

**PER THE INSPECTION AGREEMENT THE INSPECTOR HAS NO RESPONSIBILITY TO THIRD PARTIES THAT HAVE NOT SIGNED THIS CONTRACT.**

**1. REPORT KEY** Address: \_\_\_\_\_  Visible to 911 responders?

Inspection Date: \_\_\_\_\_ Start Time: \_\_\_\_\_ Finish Time: \_\_\_\_\_ Inspector: **Jeff B.** Client: \_\_\_\_\_

Weather:  Dry  Rain—Snow / Today—Recently  Windy  \_\_\_\_\_ Start Temp \_\_\_\_\_ °F Report # \_\_\_\_\_

Present for Inspection:  Client (s)  Seller (s)  Client's Agent  Seller's Agent  Other (s) \_\_\_\_\_

PROPERTY INFO:  Single Family  Duplex  Townhome  Condo  Modular/Manufactured House Faces \_\_\_\_\_

Occupied  Vacant  Fully Furnished  Partially Furnished  No Furnishings Fire Hydrant? \_\_\_\_\_ ft.

Approx. age of building: \_\_\_\_\_ per: \_\_\_\_\_  Unknown ..... of Roof: \_\_\_\_\_ per: \_\_\_\_\_  Unknown

≤1978? → 2/3 chance of lead paint  <1940? → 9/10 chance of lead paint

Permits for  Deck?  Finished basement?  Addition?  Electrical?  \_\_\_\_\_? (Check with local authorities)

1. All line items are considered “satisfactory” or “appears serviceable” by default. If not, a  <defect> block is marked and an explanation may follow (if not self-explanatory) on that line or in the “COMMENTS” section. Uncommon defects are annotated by longhand. *Annotated PHOTOS at the end of this report may highlight and expand upon this report for more clarity.*
2. If a noted condition requires further evaluation to be more completely understood an “action code” (see below) will be listed, and a courtesy entry provided on the “Selective SUMMARY OF FINDINGS” page.
3. **It is assumed that all defects (without additional guidance annotated) are to be monitored, repaired, replaced or otherwise rectified at the client’s discretion.**
4. Where appropriate, **materials used** in construction are described and highlighted in grey. It can also be used as a reference for insurance questions. Items in **bold** have unique issues associated with them.
5. Defects in **RED BOLD** have significant issues associated with them and likely require further evaluation & expense.
6. Items in **ORANGE BOLD** have safety or health related issues associated with them.
7. Items in **GREEN BOLD** highlight recommendations.
8. Estimated age for equipment is often derived from an educated interpretation of the serial number and is not guaranteed.
9. Cosmetic items, due to their highly subjective nature are NOT annotated but may be verbally pointed out as a courtesy.
10. *If the ramifications of any defects are not clear PLEASE discuss it with your inspector.*

A home inspector is a professional “generalist” who *Detects, Evaluates, and Directs* as necessary. **The following ACTION CODES, if used in the report, direct you to further evaluation and advice** by an expert in the respective field:

**C, CS, E, M, P, R**—Recommend further evaluation and all repairs/remedies be accomplished prior to closing as required by a:

**C** – Qualified Class A Licensed Contractor      **CS** – Certified Chimney Sweep      **E** – Licensed Electrician

**M** – Qualified Mechanical/HVAC Technician      **P** – Licensed Plumber      **R** – Qualified Roofer

**ENGR**—Rcmd further evaluation/analysis by a Structural/Civil Engineer (or as noted) and all recommendations acted upon.

**PEST**—Recommend further evaluation for the presence of wood destroying pests or organisms by a qualified Pest Inspector.

**ABBREVIATIONS USED IN REPORT & PHOTOS**

**adj**—adjust    **AFCI**—Arc Fault Circuit Interrupter    **AJ**—Authority Having Jurisdiction    **CB**—circuit breaker    **diff**—difference  
**ext**—external    **Eval**—Evaluation    **EWC**—Earth to Wood Contact    **FVIR**—Flammable Vapor Ignition Resistant    **Gnd**—Ground  
**GFCI**—Ground Fault Circuit Interrupter    **horiz**—horizontal    **Hvy**—Heavy    **H/C**—hot/cold    **Inop**—Inoperative  
**INQ**—Inquire With Owner    **Loc**—Location    **Mod**—Moderate    **Mx**—Maintenance    **Neu**—Neutral  
**NFV**—Not Fully Visible/Limited Inspection    **NV**—Not Visible/NOT inspected    **Obs**—Observed    **ovhd**—overhead    **pres**—pressure  
**prim**—primary    **PT**—Pressure Treated    **UD**—Probability of Undetected Deterioration    **Rcmd**—Recommend    **req'd**—required  
**RBO**—Reported by Owner    **RDO**—Recommend Owner Demonstrate    **sec**—secondary    **Std(s)**—Standard(s)    **Svc**—Service    **sw**—switch  
**Typ**—typical    **Unk**—Unknown    **UTD**—Unable to Determine    **WDN**—Wood Deterioration Noted  
**WDO**—Wood Destroying Organisms (mold/fungus/pests)    **w/i**—within    **wdw**—window    **Wx**—Weather

**Equipment Installed but NOT INCLUDED in the Inspection:**

- Electronic Air Filter(s)     Fire Suppression     Garage Keyless Entry     Generator     HW Circulating pumps     Humidifier(s)  
 Instant Water Heater(s)     Intercom System     Lightning Arrestors     Low Voltage Lighting     Pool / Hot Tub  
 Radon Mitigation Fan     Satellite Antenna     Security Alarm System     Sewage Macerator/Pump     Sewage Pump Alarm  
 Structured Wiring     Tankless Water Heater(s)     UV Water Filter     Water Conditioner     Window AC units

This is a *selective* summary that meet certain criteria, is provided as a courtesy, and does not alleviate the user's responsibility to *READ THE WHOLE REPORT* carefully. Ultimately the client must decide what is significant or not.

➔ 2. **Selective SUMMARY OF FINDINGS**  Final Report  Preliminary Report completed on site

Inspection of the \_\_\_\_\_ was significantly hindered/not possible due to occupants possessions.  
Inspection of the \_\_\_\_\_ was significantly hindered/not possible due to occupants possessions.  
Inspection of the \_\_\_\_\_ was significantly hindered/not possible due to \_\_\_\_\_.  
Inspection of the \_\_\_\_\_ was significantly hindered/not possible due to \_\_\_\_\_.

**HEALTH or SAFETY HAZARDS** (of a more urgent nature)

- 1. \_\_\_\_\_ Section \_\_\_\_\_
- 2. \_\_\_\_\_ Section \_\_\_\_\_
- 3. \_\_\_\_\_ Section \_\_\_\_\_
- 4. \_\_\_\_\_ Section \_\_\_\_\_
- 5. \_\_\_\_\_ Section \_\_\_\_\_

**ITEMS REQUIRING FURTHER EVALUATION** (C = Qualified Class A Contractor, CC = Certified Chimney Sweep, ENGR = Engineer, E = Lic. Electrician, M = Qualified Mechanical/HVAC tech., P = Lic. Plumber, PEST = bug man, R = Qualified Roofer)

- 6. \_\_\_\_\_ Section \_\_\_\_\_
- 7. \_\_\_\_\_ Section \_\_\_\_\_
- 8. \_\_\_\_\_ Section \_\_\_\_\_
- 9. \_\_\_\_\_ Section \_\_\_\_\_

**OTHER IMPORTANT ISSUES** (that may involve significant money, time, and/or labor to rectify)

- 10. \_\_\_\_\_ Section \_\_\_\_\_
- 11. \_\_\_\_\_ Section \_\_\_\_\_
- 12. \_\_\_\_\_ Section \_\_\_\_\_
- 13. \_\_\_\_\_ Section \_\_\_\_\_
- 14. \_\_\_\_\_ Section \_\_\_\_\_

**NOTEWORTHY ITEMS NOT OPERATING or NOT OPERATING CORRECTLY** (Inspector's choice)

- 15. \_\_\_\_\_ Section \_\_\_\_\_
- 16. \_\_\_\_\_ Section \_\_\_\_\_
- 17. \_\_\_\_\_ Section \_\_\_\_\_
- 18. \_\_\_\_\_ Section \_\_\_\_\_

**DEFERRED COST ITEMS** (Items that have reached or are shortly reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next few years.)

