower stall (2)-(#)			
P6	Toilet : stains / leaks / loose / hardware / flush / floor / damage (2)-(#)			
P7	Shower-Tub-Whirlpool : stains / leaks / access / door / floor / damage (2)-(#)			
P8	Sinks : stains / leaks / loose / damage (2)-(#)			
P9	Fixtures / Pop-up / Diverter : leaks / loose / missing / hot – cold reversed / damage (2)-(#)			
P10	Bathroom Tile : grout / caulk / damage (2)-(#)			
P11	Bath Fan : operation / noisy / exhaust / none (2)-(#)			
P12	Traps : leaks / corroded / missing / installation / S-traps (2)-(#)			
P13	Supply Pipes / Valves / Hosebibb : leaks / corroded / material / water hammer / hangers *** (2)-(#)			
P14	Drain Pipes : leaks / corroded / loose / slope / vent / damage *** (2)-(#)			
P15	Water Heater : leaks / rust / vent / backdraft / aged / size / access / noisy / T-P valve & extension / drip pan (2)-(5)-(#)			
P16	Dryer Vents : installation / length / material / damage / blocked (2)-(#)			
P17	Washer / Dryer : not tested / operation / drip pan (2)-(#)			
P18	Supply and Waste System : Crossover / cross-connected (2)-(#)			
P19	Freeze Hazard : exterior hosebibbs / pipes / valves (2)-(#)			
P20	Lead Piping ? supply / waste (2)-(#)			
P21	Evidence of Retrofit / Repair			
P22	Amateur Workmanship			

Item #	PLUMBING COMMENTS AND DESCRIPTIONS

*Requires special testing. Not tested as part of the home inspection. **Only tested if requested. Full testing should be undertaken prior to closing or during final walkthrough. *** Not all supply lines, drains, vents and pipes visible. Underground pipes not tested.



STRUCTURAL/FOUNDATION



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector

- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

- q Slab**
- q Crawl Space**
 - w full
 - w partial
- q Basement**
 - w full
 - w partial
- q Foundation Walls**
 - w poured concrete
 - w pre-fab concrete
 - w block
 - w stone
 - w other _____

- q Foundation Floor**
 - w concrete
 - w stone
 - w dirt
 - w other _____
- q Support Columns**
 - w block
 - w brick
 - w metal
 - w wood
 - w other _____
- q Evidence of Wood Pest Treatment (3)**

- q Framing Material**
 - w wood
 - w metal
 - w masonry
 - w other _____
- q Floor Framing**
 - w trusses
 - w joists ___x___
 - w combination
 - w other _____
- q Log Home**

- q Roof Structure**
 - w trusses
 - w rafters
 - w combination
 - w attic floor sheathing
 - w other _____
- q Attic Access**
 - w hatch
 - w stairs
 - w pull down stairs
 - w other _____
 - w access size _____

Item #	STRUCTURAL PROBLEMS	MAJOR	MINOR	NOTED
S1	Foundation / Floor Framing Access : restricted / none			
S2	Slab : cracks / heaved /settled / damage (1)-(2)-(#)			
S3	Basement / Crawlspace Floor : cracks / heaved / settled / damage /wet / bowing (1)-(2)-(#)			
S4	Basement / Crawlspace Wall : cracks / bulge / settled / damage / wet / bowing (1)-(2)-(#)			
S5	Footing : rotation / unstable / erosion / damage (1)-(2)-(#)			
S6	Support Columns : unstable / cracks / warped / base / deterioration / unanchored / rust (1)-(2)-(#)			
S7	Floor Joists / Trusses : cracks / deterioration / deflection / span / cracked / split (1)-(2)-(#)			
S8	Sub-floor / Sill plate : rot / delaminating (1)-(3)-(#)			
S9	Wall Framing : cracks / deterioration / deflection / bulge (1)-(2)-(#)			
S10	Lintel : cracks / deterioration / deflection (1)-(2)-(#)			
S11	Beam : cracks / deterioration / deflection / span / cut (1)-(2)-(#)			
S12	Roof : Rafters / Trusses : cracks / deflection / size / span / repair / cut / no collar-ties (1)-(2)-(#)			
S13	Roof Sheathing : deterioration / delaminating / sagging / warped (2)-(#)			
S14	Evidence of Wood Boring Pests (3)			
S15	Evidence of : rot / moisture / condensation / mold? (2)-(#)			
S16	Attic Access: restricted / none			
S17	Evidence of Retrofit / Repair			
S18	Amateur Workmanship			
	Other : Missing vapor barrier / efflorescence stains / poor ventilation / earth to ground contact / no insulation (2)-(#)			