- ROOF: due to  Age  Condition All or Part \_\_\_\_\_
- AC / HEAT PUMP COMPRESSOR: due to  Age  Condition \_\_\_\_\_ Loc: \_\_\_\_\_
- FAN COIL / FURNACE: due to  Age  Condition \_\_\_\_\_ Loc: \_\_\_\_\_
- WATER HEATER: due to  Age  Condition \_\_\_\_\_ Loc: \_\_\_\_\_
- ELECTRICAL SERVICE: due to  Age  Condition  Rcmd safety upgrade \_\_\_\_\_
- KITCHEN APPLIANCE: due to  Age  Condition Item: \_\_\_\_\_
- \_\_\_\_\_ due to  Age  Condition \_\_\_\_\_

**MINOR ITEMS** (NOT a complete list!): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE: This inspection cannot determine if the roof leaks and cannot determine if the roof will leak in the future. The only way to determine if the roof does not leak is to observe it during a prolonged rainfall and those conditions may not be present at the time of inspection.**

**3. ROOFING.** Inspected from: Roof Ladder at eaves Ground w/binoculars # of layers \_\_\_\_\_

Inspection Limited due to: Debris Height Slope Snow / Ice Type Weather **\*NOT WALKABLE**

**ROOF MATERIAL:** Asphalt Shingle (Architectural) \*Slate \*Tile—Clay / Concrete / Fibrous \*Wood Shake / Shingle  
Metal—Standing Seam / Soldered FLAT: **Roll Roofing** Built-up Roof Membrane (rubber or plastic based)

•POTENTIAL TROUBLE AREAS (LIKELY AREAS WHERE LEAKS MAY OCCUR): Awkward construction \_\_\_\_\_

Chimney \_\_\_\_\_ Dish mount Gutter discharge on roof Plumbing stacks Repaired areas \_\_\_\_\_

Roof vent Roof/wall intersection \_\_\_\_\_ Skylights Tree contact Valleys \_\_\_\_\_

*Flat / low slope roofs may be vulnerable to collapse under conditions similar to the Winter Storms of 2010. Snow is heavy!*

•VENTILATION: None Limited Damaged \_\_\_\_\_  *→ Rcmd install ridge venting at next reroof*

RIDGE SOFFIT GABLE LOUVER(S) FIELD: PASSIVE VENTS WIND POWERED TURBINE POWER VENTILATOR

•RIDGE/HIPS: Missing - Damaged shingles Minor **Major** *Wayback C* \_\_\_\_\_

•VALLEYS: Temp repairs noted \_\_\_\_\_

•FIELD: Wavy \_\_\_\_\_ Missing - Damaged - Worn - Curled - Faded shingles \_\_\_\_\_

Moss present \_\_\_\_\_ Exposed Popped nails \_\_\_\_\_ Tree limbs in contact with roof *→ Rcmd cutting back*

Evidence of patching - repairs \_\_\_\_\_ Sagging Sheathing (H clips? - 2017?) \_\_\_\_\_

Overlap: Excessive - Too little - Overshooting gutters \_\_\_\_\_

•PENETRATIONS (vents/flues): Collar deteriorated *→ Rcmd replace* \_\_\_\_\_  <6" above roof (snow issues) \_\_\_\_\_

Capped off—RMC/E Tap \_\_\_\_\_ Too close to Door - Window (4' bto or 2' abv if <10') - Wall (12") \_\_\_\_\_

••SKYLIGHTS: \_\_\_\_\_

•FLASHING: Missing - Damaged - Rusted - Patched - Ineffective - Exposed nails \_\_\_\_\_

Needs (new) sealant (dried out--separated--missing) \_\_\_\_\_ No Kickout flashing - Diverter \_\_\_\_\_

•EDGE: Damaged \_\_\_\_\_ WDN \_\_\_\_\_

•GUTTERS: Debris filled (minimal) - Vegetative growth \_\_\_\_\_ Loose - Damaged - Disconnected Connectors \_\_\_\_\_

\*Metal Roof: Top m. needed Rusted Notes evident-PUD R Prior repairs evident Damaged \_\_\_\_\_

\*Flat Roof: Alligatoring Deteriorated Seams Blistering Edges lifting Exposed Nails Mineral loss

Ponding Ripples Tears Cracking Blocked Drains - Scuppers Deficient flashing \_\_\_\_\_

Metal Flue (freestanding) Needs sealant around collar Leaning excessively Damaged \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**4a. EXTERIOR: Walls, Siding, Trim.**

**SIDING:** Aluminum Asbestos Cement Block (Exposed) Board & Batten Cedar shingle / siding  
**Barrier EIFS** (~'75-'97) Drainage EIFS (post '97) Fiber Cement (HardiPlank) **Hardboard Composite** Plywood / T-111  
 3 / 1 coat Stucco Stone Veneer—Brick / Stone Vinyl Wood Clapboard (Horiz/Vert seams)  
**TRIM:** Aluminum Clad Vinyl Wood

**Barrier Exterior Insulated Finishing System (EIFS) installed (~ <1997) Have specialist EIFS evaluation of exterior to check for possible hidden moisture related damage to sheathing and structure behind.**

- GENERAL CONDITION:  **→ Rcmd Scraping – Repainting - Sealing**  Typ mx needed  Chalking - oxidation - alligating  
 Exhaust vent Damaged - Missing or Stuck damper- Clogged  Insufficient clearance between siding and roof \_\_\_\_\_
  - VENEER: BRICK /STONE:  Weep holes missing  Repointing req'd  Common cracks  **Problematic cracks** C \_\_\_\_\_
  - SIDING:  Typ mx needed  Caulking req'd - Cracks - EWC - Holes - Loose - Missing - Paint Blistering - WDN  Repairs req'd \_\_\_\_\_
  - DECAY & TERMITE PREVENTION:  Earth <6" to untreated siding \_\_\_\_\_
  - EAVES/ SOFFITS/FASCIA/RAKE/TRIM:  Typ mx needed  Cracks - Holes - Loose - Missing - Paint Blistering - WDN  
 Caulking req'd  Repairs req'd \_\_\_\_\_
  - EIFS / STUCCO:  Questionable install / Improperly flashed  Contact w/Ground  Unable to verify drainage system \_\_\_\_\_
- COMMENTS: \_\_\_\_\_

**4b. EXTERIOR: Doors & Windows.**

- FRAMES:  Flashing at top—missing-UTD  Perimeter seal—recaulking req'd \_\_\_\_\_  Lites rusted → horiz cracks \_\_\_\_\_
  - DOORS:  WDN (minor—typ mx needed) \_\_\_\_\_  
 WDN (repairs req'd to prevent unseen rot) \_\_\_\_\_
  - WINDOWS:  WDN (minor—typ mx needed\*) \_\_\_\_\_  
 WDN (repairs req'd to prevent unseen rot) \_\_\_\_\_
  - WINDOW SASHES  Typ mx needed\*  Lites Cracked - Broken  Glazing deteriorated  WDN  Damaged \_\_\_\_\_
  - PAINT:  Typ mx needed\*  Blistering (indicates moisture underneath)  Chalking - oxidation \_\_\_\_\_
- \*Typical maintenance involves removing old paint & caulk, repairing damaged wood, priming, then recaulking and repainting.*
- COMMENTS: \_\_\_\_\_

**4c. EXTERIOR: Attached Structures. OTHER THAN DECKS**

- FRONT PORCH/VERANDAH:  Trip hazard  No railing (>30" fall)  WDN \_\_\_\_\_  Non-PT EWC \_\_\_\_\_
  - STOOP:  Trip hazard  No railing (>30" fall) (> 3 risers)  Settled  Cracked  Railing loose – Rusted – Damaged \_\_\_\_\_
  - BREEZEWAY:  Trip hazard  WDN \_\_\_\_\_  Non-PT EWC \_\_\_\_\_  \_\_\_\_\_
  - PATIO:  Trip hazard  Unseen – Spalling bricks – Heaved \_\_\_\_\_
  - SCREENED PORCH:  Trip hazard  WDN \_\_\_\_\_  Non-PT EWC \_\_\_\_\_  Missing – Torn Screens \_\_\_\_\_
  - BALCONY:  Unsafe railing  WDN \_\_\_\_\_  Attached to cantilever C \_\_\_\_\_
  - ELECTRICAL/LIGHTING:  Entrance light(s) \_\_\_\_\_  \_\_\_\_\_  
 Typ mx needed: → Porch Verandah Stoop Breezeway Patio Screened Porch Balcony Columns  \_\_\_\_\_
- COMMENTS: \_\_\_\_\_

4d. EXTERIOR: Attached Structures: DECKS

DECK(s): Painted /Stained untreated Wood Pressure Treated Wood Synthetic / Composite / Manufactured

- COLUMNS:  Improper/No footing  Improper/No attachment  WDN at base  Water issues-accelerated decay likely  Too high for 4x4 (12-14' max-6x6)  Don't have 7' between bottom of footing and daylight (erosion/stability)
- ATTACHMENT:  Questionable C  Attached to Masonry Veneer  Too few fasteners-Missing-Rusted-Wrong type C  Compressible space: Ledger board/band joist connection  Improper/Missing Bracing  WDN  Flashing NV - Not installed - Poor install  Missing Joist hangers-Nails  Split lumber
- GIRDERS & BEAMS:  Improper Bearing on posts - Notching - Butt joint  Sagging  WDN
- DECKING:  WDN  Trip hazard  Worn - Checking - Splinter Hazards  Nails: Popped - Rusting (improper type)  Joist spacing/span questionable (have AHJ inspect)  Excessive cantilever (1/4, 3x)  Laid too tight (< 1/8")  Rcmd pres wash & water repellent
- RAILINGS:  No railing (>30" fall / >3 risers)  Gap >4"/6" (child safety)  Railing height < 36" (34"-38" measured at toe)  Loose railing Post - Balusters  Method of railing attachment questionable  Horizontal balustrades (child safety)  Not properly grippable  WDN
- STEPS:  Uneven steps  Stair Stringer:
- ELECTRICAL/LIGHTING:  Entrance light(s)  Outlet: None - No GFCI (safety)  Outlet cover not weatherproof
- COMMENTS: (FYI: Hot tubs require 100 psf load design)  Deck structure obstructs:

5a. FOUNDATION: Slab on Grade.

- APPROX % OF EDGE EXPOSED FOR INSPECTION  Inspection Limited  < 8" above finished grade
- Problematic Cracks: ENGR  Displacement  Multiple  Widening
- EXPOSED EDGE (Monolithic slabs)  Significant undercutting  Common cracks  Chips - Aggregate popping
- COMMENTS:

5b. FOUNDATION: Wall.

FOUNDATION: Block Brick Machine Plywood Poured Concrete Stone (Cut / Split)

- Problematic Cracks: ENGR  Displacement-Horizontal-Multiple-Pyramid-Stair step-Widening  Bulging-Bowing-Leaning
- COMMON CRACKS:  Front  Right side  Left side  Rear  In Parge coat only  Rcmd common/settler/cracks be Repaired/Sealed to prevent further deterioration/water entry. Monitor.
- DAMPPROOFING:  None  JTD
- WALK OUT / UP:  Railing loose - Missing  Wall Leaning - Cracked - Displaced  Slab:  Drain:  Door:
- CONE OF COMPRESSION: ENGR  Compromised
- COMMENTS:

6. UTILITIES.

Annular spaces NOT properly sealed

- ELECTRICAL SERVICE (buried / ovhd): Service Drop: Overhead - Window clearance insufficient, Drip loop deficient, Tension take-up - Masthead broken, Tree limbs in contact w/service drop - Rcmd cutting back 5 ft, Frayed conductor insulation: Drop - Service Point - Riser, Service riser attachment deficient, Meter box: Loose - Needs caulk, Grounding rods - Clamps: NV - Improper, Cable Conduit Defective

COMMENTS:

- EXTERIOR OUTLETS: None, Not GFCI protected: Rcmd install GFCI, Wx proof cover - Gasketing req'd, Loose, Defective

COMMENTS:

- EXTERIOR SPIGOTS: None - One, Spigot Leaks - Loose, Shutoff valve Broken - Leaks, NOT Frost Proof, No Anti-siphon valve installed, Anti-siphon valve Defective/Leaks, Water Pressure = PSI (normal 20-60 well / 45-60 public / MAX 80), Low P, High P, Adjust pressure regulator P, NOT tested - Valve inaccessible - Water turned off

COMMENTS:

- WATER METER: LOC, Unknown, N/A, Not Accessible, Creep Meter, WELL HEAD: Cover: Damaged - Gasket

COMMENTS:

- SEWER / SEPTIC: CLEANOUTS: None observed / I/D, Improperly capped

COMMENTS:

FUEL STORAGE: Public Gas & Meter Tank, Oil / Propane, LOC: Basement / Garage / Above Ground / Buried

- FUEL SERVICE: Meter: Loose - Rusty - Vent clogged - No tracer wire, Smell of Gas - CALL GAS COMPANY, TANK Leaks - Rusty - No vented

COMMENTS:

EXTERIOR SPIGOTS: Frost proof spigots are not freeze proof and require draining during hard freezes. For non-frost proof/regular spigots the lines must be drained before any freeze to prevent burst pipes. To do this, close the interior shutoff, open the exterior valve, then open the interior drain plug to let the water drain out (this allows air in the pipe to prevent suction lock, otherwise the pipe may not drain fully). Frost proof spigots (the valve is in-line with the pipe) dribble out some water when you turn them off.

**7. AC or HEAT PUMP UNIT(S).**

AIR CONDITIONER or  HEAT PUMP Loc: \_\_\_\_\_ Zone: \_\_\_\_\_ Energy Rating \_\_\_\_\_

\*Est. Age: \_\_\_\_\_ Est.tons: \_\_\_\_\_ Circuit Ampacity: \_\_\_\_\_ Min/Max Breaker: \_\_\_\_\_ / \_\_\_\_\_ amps

Data Plate unreadable \_\_\_\_\_ **Rule of thumb for cooling: 600 to 1000 sf per ton of AC (800 typical).**

•GENERAL:  Noisy  Rusty  Roof drip line problematic (heat pumps)  Remove vegetation on sides / overhead

•MOUNT:  Level unit for better operation  Pad damaged  Bracket – Bolts: \_\_\_\_\_

•COILS:  Too close to wall / fencing, overhead obstruction (efficiency issue)  **Rcmd clean (carefully w/hose or special brush)**

Frosted over \_\_\_\_\_  Corroded fins \_\_\_\_\_  Damaged \_\_\_\_\_

•EXT. REFRIGERANT LINES:  Missing - Damaged insulation on large line  Kinked \_\_\_  Over 50' to inside unit (efficiency)

Large suction line not 'cold' (~55°) M \_\_\_\_\_  Small liquid line not 'warm' (~102°) M \_\_\_\_\_

•COMPRESSOR/CONDENSER:  Oil leak / Oily joints M \_\_\_\_\_  Short cycling M  FYI: Crankcase heater installed (untested)

•WIRING:  Damaged - Vulnerable - Not outdoor rated - Undersized - Missing cable clamp \_\_\_\_\_

Disconnect(s): Not visible—Accessible \_\_\_\_\_  Disconnect: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

AIR CONDITIONER or  HEAT PUMP Loc: \_\_\_\_\_ Zone: \_\_\_\_\_ Energy Rating \_\_\_\_\_

\*Est. Age: \_\_\_\_\_ Est.tons: \_\_\_\_\_ Circuit Ampacity: \_\_\_\_\_ Min/Max Breaker: \_\_\_\_\_ / \_\_\_\_\_ amps

•GENERAL:  Noisy  Rusty  Roof drip line problematic (heat pumps)  Remove vegetation on sides / overhead

•MOUNT:  Level unit for better operation  Pad damaged  Bracket – Bolts: \_\_\_\_\_

•COILS:  Too close to wall / fencing, overhead obstruction (efficiency issue)  **Rcmd clean (carefully w/hose or special brush)**

Frosted over \_\_\_\_\_  Corroded fins \_\_\_\_\_  Damaged \_\_\_\_\_

•EXT. REFRIGERANT LINES:  Missing - Damaged insulation on large line  Kinked \_\_\_  Over 50' to inside unit (efficiency)

Large suction line not 'cold' (~55°) M \_\_\_\_\_  Small liquid line not 'warm' (~102°) M \_\_\_\_\_

•COMPRESSOR/CONDENSER:  Oil leak / Oily joints M \_\_\_\_\_  Short cycling M  FYI: Crankcase heater installed (untested)

•WIRING:  Damaged - Vulnerable - Not outdoor rated - Undersized - Missing cable clamp \_\_\_\_\_

Disconnect(s): Not visible—Accessible \_\_\_\_\_  Disconnect: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

AIR CONDITIONER or  HEAT PUMP Loc: \_\_\_\_\_ Zone: \_\_\_\_\_ Energy Rating \_\_\_\_\_

\*Est. Age: \_\_\_\_\_ Est.tons: \_\_\_\_\_ Circuit Ampacity: \_\_\_\_\_ Min/Max Breaker: \_\_\_\_\_ / \_\_\_\_\_ amps

•GENERAL:  Noisy  Rusty  Roof drip line problematic (heat pumps)  Remove vegetation on sides / overhead

•MOUNT:  Level unit for better operation  Pad damaged  Bracket – Bolts: \_\_\_\_\_

•COILS:  Too close to wall / fencing, overhead obstruction (efficiency issue)  **Rcmd clean (carefully w/hose or special brush)**

Frosted over \_\_\_\_\_  Corroded fins \_\_\_\_\_  Damaged \_\_\_\_\_

•EXT. REFRIGERANT LINES:  Missing - Damaged insulation on large line  Kinked \_\_\_  Over 50' to inside unit (efficiency)

Large suction line not 'cold' (~55°) M \_\_\_\_\_  Small liquid line not 'warm' (~102°) M \_\_\_\_\_

•COMPRESSOR/CONDENSER:  Oil leak / Oily joints M \_\_\_\_\_  Short cycling M  FYI: Crankcase heater installed (untested)

•WIRING:  Damaged - Vulnerable - Not outdoor rated - Undersized - Missing cable clamp \_\_\_\_\_

Disconnect(s): Not visible—Accessible \_\_\_\_\_  Disconnect: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**Moisture is the source of much of a home's structural problems—pay attention to keeping as much water away from the foundation & structure as possible: clean gutters, downspout extensions, properly sloped grading around entire house!**

**8a. OUTSIDE: Grounds.**

**DRIVEWAY:** Asphalt Brick Concrete (exposed aggregate) Dirt Gravel Pavers

**RETAINING WALL(s):** Block/Concrete Interlocking CMU Pres.Treated Wood Railroad Tie Stone

- GENERAL:  Evidence of expansive soils?  Fill or transition lot?
  - DRIVEWAY:  **→ Rcmd resealing**  Eroded asphalt / concrete  Common cracks / chipping  Major cracks - holes \_\_\_\_\_
  - WALKWAYS:  Trip hazard \_\_\_\_\_  Displaced cracks \_\_\_\_\_  Frost heaved \_\_\_\_\_
  - PATIO:  Trip hazard \_\_\_\_\_  Displaced cracks \_\_\_\_\_  Frost heaved \_\_\_\_\_
  - LANDSCAPING AROUND FOUNDATION:  **→ Rcmd cutting back vegetation** (ants/termites) \_\_\_\_\_  **→ Rcmd tree - stump removal**  
 Large trees overhanging – Threaten structure **→ Rcmd tree service evaluation** \_\_\_\_\_
  - RETAINING WALLS (if affecting structure):  Drain holes missing  WDN \_\_\_\_\_  **Bulging - Bowing - Falling - Leaning** \_\_\_\_\_
  - FENCES/GATES (if affecting structure):  Sagging – Broken – WDN \_\_\_\_\_  Missing Slats  Hardware \_\_\_\_\_
- COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**8b. OUTSIDE: Drainage.**