Item #	STRUCTURAL COMMENTS AND DESCRIPTIONS



ELECTRICAL



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector

- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

q Service

- w overhead
- w underground

q Service Amps

- w 200 w 150
- w 100 w 60
- w other _____

q Upgraded Service**q Grounding**

- w metal plumbing
- w gas piping w rod
- w other _____

q Main Panel Location

- w basement
- w garage
- w other _____

q Breakers

- w main panel
- w sub-panel

q Fuses

- w main panel
- w sub-panel

q Main Disconnect**q Upgraded Main Panel****q Sub-Panel**

- w basement
- w garage
- w kitchen
- w other _____
- w number _____

q General Wiring

- w romex
- w ungrounded romex
- w knob & tube
- w copper
- w aluminum

q Receptacles *

- w 2-hole w 3-hole
- w upgraded
- w adapters

q Ground Fault Devices

- w bathroom w garage
- w exterior
- w pool
- w basement
- w panel
- w kitchen
- w other _____

Item #	ELECTRICAL PROBLEMS	MAJOR	MINOR	NOTED
E1	Electric Service : not on at time of inspection / inadequate			
E2	Entrance Cable : undersized / hanging too low / drip leg loop / frayed / obstructed / loose (2)-(#)			
E3	Meter Base : seal / location / loose / rust (2)-(#)			
E4	Access : restricted / none			
E5	Main / Sub-Panels : direct wired / multiple taps / blown fuses / tripped breakers / over fusing / labels / expansion room (2)-(#)			
E6	Main / Sub-Panels : water / moisture / rust evidence / damage (2)-(#)			
E7	Fixtures / Boxes : operation / broken / open to weather / covers / high hat lights (2)-(#)			
E8	GFCI Device : operation / lack of (2)-(#)			
E9	Grounding Straps / Rod : missing / broken / loose (2)-(#)			
E10	Wiring : burnt / frayed / improper splicing / open junction box (2)-(#)			
E11	Knob and Tube wiring system (2)-(#)			
E12	Aluminum General Lighting Circuits ▲ (2)-(#)			
E13	Receptacles : dead / broken / ungrounded / reversed polarity / covers / burnt / painted / poor connections / loose (2)-(#)			
E14	Receptacles : distribution / 3-prong ungrounded / 2-prong ungrounded (2)-(#)			
E15	Switches / Dimmers : operation / broken / covers (2)-(#)			
E16	Doorbell : operation / broken			
E17	CONTACT HAZARD			
E18	Evidence of Retrofit / Repair			
E19	Amateur Workmanship			
	Smoke Detectors : Inop / not found / no test button (2)-(5)-(#)			

Item #	ELECTRICAL COMMENTS AND DESCRIPTIONS

▲ If aluminum wiring was noted at the 120v circuits, we recommend reading comments noted on previous page and having the electrical system checked by a licensed electrician prior to closing. q Personal belongings prevented testing all receptacles.



EXTERIOR/GROUNDS/ROOF



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector
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- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

- | | | | |
|--|--|---|--|
| q Main Roof
w material _____
q Garage Roof
w material _____
q Porch Roof
w material _____
q _____ Roof
w material _____
q Inspection Method
w binoculars w walked
w viewed from edge
w not visible _____ | q Siding
w vinyl w brick
w aluminum w wood
w composite w stone
w stucco w EIFS
w other _____
q Gutters & Downspouts
w vinyl w copper
w aluminum w boxed
w galvanized w leaf guard
w underground drains
q Roof Type _____ | q Chimney Material
w stone w metal
w block w brick
w other _____
q Window Wells
q Chimney Location
w eave w gable
w ridge
w other _____
q Sidewalk
w concrete w dirt
w stone w other _____ | q Skylights
w curbed w flush
q Driveway Material
w concrete w dirt
w asphalt w stone
w other _____
q Retaining Wall
q Fence
q Pool
w in ground
w above ground |
|--|--|---|--|

Item #	EXTERIOR/GROUNDS/ROOF PROBLEMS	MAJOR	MINOR	NOTED
X1	Exterior / Roof Access Restricted: weather / slope / other			
X2	Roofing Shingles / Material: deteriorated / missing / cracked / nail pops / rust / installation / sheathing visible / aged / damage / curling (2)-(#)			
X3	Roof: slope inconsistent with material / sagging / buckled / damage (2)-(#)			
X4	Roof / Siding: Asbestos-like material ? (2)-(4)-(5)-(#)			
X5	Flashing / Valley / Vent Collars : deteriorated / loose / missing / installation / rust / damage / exposed (2)-(#)			
X6	Soffit / Fascia : rot / loose / missing / damage (2)-(#)			
X7	Siding / Wall covering / Trim : deteriorated / buckled / loose / missing / ground contact / damage / rot (2)-(3)-(#)			
X8	EIFS / Stucco : deteriorated / bulged / cracked / damage (2)-(#)			
X9	Driveways : deteriorated / bulging / sinking / cracked / drainage (2)-(#)			
X10	Walkways / Patios : deteriorated / bulging / sinking / cracked / drainage / hazard / slope (2)-(5)-(#)			
X11	Porch / Deck / Stoop : deteriorated / structural / rot / rails / stairs / settlement / damage / gaps to wide or missing in railing / not bolted to house / no joist hanger / earth to wood contact (2)-(3)-(5)-(#)			
X12	Paint / Caulk : deteriorated / cracked / peeling / wood exposed / lead ? (2)-(#)			
X13	Retaining Wall: deteriorated / weep holes / structural / safety / damage (2)-(#)			
X14	Masonry / Brickwork : deteriorated / loose / structural / stains / weep holes / point / parge (2)-(5)-(#)			
X15	Vines / Trees / Shrubs : too close to house / overhanging limbs (#)			
X16	Chimney : deteriorated / height / cap / leaning / cricket / damage / flashing / abnormal settling (2)-(5)-(#)			
X17	Landscape : drainage / steep slope / negative grading (#)			
X18	Gutters / Downspouts : alignment / clogged / missing / loose / extensions short / damage (2)-(#)			
X19	Evidence of Retrofit / Repair			
X20	Amateur Workmanship			

Item #	EXTERIOR/GROUNDS/ROOF COMMENTS AND DESCRIPTIONS

Older roof covering/flashings – near end of useful life – budget for replacement (verify insurability and acceptability with your insurance company prior to closing).



GARAGE / ATTIC



- (1) Recommend evaluation by a licensed structural/soils engineer
 (2) Recommend evaluation and repair by a licensed contractor
 (3) Recommend evaluation by a competent termite inspector
 (4) Recommend evaluation to determine presence of Asbestos
 (5) Recommend upgrade/improvement for safety enhancement
 (#) Recommend routine maintenance/monitoring/repair by client

Garage type: Attached Detached Tucked under Carport N/A
 Roof covering: Same as house Other _____ N/A
 Attic description: Full Partial Multiple Other _____ N/A
 Roof / Ceiling Frame: Rafter & Ceiling Joist Trusses Other _____ N/A
 Attic inspected by: Enter Limited to view from access Access blocked / small / none
 Insulation: Loose / Blown Batt / Roll Average depth _____ (+/-) inches N/A

Item #	GARAGE / ATTIC PROBLEMS	MAJOR	MINOR	NOTED
G1	Garage roof : Same as house (see comments on Roofing Information page) / Damaged – deteriorated (2)-(#)			
G2	Garage floor / Footings : Typical cracks – settlement – movement / abnormal cracks – settlement – movement / Trip hazards / Improper slope – drainage / Floor is not fully visible / Damage – deterioration (1)-(2)-(#)			
G3	Garage walls / Ceiling : House door not fire resistant / Insulation paper installed wrong side out – exposed paper / Holes – damage – deterioration – missing / walls – ceiling not fire resistant / moisture damage / wood rot / termite damage noted at sill plates – framing – siding – walls – windows – other _____ / Moisture stains on ceiling – walls / Occupant's belongings block view of garage / unable to fully inspect (2)-(3)-(#)			
G4	House door / Exterior door : Rot – deteriorated – damaged / Door binds – does not latch – lock inoperable / Door to the interior lack a self-closer / Door to exterior blocked – locked – not tested (2)-(5)-(#)			
G5	Vehicle door(s) : Rot – deteriorated – damaged / Door needs adjustment – balanced / Broken springs / Recommend installing safety cables / Door(s) blocked – locked – not tested / Door opener inoperable / Door opener disconnected / Secure door opener / Door opener did not reverse (if unit has a reversing feature – if not, upgrade or replace opener for safety) (2)-(5)-(#)			
G6	Garage electrical : Exposed wiring subject to damage / Extension cords used for permanent wiring / Exposed wire splices / GFCI defective / GFCI recommended / Ungrounded 3-prong outlet – light cords / Ungrounded 2-prong outlet / Reverse polarity / Outlets – lights did not operate / improper wiring / Open junction box – missing cover plates / Some outlets not accessible (2)-(5)-(#)			
G7	Attic Cavity : No access – inadequate opening size / sagging – broken framing / inadequate bracing / No – minimum attic ventilation / No – minimum attic insulation / Insulation wrong side up / Vapor retarder not present – not visible / Recommend more insulation / Evidence of birds – animals / Typical stains in attic – dry at this time / Active leaks – stains – moisture damage in attic / Plumbing – kitchen – bathroom vent terminates in attic / Open junction boxes / Exposed wiring – wire splices (2)-(5)-(#)			
G8	Evidence of Retrofit / Repair			
G9	Amateur Workmanship			