**GUTTERS/DOWNSPOUTS:** Continuous Aluminum Copper Galvanized Vinyl/Plastic Wood

- LAY OF THE LAND:  Inherent problematic drainage \_\_\_\_\_  Significant slope \_\_\_\_\_  Washouts \_\_\_\_\_
  - WALKS/DRIVEWAY:  Appears sloped towards house - garage \_\_\_\_\_  Evidence of pooling \_\_\_\_\_
  - SWALES:  Marginal location – adequacy \_\_\_\_\_  Rcmd install \_\_\_\_\_
  - GRADING AROUND FOUNDATION:  Typ settling **→ Rcmd regrade for better drainage** \_\_\_\_\_  
 Fill in low spots - sink holes - Remove high spots \_\_\_\_\_  Earth <6" to siding (termite & rot issues) \_\_\_\_\_
  - GUTTERS:  \_\_\_\_\_ Missing  Debris filled  Damaged - Disconnected - Leaking - Loose - Rusted  Improper slope \_\_\_\_\_
  - DOWNSPOUTS:  \_\_\_\_\_ Missing  Damaged - Disconnected - Leaking - Loose - Rusted - Separated \_\_\_\_\_
  - DOWNSPOUT EXTENSIONS:  Missing **→ Rcmd 1ft+ for better drainage mgmt**  Ineffective – Too short – Poorly placed \_\_\_\_\_
  - SUMP/CONDENSATE DISCHARGE:  **→ Rcmd extending well clear of foundation**  Poor Loc \_\_\_\_\_
  - GARDEN BOXES:  Above foundation – promotes poor drainage  No weep holes  In contact with siding \_\_\_\_\_
- COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**→ ROOF RUNOFF:** Maintain gutters and extend downspouts with black solid tubing five to ten or more feet away from the foundation. If the terrain permits you can bury the runoff tube for a nicer appearance. Dumping all that roof water on a “splashguard” simply allows the water to percolate through the looser backfill increasing “seepage” and hydrostatic pressure on your foundation walls, both of which can lead to cracks and wet basements (and then possibly mold).

**→ DRAINAGE:** Maintain positive drainage around the *entire* foundation, preferably achieving six inches of fall over ten feet. Fill in, re-grade and compact but don't let earth get closer than four to six inches from siding or wood. This is *the* single best thing you can do for keeping your foundation dry. A dry house is a happy house! Moisture is the ultimate source of much of a structure's problems. Additionally, make sure the sump pump & condensate pipes discharge well clear of the house or you are just recycling the water back down the foundation walls.

**Lawn Irrigation:** If able, have a separate water meter installed for watering when on public sewer so that you don't have to pay sewer charges for water that's going in the ground and not going to the processing facility.

9. ATTIC(S). Access Loc: \_\_\_\_\_ VIEWED FROM: Scuttle - Attic  NOT INSPECTED DUE TO: \_\_\_\_\_

ATTIC/ROOF SUPPORT: Conventional Framed—Truss Insulated—Planking—Ply/OSB FRT Ply ('82-'87 Townhomes)

- ACCESS:  ALL attics NOT accessible \_\_\_\_\_  Loc Awkward - Blocked \_\_\_\_\_  Opening insufficient (<22"x30")  
 Hatch is wood-should be gypsum (fire safety)  Difficult to access equipment  Equipment passageway: \_\_\_\_\_
- PULLDOWN STAIRWAY:  Poorly installed \_\_\_\_\_  Damaged attic structure \_\_\_\_\_  Loose hardware \_\_\_\_\_
- VENTILATION:  None  Limited  Damaged \_\_\_\_\_  → Rcmd install ridge venting at next reroof  
 RIDGE  SOFFIT  GABLE LOUVER(S) FIELD:  PASSIVE VENTS  WIND POWERED TURBINE  \*POWER VENTILATOR\*  
 Ridge vents <2" wide gap \_\_\_\_\_  Soffit -Gable vents -partially -blocked \_\_\_\_\_  Vent screening missing  
 → Rcmd install baffles between insulation and roof sheathing to allow free airflow from soffit venting
- MECHANICAL VENTILATION:  COULD NOT TEST  Does not operate  No associated switch  Fan - Motor appears bound
- ROOF SHEATHING:  Moisture damage - seepage (staining) \_\_\_\_\_  Loose - Rusted nails \_\_\_\_\_  Missing "H" clips \_\_\_\_\_  
 FRT (Fire Retardant Treated) Plywood (possible issues) \_\_\_\_\_
- TRUSSES/RAFTERS/COLLAR TIES/PURLINS:  WDN  Water stains  Field missing truss RDP \_\_\_\_\_  
 Truss Connectors/Plates: Loose—Twisted—Disconnected \_\_\_\_\_
- CHIMNEY:  Deteriorated Brick - Mortar \_\_\_\_\_  Daylight seen thru roof—Leaks probable \_\_\_\_\_
- METAL FLUE:  Inadequate clearance to combustibles \_\_\_\_\_  Support: \_\_\_\_\_  
 Single wall (NOT "B" Vent) in cold space (condensation issues)  90° bend (only 45's allowed) \_\_\_\_\_
- HVAC DUCTS:  AIR LEAKS: Disconnected - Gaps - Damaged  Duct insulation: Missing - Torn  Support: Missing - Kinks  
 Grey(R-3) vs. Black(R-8) or Silver(R-6)  → Rcmd insulating main Supply trunk—return duct - Resealing seams \_\_\_\_\_
- CONDENSATE DRAINS:  In proper slope - Termination \_\_\_\_\_  Needs to be insulated—risk of freezing \_\_\_\_\_
- VENTING:  Flex vents inadequately supported \_\_\_\_\_  Bathroom - Dryer - Kitchen Fan(s)(may) exhaust into attic \_\_\_\_\_
- PLUMBING:  Exposed pipes - freeze → Rcmd insulate \_\_\_\_\_  Improper Slope - Support  Evidence of leaks at penetration \_\_\_\_\_
- ELECTRICAL:  No light  Exposed wires subject to damage near scuttle  Exposed wiring - Open boxes \_\_\_\_\_  
 Non-IC rated recessed lighting within 3" to combustibles\*\*  Knob & Tube wiring in direct contact with insulation \_\_\_\_\_
- INSULATION: Depth ~ \_\_\_\_\_" Loose Fill of Batt - Cellulose - Fiberglass - Rock wool - Vermiculite (<1991) "R" value: \_\_\_\_\_  
 Ineffective - Missing - Compressed in areas ~ \_\_\_\_\_% \_\_\_\_\_  Uneven install \_\_\_\_\_  
 Vapor barrier on cold side  Baffle at soffit Missing-Ineffective \_\_\_\_\_  \_\_\_\_\_  
 → Rcmd insulate access door (see CD for example)  Accessible by birds - squirrels → Rcmd sealing holes-gaps \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

□ **\*\*Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application (“IC”). Unfortunately, it is not practical to verify during a home inspection that every installation has been made safely.**

→ **VENTILATION:** Assure the attic is properly ventilated and that insulation isn’t blocking the soffit vents. Put a remote thermometer at mid height in the attic and watch it on a summer day. If the temperature goes above ~135° to 140° then you need better ventilation. If increasing passive ventilation isn’t possible than consider installing passive vents in the field or a couple of wind powered turbines. (Opinions vary and the final judgment has yet to be made regarding the cost/efficiency tradeoff of *powered* ventilators. The motors also need lubrication and tend to have a short life span.) Good ventilation evacuates moisture buildup and preserves your wood structure, while keeping the heat down prolongs the life of your roof. You will also save on cooling costs. Open your windows when weather permits to refresh your indoor air, which, with today’s tight homes and our extensive use of chemicals, can get somewhat polluted (e.g. formaldehyde in building products and VOC’s).

□ **Do-it-Yourself:** Keep in mind that most work done on your home (installing new outlets, finishing off the basement, adding a deck, removing walls, etc) requires a permit from the town or county you live in. Especially, doing *major* work without a permit can lead to issues of liability, insurance denial, fines, being required to undo what you did, lawsuits, and problems selling your home down the road. Always consider your experience level and knowledge when deciding whether to do your own work or not. During inspections, so much of what I find that involves unsafe conditions or unconventional installations is from Do-It-Yourself homeowner work.

→ **AIR SUPPLY REGISTERS:** Most newer homes return air to the air handler/furnace through a strategically placed register or two (that often has the air filter in it) on each level and then pushes the conditioned air back to the individual rooms through the supply registers, typically under/near the windows.. Just beware of where they are and **DO NOT BLOCK** any of the registers with furniture.