Item #	GARAGE / ATTIC COMMENTS AND DESCRIPTIONS



HEATING / COOLING



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector

- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

PRIMARY HEAT

- q** Furnace
 - w oil w coal
 - w gas w LP
 - w wood
 - w other _____
- q** Heat Pump
 - w air w geothermal
 - w electric back-up
 - w hydrokinetic
 - w other _____
- q** Electric Resistance
- q** Solar*
- q** Combination System

HEAT DISTRIBUTION

- q** Central Unit
 - w basement w garage
 - w utility room
 - w other _____
- q** Air Duct
 - w gravity w forced air
- q** Boiler
 - w steam w water
 - w radiators w baseboard
 - w gravity w pumps
 - w other _____
- q** Radiant
- q** Multiple Zone

AUXILIARY HEAT

- q** Space Heater****
 - w electric w gas
 - w oil w LP
 - w other _____
 - q** Wood/Coal Stove**
- ## COOLING
- q** Heat Pump
 - q** Wall Unit ****
 - q** Window Unit*****
 - q** Central Air Unit
 - w basement
 - w crawlspace
 - w other (Split system)

MISCELLANEOUS

- q** Fuel Tank
 - w inside w outside
 - w LP w oil
 - w buried
- q** Main Fuel Shutoff
 - w basement
 - w utility room
 - w exterior
 - w other _____
- q** Humidifier
- q** Thermostat Control
 - w attic w central w multiple
- q** CO Detector***

Item #	HEATING/COOLING PROBLEMS	MAJOR	MINOR	NOTED
H1	Equipment not Operated : heat / space heaters / air conditioner / other			
H2	Heat Pump : operation / noisy / leaks / corroded / dirty / no backup / condenser / fan / location / rust / aged (2)-(#)			
H3	Furnace : operation / noisy / leaks / corroded / dirty / firebox / burner / heat exchanger / fan / high CO / danger / rust / aged (2)-(#)			
H4	Boiler : operation / leaks / dirty / rust / aged / asbestos ? (2)-(4)-(5)-(#)			
H5	Air Conditioner : operation / noisy / corroded / dirty / drain / condenser / drip pan / fan / rust / aged / fuse-break wiring does not match data tag (2)-(5)-(#)			
H6	Circulator / Condensate Pump : operation / noisy / leaks (2)-(#)			
H7	Space Heaters : operation / noisy / corroded / dirty / rust / danger **** (2)-(#)			
H8	Humidifier : corroded / dirty / rust (2)-(#)			
H9	Wood Stove : clearances / materials / damper / rust (2)-(5)-(#)			
H10	Fuel Tank : leaks / placement / condition / abandoned (2)-(5)-(#)			
H11	Air Filter : missing / dirty / not viewed / electric out (2)-(5)-(#)			
H12	Ducts / Registers : placement / not visible / noisy / missing / damage (2)-(#)			
H13	Flues : installation / unsafe / damper / back draft / rust / damage (2)-(#)			
H14	Heat / Cooling Distribution : none / inadequate / uneven (2)-(#)			
H15	Thermostats / Controls : operation / broken / missing / loose / location (2)-(#)			
H16	Switches / Wiring : operation / burnt / broken / missing / loose (2)-(#)			
H17	Valves / Pipes / Gauges : operation / missing / corroded / damage (2)-(#)			
H18	Radiators / Baseboards : handles / leaks / covers (2)-(#)			
H19	CO Detectors : none / location / quantity (2)-(5)-(#)			
H20	Evidence of Retrofit / Repair			
H21	Amateur Workmanship			