□ **High/Low Returns:** Most newer homes return air to the air handler/furnace through a strategically placed register or two (that often has the air filter in it) on each level and then pushes the conditioned air back to the individual rooms through the supply registers, typically under/near the windows. But some homes have the “returns” in each room and look just like the supply registers. They are often on the inside wall (maybe near the ceiling) or floor and feel cool in the heating season) (since they are sucking in room air). This is a very good system and circulates air nicely. Just beware of where they are and **DO NOT BLOCK** any of the registers with furniture.

□ **Tight homes:** Today’s newer homes are built so tight that little fresh air migrates into the house other than what comes in through open doors and windows. This makes for somewhat degraded air quality—loaded with fumes from cleaning solvents (VOC’s), hair sprays, deodorizers, paints, building materials, etc. Newly built homes are particularly bad as the drying out process of the materials used include out gassing of formaldehydes and glues that are in carpeting and plywood among other things. Bottom line: Let in fresh air whenever you can even if a few utility dollars go out the door—your health will be better off!

□ **Whole House Fan:** If you have one of these and have anything but a “loose” house be sure to crack a window or two at the lower level so that the air that’s being sucked out of the house can come from somewhere and not the fireplace chimney (along with a lot of ash!!) or up from the crawlspace or dryer vents, etc. These can be pretty powerful and need a plentiful supply of air to keep from building up too much negative pressure within the house, which is when air is drawn from places you don’t want it drawn from.

Do Not Reproduced by BHI, LLC  
Copyrighted

10a. INTERIOR SPACES. [COSMETIC ITEMS ARE NOT REPORTED]

Abbrev: Hall1 (main), Hall2 (up), NOOK, STUDY, LIB=Library, OFC=Office, LR=Living Room  
FR=Family Room, GR=Great Room, DR=Dining Room, BR=Bedroom, MBR=Master Bedroom

WINDOWS: Metal Vinyl Wood (Solid / Clad)

TYPE: Single Pane—Dual Pane Single Hung—Double Hung Casement Jalousie Sliding Other

- DOORBELL:  Not installed  Not working \_\_\_\_\_
- FRONT ENTRANCE DOOR:  Keyed bolt  Poor seal  Split - Tight - Warped  Damaged - Loose - Misaligned - Missing: \_\_\_\_\_
- SCREEN/STORM DOORS:  Not Safety Glass  Broken - Damaged - Loose - Misaligned - Missing \_\_\_\_\_  Damaged frame
- SLIDING DOORS:  Not Safety Glass  Broken - Damaged - Loose - Misaligned - Missing \_\_\_\_\_
- SMOKE DETECTORS:  Missing \_\_\_\_\_
- MOISTURE STAINS:  Ceiling \_\_\_\_\_  Walls \_\_\_\_\_  Floor \_\_\_\_\_  Windows \_\_\_\_\_
- DOORS:  Out of square - Tight fit \_\_\_\_\_  <1" Gap at bottom: poor installation \_\_\_\_\_  
 Damaged \_\_\_\_\_  Loose \_\_\_\_\_  Misaligned \_\_\_\_\_  Missing \_\_\_\_\_
- CLOSETS:  Exposed bulb \_\_\_\_\_  Fixture too close to storage space (<12") (FIRE) \_\_\_\_\_  Door: \_\_\_\_\_
- FLOORS:  Excessive gaps \_\_\_\_\_  Damaged: \_\_\_\_\_  \_\_\_\_\_
- WALLS:  Cracks: Common \_\_\_\_\_  Problematic \_\_\_\_\_  
 Damaged: \_\_\_\_\_  Repairs evident \_\_\_\_\_  Non-breathable interior finish on exterior wall (moisture issues)
- CEILINGS:  Cracks: Common \_\_\_\_\_  Problematic \_\_\_\_\_  
 Damaged: \_\_\_\_\_  Repairs evident \_\_\_\_\_
- WINDOWS:  Is NOT qualified egress (bedrooms only) \_\_\_\_\_  Not Safety Glass: Bi-folds - Sideights - Walk-thru Hazards \_\_\_\_\_  
 Poor seals/air leakage - Fogger - Silica hazard \_\_\_\_\_  
 Broken: Frame/Sash \_\_\_\_\_  Glass \_\_\_\_\_  
 Will NOT Open or Close readily or fully \_\_\_\_\_  
 Defective Sash cords - Spring Balance/Weight \_\_\_\_\_  
 Hardware:  Missing \_\_\_\_\_  Broken \_\_\_\_\_
- HEAT SOURCE:  None - Inop \_\_\_\_\_  Poor flow \_\_\_\_\_  Thermostat defective \_\_\_\_\_  
 Marginal - No air flow \_\_\_\_\_  Grills (Blocked - Damaged - Missing) \_\_\_\_\_  
 Radiator/Baseboard/Wall unit: \_\_\_\_\_
- LIGHTS:  Not present \_\_\_\_\_  Not working \_\_\_\_\_  Damaged \_\_\_\_\_
- CEILING FAN:  Inop \_\_\_\_\_  Wobbles - Noisy \_\_\_\_\_
- ELECTRICAL:  Outlets: 2 prong ungrounded \_\_\_\_\_  Too few \_\_\_\_\_  Painted over—hard to use \_\_\_\_\_  
 Excessive Gap (Sparks-fire hazard) \_\_\_\_\_  
 Defective Outlet - Switch \_\_\_\_\_  
 Missing Cover \_\_\_\_\_  
 Reverse: Polarity - Hot/Gnd \_\_\_\_\_  
 Open: Hot-Neu-Gnd \_\_\_\_\_

COMMENTS:  GREEN DOTS indicate which outlets tested were found defective. Not all outlets were tested.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 10b. INTERIOR SPACES-continued.

COMMENTS:

→ **FIRE:** Fire is the fourth largest accidental killer in the U.S. Smoke alarms cut your risk of dying in a fire nearly in half. Watch those “handyman extension cords”, frayed lamp cords, overloaded outlets and unattended cooking (#1 cause of house fire).

→ **FIRE EXTINGUISHERS:** Recommend having them readily accessible in the kitchen, garage and unfinished basement at a minimum. There are many types but your typical Home Use Extinguisher is a dry chemical, rated “ABC”, which covers ordinary combustibles like wood and paper, flammable or combustible liquids like gasoline and grease and electrical fires from appliances and wiring.

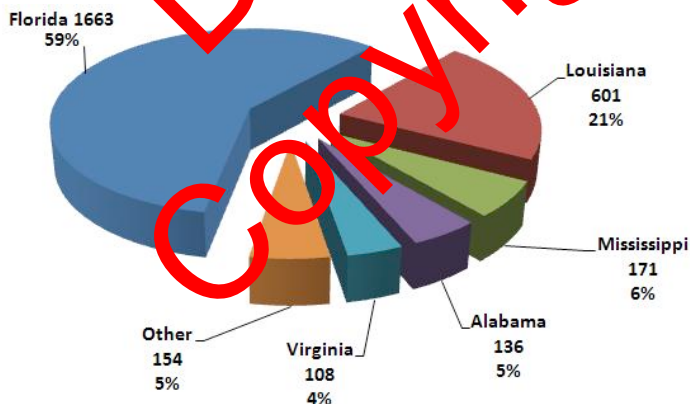
→ **SMOKE DETECTORS:** Required in every bedroom, outside of each sleeping area, and a minimum of one per level. Smoke detectors save lives—it’s a fact! Test monthly. Replace batteries every year so they work when you need them. (Scenario: Electrical storm → power knocked out in neighborhood → lightning strike on your home → FIRE! with no detector working). A “chirping” sound indicates the batteries need replacing. The inspection only notes the presence or absence of smoke detectors—I recommend you test them as soon as you occupy the house.

☐ **CO Detectors:** Recommend install near source area and one near bedrooms if using fossil fuel appliances/heating. CO is a byproduct of *incomplete* combustion—if combined with a flue space defect you are in danger of CO poisoning.

☐ **Exterior Locks:** Consider replacing all the exterior locks (you can buy multi-lock packages that use the same key)—an easy do-it-yourself job. You may not know just how many hidden keys are out there or how many neighbors or friends have access. *Also, do NOT use keyed dead bolts—if the key is not in the lock or immediately accessible (and all guests know the location) you may find yourself locked in trying to escape from a fire!!* Instead use toggle style bolts: your life is more important than your possessions!

☐ **CHINESE DRYWALL ISSUE:** here is a toxic drywall inspection do-it-yourself: (Note: VA = 4% of reported cases).

- \* Was your home built between 2006 and 2007? (latest evidence indicates 2001-2008 homes are on the potential list as well.)
- \* Have a strong sulfur smell (like a rotten-egg smell)?
- \* Have breathing irritation or headaches while at home?
- \* Have corroded copper pipes in air-conditioner or discolored copper waterpipe (or copper electrical wires in receptacle)?
- \* Have "KNAUF" in black ink or "CHINA" in red ink, or "ASTM36C" stamp on the back or edge tape of your drywall? (if no visible drywall back in house, look inside the attic to see the back of ceiling).



Consumers largely report that their homes were built in 2006 to 2007, when an unprecedented increase in new construction occurred in part due to the hurricanes of 2004 and 2005.

**11. BATHROOMS.**

B=Bsmt, 1=Main, 2=Upstairs, PR=Powder Room, GB=Guest Bath, MB=Master Bath, SB=Shared Bath

- MOISTURE STAINS:  Ceiling  Walls  Floor  Windows
- DOORS:  Out of square - Tight fit  <1" Gap at bottom: poor ventilation  
 Damaged  Loose  Misaligned  Missing
- FLOORS:  Excessive gaps  Damaged:
- WALLS:  Cracks: Common  Problematic  
 Damaged:  Repairs evident  Non-breathable interior finish on exterior wall (moisture issues)
- CEILINGS:  Cracks: Common  Problematic  
 Damaged:  Repairs evident
- WINDOWS:  Defective Sash cord/Spiral Balance/Weight  Poor seals/air leakage - Fogged - Silica haze  
 Broken: Frame/Sash  Glass  Will NOT Open or Close readily & fully  
 Hardware:  Missing  Broken
- HEAT SOURCE:  None - Inop  Poor loc  Thermostat defective  
 Marginal - No air flow  Grill (Blocked - Damaged - Missing)  
 Radiator/Baseboard/Wall unit:
- LIGHTS:  Not present  Not working  Damaged
- ELECTRICAL:  Outlet NOT GFCI → Rcmd GFCI  Excessive Gap (Spark fire hazard)  
 No Outlet  Ungrounded Outlet  Missing Cover  
 Defective Outlet - Switch  
 Reverse: Polarity - Hot/Gnd  
 Open: Hot-Neu-Gnd
- EXHAUST FAN:  None installed - Inop  → Rcmd clean  Discharge loc unk
- VANITY:  → Rcmd caulking splashback  Burns - Damaged - Loose - Stains
- SINKS/FAUCETS:  H/C reversed  Drips - Leak  Aerator Missing  
 Stopper defective - missing  Trap: Clogged - S - Not removable  Corrosion
- TOILET:  Lid defective  Cracked Top - Tank - Bowl - Lid  
 Corroded Shutoff valve - Hold down bolt  Hvy tank sediment  
 Base requires caulking  Base loose → Rcmd new wax seal & bolts  Runs  
 Leaking supply line - tank - base  Tank hardware defect
- TUB/SHOWER:  No Safety Glass  H/C reversed  Strainer - Stopper Broken - Missing  
 Worn diverter valve  Pigeon leaks  → Rcmd grout - caulk  Clogged  
 Loose - Chipped - Cracked Tile / Fiberglass  Undetected wall deterioration likely
- FUNCTIONAL FLOW TEST (Top Floor)  Marginal  Typical for well
- FUNCTIONAL DRAIN TEST:  Marginal
- WHIRLPOOL: Access door? Y/N  NOT TESTED DUE TO: (ROD)  Did NOT operate  
 → Rcmd flushing & disinfecting system  Motor excessively noisy  Not GFCI protected

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

11b. BATHROOMS-continued.

COMMENTS:

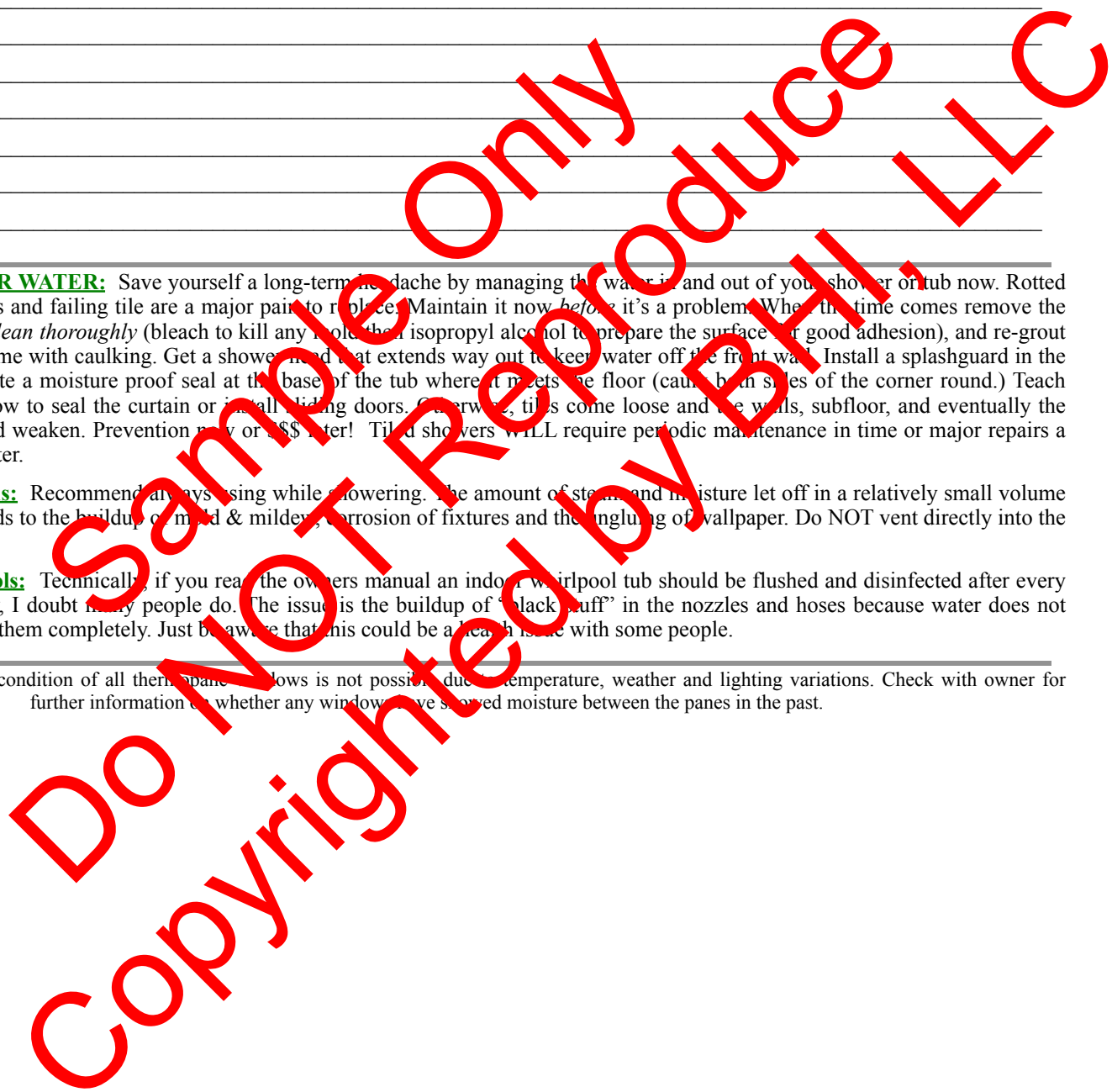
Multiple horizontal lines for handwritten notes.

→ **SHOWER WATER:** Save yourself a long-term headache by managing the water in and out of your shower or tub now. Rotted floor corners and failing tile are a major pain to replace. Maintain it now *before* it's a problem. When the time comes remove the bad grout, *clean thoroughly* (bleach to kill any mold then isopropyl alcohol to prepare the surface for good adhesion), and re-grout and seal. Same with caulking. Get a shower head that extends way out to keep water off the front wall. Install a splashguard in the corner. Create a moisture proof seal at the base of the tub where it meets the floor (caulk both sides of the corner round.) Teach your kids how to seal the curtain or install sliding doors. Otherwise, tiles come loose and the walls, subfloor, and eventually the joists rot and weaken. Prevention now or \$\$\$ later! Tiled showers WILL require periodic maintenance in time or major repairs a few years later.

→ **Bath Fans:** Recommend always using while showering. The amount of steam and moisture let off in a relatively small volume of space leads to the buildup of mold & mildew, corrosion of fixtures and the peeling of wallpaper. Do NOT vent directly into the attic!

☐ **Whirlpools:** Technically, if you read the owners manual an indoor whirlpool tub should be flushed and disinfected after every use. Frankly, I doubt many people do. The issue is the buildup of "black stuff" in the nozzles and hoses because water does not drain out of them completely. Just be aware that this could be a health issue with some people.

Determining condition of all three pane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information on whether any windows have showed moisture between the panes in the past.



12. KITCHEN.

- MOISTURE STAINS:  Ceiling  Walls  Floor  Windows
  - DOORS:  Out of square - Tight fit  Damaged  Loose  Misaligned  Missing
  - CLOSETS:  Exposed bulb  Door:
  - FLOORS:  Excessive gaps  Damaged:
  - WALLS:  Cracks: Common  Problematic  Damaged:  Repairs evident
  - CEILINGS:  Cracks: Common  Problematic  Damaged:  Repairs evident
  - WINDOWS:  Poor seals - Fogged  Broken: Frame/Sash  Glass  Will NOT Open or Close readily or fully  Defective Sash cord/Spiral Balance/Weight  Hardware:  Missing  Broken
  - HEAT SOURCE:  None - Inop  Poor loc  Thermal defective  Marginal - No air flow  Grill (Blocked - Damaged - Missing)  Radiator/Baseboard/Wall unit:
  - LIGHTS:  Not present  Not working  Damaged
  - CEILING FAN:  Inop  Wobble - Noisy
  - ELECTRICAL:  Outlets: 2 prong ungrounded  Too few  Painted over - hard to use  Excessive Gap (Sparks-fire hazard)  Missing Cover  Defective Outlet - Switch  Outlets NOT GFCI: → Rcmd GFCI  Reverse Polarity - Hot/Grnd  Open: Hot-Neu-Gnd  FYI: COUNTER OUTLETS APPEAR NOT TO BE ON TWO SEPARATE 20 AMP CIRCUITS
  - EXHAUST/FILTER FAN:  None installed  FYI - NOT INTENTED TO OUTSIDE  → Rcmd cleaning  Defective  Noisy
  - SINK(s)/Faucet/Sprayer:  H/C reversed  Slow to drain  Drips  Damaged - Missing:
  - PLUMBING-under sink:  Leaking Supply - Trap - Sprayer - DW hose  Improper - "S" trap  No Cleanout plug / Not removable trap
  - COUNTERTOPS  → Rcmd caulking back splash  Burns - Cuts - Damage - Stains  Loose - Missing:
  - CABINETS:  Sticky  Loose mount  Hardware Broken - Missing - Loose  Damaged:
  - PANTRY:  Hardware Broken - Missing - Loose  Damage
- COMMENTS: \_\_\_\_\_

13. APPLIANCES

▶ Refrigerators are NOT inspected and any comments are courtesy only.