Item #	HEATING/COOLING COMMENTS AND DESCRIPTIONS

* Solar systems will not be inspected; requires special evaluation. ** Wood stoves & Fireplaces are not tested. Interior of chimney flues will not be inspected; requires special evaluation. Highly recommend a complete chimney cleaning and inspection (including a bore scope) be conducted prior to closing and usage. *** CO (Carbon Monoxide) detectors are not tested. **** Wall/window A/C units and space heaters are not part of the home inspection. ***** Ceiling/whole house fans are not inspected.



INTERIOR



- (1) Recommend evaluation by a licensed structural/soils engineer
- (2) Recommend evaluation and repair by a licensed contractor
- (3) Recommend evaluation by a competent termite inspector

- (4) Recommend evaluation to determine presence of Asbestos
- (5) Recommend upgrade/improvement for safety enhancement
- (#) Recommend routine maintenance/monitoring/repair by client

q Flooring

- w wood w vinyl
- w tile w carpet
- w stone w composite
- w other _____

q Ceilings & Walls

- w plaster w drywall
- w paneling
- w wood
- w dropped tile
- w acoustic tile
- w other _____

q Main Windows

- w wood w metal
- w vinyl
- w fiberglass
- w panes _____
- w single/double hung
- w casement
- w awning

q Storm Windows

- w wood w metal
- w other _____

q Storm Doors**q Fireplaces***

- w wood w gas
- w insert
- w No. _____

q Smoke Detectors**q Security System****q Central Vacuum****q Fans**

- w ceiling w bath
- w whole house
- w attic thermostat
- w other

q Garage Door Opener**q Fire Walls**

- w garage w basement
- w attic w crawlspace
- w other _____

q Attic Insulation

- w loose w batts
- w inches _____

q Attic Ventilation

- w soffits w wall grilles
- w through roof
- w ridge w windows

Item #	INTERIOR PROBLEMS	MAJOR	MINOR	NOTED
I1	Flooring : cracks / stains / wet / sagging / damage			
I2	Walls : cracks / stains / wet / bulging / nail pops / damage (2)-(5)-(#)			
I3	Ceiling : cracks / stains / wet / sagging / nail pops / damage / abnormal cracks (1)-(2)-(#)			
I4	Main Windows : operation / seals / panes / stuck / hardware / screens / damage (2)-(#)			
I5	Storm Windows : operation / missing / none / drain holes / damage (not part of the inspection) (#)			
I6	Doors : operation / missing / seals / closure / damage / not square (1)-(2)-(#)			
I7	Smoke Detectors : none / quantity / out / not tested / damage			
I8	Paint / Caulk : cracks / stains / peeling / deteriorating / lead? **			
I9	Fans : operation / out / not tested / noisy / installation (#)			
I10	Fireplace : cracks / dirty / damper / hearth / lining / danger / deteriorated mortar / improper gas line / combustible material too close / improper hearth / flue dirty (2)-(#)			
I11	Fire Door / Firewalls : none / improper material / placement / no seal (2)-(#)			
I12	Possible Asbestos Material ? (2)-(4)			
I13	Evidence of : mold ? / wood rot / moisture (2)-(3)-(5)-(#)			
I14	Stairs : risers / structural / railing / leaning / damage / uneven rise-run (2)-(#)			
I15	Interior Access : partial / restricted			
I16	Insulation : insufficient / placement / danger / damage (2)-(#)			
I17	Attic Ventilation : none / inadequate / screening / grilles (2)-(#)			
I18	Garage Doors : operation / out / noisy / reversing / safety cables (2)-(#)			
I19	Central Vacuum : operation / out / not operated (not inspected)			
I20	Evidence of Retrofit / Repair			
I21	Amateur Workmanship			

Item #	EXTERIOR COMMENTS AND DESCRIPTIONS

*Wood stoves & Fireplaces are not tested. Interior of chimney flues will not be inspected; requires special procedure. ** Lead Paint disclosure: Any home built prior to 1978 could contain lead paint. This is considered a health hazard, especially to children. If this is a concern, we recommend having the paint test tested by an environmental specialist. q Read comments on previous page regarding fireplaces, chimneys, flues and inspections of these components.