Appliances appear to be in:  Good physical condition  Properly connected  Work as intended  Safe

- DISPOSAL:  Safety guard Missing - Damaged  Noisy  Appears jammed  Trips reset button  Improper wiring
  - DW:  No air gap - High loop on waste  Not secured to countertop  Excessively noisy  Soap door does not open  Damaged Door - Rack - Spray arm - Latch - Seals  Weak/Disconnected door spring  Leaks  Does not appear to function properly
  - RANGE:  All burners ON top. CUE  Burner Inop  Damaged  Counter top fan defective  No spark / No ignition with gas flowing
  - OVEN:  → Rcmd Anti-tip device be installed  Element - Light inop  Gasket damaged  Latch problems  Door sprung  No gas shutoff installed or not readily accessible: Range - Oven  Could not get to operate
- RANGE/OVEN:**    Electric    Natural Gas    Propane
- BUILT IN MICROWAVE:  Loose mount  Does not appear to heat  Light - Fan inop  Improper wiring
  - FRIG:  → Rcmd cleaning coils  On GFCI circuit (spoiled food potential)  Leaking plumbing  No plumbing for ice maker

COMMENTS: \_\_\_\_\_

## 14. LAUNDRY.

► Clothes washers & dryers are NOT inspected and any comments are courtesy only.

**DRYER:** Electric Natural Gas Propane

240Volt: 4 wire / 3 wire (<'97)

- MOISTURE STAINS: Ceiling - Walls - Floor - Windows \_\_\_\_\_ • Lights: \_\_\_\_\_
  - DOORS:  Out of square - Tight fit —may indicate settling  Damaged - Loose - Misaligned - Missing: \_\_\_\_\_
  - FLOORS:  Excessive gaps \_\_\_\_\_  Damaged: \_\_\_\_\_
  - WALLS:  Cracks: Common \_\_\_\_\_  Problematic \_\_\_\_\_  
 Damaged: \_\_\_\_\_  Repairs evident \_\_\_\_\_
  - CEILINGS:  Cracks: Common \_\_\_\_\_  Problematic \_\_\_\_\_  
 Damaged: \_\_\_\_\_  Repairs evident \_\_\_\_\_
  - WINDOWS:  Poor seals - Fogged  Broken: Frame/Sash \_\_\_\_\_  Glass \_\_\_\_\_  Will NOT Open or Close readily or fully  
 Defective Sash cord/Spiral Balance/Weight \_\_\_\_\_  Hardware:  Missing \_\_\_\_\_  Broken \_\_\_\_\_
  - LIGHTS:  No switched light or outlet  Not working - Damaged \_\_\_\_\_
  - ELECTRICAL:  → Remd GFCI \_\_\_\_\_  Exposed bulbs - box \_\_\_\_\_  Outlet Switch defective \_\_\_\_\_  
 Washer outlet NOT grounded  Miswired: \_\_\_\_\_
  - HEAT SOURCE:  None -Inop  Poor loc  Marginal -No air flow  Thermostat defective  Grill Blocked -Damaged -Missing
  - LAUNDRY SINK:  Not secured  Leaks \_\_\_\_\_  H/C reversed  Trap: Improper - Corroded \_\_\_\_\_  
 No Cleanout plug / Not removable trap \_\_\_\_\_
  - PLUMBING:  Standpipe: Too short - <2" diameter - None  Improper - Corroded - Leaking: \_\_\_\_\_
  - WASHER HOOKUPS:  Catch Pan defective \_\_\_\_\_  Non-std waste discharge \_\_\_\_\_  Shut off Inaccessible -Corroded -Leakin  
 No catch pan w/drain in area where leak could cause damage to finish floors or ceilings: → **Remd install catch pan**
  - DRYER HOOKUPS:  Improper - Disconnected ducting \_\_\_\_\_  Kinked \_\_\_\_\_  Vents to Attic - Crawlspace - Same room
- COMMENTS: \_\_\_\_\_

→ **REFRIGERATORS:** Refrigeration units have coils just like an air conditioner and they need to be kept cleaned for best efficiency. The problem is the coils are not very accessible if located on the bottom (some are on the rear and tend to stay much cleaner). They collect massive amounts of dust and animal hair causing your compressor to run longer to achieve cooling, which leads to a shortened life. Remove the front grill (snaps out) and use any ingenuity you have to clean the coils (tape on the end of a yard stick works for me—vacuuming only reaches the very front). They easily roll out to get behind.

**Kitchen Disposal:** Recommend do NOT use with a private septic system—can prematurely overload tank and, worse, the drainfield. Especially do not put coffee grounds in your system which add excessive sludge, nor toxic chemicals which can kill the bacteria that break down the waste. Use cold water when using to keep motor cool. Jams: clear by turning with Allen wrench (center bottom) then reset red button.

→ **APPLIANCE VENTING:** DO NOT, under any circumstances, vent your dryer or self-installed bath fans into the crawlspace or attic or into the house. Moisture must be vented to the outdoors or you will promote wood deterioration and mold in no time. Remember, moisture management is key to a happy house. Even though we humans prefer 30-50% humidity (45% is ideal) a house structure prefers 10-15%. **Mold, by the way, requires spores, food and moisture.** Good filtration reduces but does not eliminate spores. Food exists everywhere (carpets, drywall, wood, insulation backing) and can't be eliminated. **Moisture control is where you fight your battle against mold.** Use your bath fan for every shower.

→ **CLOTHES DRYER:** ALWAYS empty the lint trap after every load (especially important for GAS DRYERS). Not doing so greatly decreases the efficiency of the dryer and increases your utility costs. It will also lead to buildup of lint in the duct. Lint is also very flammable (you'd be surprised how many lint fires there are each year) and for that reason I recommend pulling out the machine and cleaning the ducts yearly. Periodically check the outdoor vent/duct/flapper as well for lint buildup.

→ **WASHING MACHINE:** The standard black supply hoses that come with washing machines are NOT rated for 24/7/365 pressure. In other words, if you leave the valves on between uses you take the risk that a hose may burst (always happens while you are away) and flood the house. Therefore I recommend you turn the valves off between use OR install stainless steel braided hoses.

**Electricity can hurt/kill through shock and fire. Do NOT do your own work unless you are qualified to do so! A basic rule is that ALL electrical connections must be contained completely within an approved box with no holes.**

**15a. ELECTRICAL: Primary Service Panel.**

Loc: \_\_\_\_\_ Means of Disconnect:  MAIN BREAKER  \_\_\_\_\_ Rated \_\_\_\_\_ amps 120 / 240 volts

Measured Voltage = \_\_\_\_\_ (Desired normal range = 118v to 123v. Max limits = 114v to 127v)  Low  High  Call Utility

**SERVICE CONDUCTORS:** Aluminum Copper Copper clad Aluminum

**BRANCH CONDUCTORS:** \*Aluminum\* ('64 - '78) Copper Copper clad Aluminum (mid 70's) Tinned Copper

**WIRING METHOD:** Armored Cable ("BX") Conduit Knob & Tube Non-metallic Cable (cloth / plastic-"Romex")  
(30's-50's) (< 30's) (20's -70's) / (since 70's)

- FPE Panel/STAB-LOK Breakers:** E \_\_\_\_\_  **ZINSCO or BULLDOG Pushomatic** E \_\_\_\_\_
- AFCI protection (>2003 in BR, >2008 all rooms, halls, closets)**  FYI: SPLIT BUS TYPE PANEL
- GENERAL:  Poor location  Inadequate access  Circuits not labeled  No room to expand  > 6 breakers to disconnect  
 Disconnected wires  Overcrowded  Rust - Moisture E  Wires over svc lugs \_\_\_\_\_
- PANEL/DEADFRONT:  Open Breaker - Wire knockouts  House wiring NOT grounded  Panel NOT Grounded / Bonded  
 Deadfront does not match panel  Deadfront screws may short or are in contact with live wires behind  Arc damage E  
 Missing - Improper screws  Paint spray inside panel E  Not UL listed & labelled  Transformer inside panel
- SERVICE ENTRANCE WIRES:  Evidence of overheating E  Undersized  Direct tap at service \_\_\_\_\_
- GROUNDING/BONDING:  Main bonding strap (or green) screw missing - NTD E  Loose Grounds detected in house E
- BUS BARS:  Multiple neutrals on one lug (white wires should not share a lug) \_\_\_\_\_
- BREAKERS/FUSES\*:  Damaged - Rusty - Corroded - Cracking  Evidence of arcing E  Wrong type  Double tapped
- WIRES/BREAKERS  \_\_\_\_\_ AC breaker wrong size \_\_\_\_\_ amp installed should be \_\_\_\_\_ to \_\_\_\_\_ amp rated  
 # \_\_\_\_\_ wire(undersized) on \_\_\_\_\_ amp breaker  Wire too big for breaker - Improper connection - Knicked \_\_\_\_\_
- 240V/MULTI-WIRE CIRCUITS:  On same phase  Missing / Improper handle tie \_\_\_\_\_
- OLDER WIRING:  AC (BX) cable rusted E  Non-metallic cloth cable deteriorated  House circuits NOT grounded E  
 → Rcmd Type "S" fuses \_\_\_\_\_  Solid Aluminum circuit wiring E \_\_\_\_\_

**Knob & Tube:**  Covered by insulation \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\*also known as "overcurrent devices"

→ **ELECTRICAL SYSTEM:** Electricity hurts in two ways—Fire and Shock. Please consider whether you really know what you are doing if you decide to do some "handyman" wiring, upgrades, new outlets here or there, running power to the shed, wiring a hottub, etc. There is a lot more to it than just pushing the wire into the quick-connect slot (poor technique, btw). At least read a book. And ALL electrical work requires a permit and inspection precisely because it can be dangerous. Avoid overloading extension cords—overloaded cords leads to fires!! If you must use extensions cords go BIG, as in 12 or 14 gauge vs. those woefully inadequate 18 gauge lamp cords.

**GFCI outlets:** Recommend GFCI outlets in all damp/wet locations—kitchen, bathrooms, garage, exterior, unfinished basements, laundry sinks. Avoid plugging a refrigerator or freezer into one as they are very sensitive devices and may trip while you are away causing your food to spoil. Wired correctly, one \$15 GFCI receptacle can protect all the others "downstream" from that one. Test these devices every few months by pushing on the "Test" button and then "Reset".

16a. PLUMBING: Supply Lines. \*Valves not tested—subject to leaking if turned.\*

Main Shutoff Valve location: Well (Rcmd testing) Tank Pres: psi Public water supply

MAIN LINE: Copper Galvanized Steel Lead Plastic (PB / PE / PVC / CPVC)

SUPPLY LINES: Brass Copper CPVC Galvanized (10-50) Lead FLEXIBLE: PEX \*PB\*(78-95)

Polybutylene Piping (PB2110)—Issues related to this product

- QUALITY: Discolored Water - Rotten egg smell Rcmd shock-chlorination
MAIN SERVICE PIPE: Interior shutoff valve Hidden - Leaks - UTD Loc Direct contact w/concrete—corrosion potential
EXT SPIGOT LINES: Interior shutoff valve Missing - Hidden - Leaks - UTD Loc Pipe burst
PRESSURE RELIEF: Pressure Tank—Expansion Tank—Valve None evident Tank waterlogged—replace P
SUPPLY PIPING: NFV—Inspection LIMITED Leak observed P Past repairs evident Leaking—None - UTD
SUPPORT: Corroded - Rusted Improper type Inadequate
PRESSURE TANK: Appears saturated (short cycling)P Pres sw needs adj(Delta psi -max 60psi) Corroded - Rusted Leaks
INSULATION: Rcmd on cold water pipes to prevent condensation Pipes subject to freezing Rcmd insulating
WATER CONDITIONER: Appears to supply: Ext. spigots - Kitchen faucet (potentially wasteful of conditioner materials)
COMMENTS:

16b. PLUMBING: Waste Lines Most plumbing, being behind walls or insulation, cannot be inspected.

WASTE LINES: ABS (1/4-3/4) Cast Iron Clay Tile Copper Lead PVC

- PIPES: NFV—Inspection LIMITED Leak observed P Past repairs evident Improper joints
ABS—cracks near joints PVC-ABS glued joints—may fail if proper glue not used Improper direct waste tap
Improper Slope(<1/4”-1/2” per ft)
SUPPORT: Corroded - Rusted Improper type Inadequate
CLEANOUTS: None observed - UTD Improperly capped
Unconventional:
COMMENTS:

16c. PLUMBING: Fuel System.

Shutoffs: At Meter At Tank At House Entry Central Home Run Board/Inside Shutoff At Each Appliance

GAS LINE: Black Iron Corrugated Stainless Steel Tubing (CSST) Flexible Copper Galvanized

- SUPPORT/PROTECTION: Corroded - Rusted Improper type Inadequate
PIPES: NFV—Inspection LIMITED SMELL OF GAS—LEAK DETECTED P Flex connector goes THRU appliance
GAS CONNECTORS: Older (<77) uncoated brass connectors Rcmd replace w/stainless steel or plastic coated brass
INSIDE-LOCATED OIL TANK: None vented Rusted Leaking:
COMMENTS:

Well Systems: Pressure tank switches typically turn on at 20-30 psi and off at 40-50 psi—thus fluctuations in water pressure are normal. You should notice a slight boost in shower pressure when the pump does turn on. Public water should have constant pressure and be regulated at no more than 80 psi (general limit for residential fixtures). Also, periodically check your washing machine screen (in the supply hose) as well as all your faucets for sediment buildup that will reduce flow—eventually to a trickle. If on well system I highly recommend a filter system due to the typically higher sediment concentrations in well water, as well as periodic testing for bacteria and pollutants.

➔ **17. WATER HEATER(s).**       TANKLESS (Instantaneous and unlimited) \_\_\_\_\_

A | B *NFV due to insulating blanket – Access limited -- Inspection Limited*

<b>A: WATER HEATER:</b>	Loc: _____	Est. Age: _____	Cap: _____ gallons	<input type="checkbox"/> FVIR	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Oil
<b>B: WATER HEATER:</b>	Loc: _____	Est. Age: _____	Cap: _____ gallons	<input type="checkbox"/> FVIR	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Oil

**Recommend minimum 50 gal electric/40 gal gas for water heaters (soaking / whirlpool tubs require a larger tank.)**

•GENERAL:  No catch pan w/drain in area where leak could cause damage to finish floors or ceilings: ➔ *Rcmd install catch pan*

FYI: Single element vs. std dual element      A | B *Questionable location*      b ➔ *Rcmd bollard for protection (garage)*

•CONDITION: A | B *Wet at base* P \_\_\_\_\_ A | B *Leaking* \_\_\_\_\_ A | B *Catch pan ineffective*

A | B *No hot water (upper element inop)*      A | B *Lower element inop*      A | B *Ext. Rust - Corrosion - Damage* \_\_\_\_\_

•ELECTRIC: A | B *Exposed wiring - Missing cover*      A | B *Improper connection*      A | B *H/C metal pipe not bonded* \_\_\_\_\_

A | B *Not grounded* \_\_\_\_\_ A | B *Thermostat Access Panel:* \_\_\_\_\_

•GAS: A | B *No shutoff*      A | B *No drip leg*      A | B *Combustion air insufficient*      A | B *Not raised 18" (garage) (unless FVIR)*

A | B *Evidence of Flame Rollout*

•OIL: A | B *Draft Regulator needs adjustment/service*      A | B *Oil burner:* \_\_\_\_\_ A | B *Oil filter:* \_\_\_\_\_

•PLUMBING: A | B *No Cold Supply Shutoff*      A | B *No dielectric union*      A | B *PEX w/13' of tank* \_\_\_\_\_

A | B *Drain Valve:* \_\_\_\_\_ A | B *Supply Valves:* \_\_\_\_\_

•TPR VALVE: A | B *Discharge not w/i 6" of floor* P \_\_\_\_\_ A | B *Pipe: Missing / wrong size / Not secured* \_\_\_\_\_ A | B *Corroded/Leaking*

•EXPANSION TANK:  *None (if required)* ➔ *Rcmd install*       *Tank water aged—replace* P \_\_\_\_\_  *Not secured properly* \_\_\_\_\_

•BURNER FLAME/CHAMBER: A | B *Soiled—Inaccessible*      A | B *Irregular / Yellow flame* P \_\_\_\_\_ A | B *Chamber corroded or rusted*

•CONNECTOR VENT PIPE: A | B *Black sooting evident* P \_\_\_\_\_ A | B *Washed draft hood*      A | B *Improper slope—Connection-Type*

A | B *Inadequate cline to combustibles*      A | B *"Orphaned Water Heater"*       *No Clear cut (if masonry chimney)* \_\_\_\_\_

A | B *Evidence of Condensation Issues (Rust, flakes / Zinc Oxide)*      A | B *Possibly Oversized* \_\_\_\_\_

A | B *Too many angles—questionable venting*      A | B *Vent assist fan* \_\_\_\_\_

•TANKLESS HEATER: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Water Filters:** Replace regularly to maintain good system pressure. More often if on a well. Initially your well system may be more full of sediment but as it settles down, you may find you don't need to replace the filter as often.

➔ **WATER HEATER:** I recommend a maximum setting of 125° to prevent scalding, especially with young children around. At this setting though, use heat augmentation on your dishwasher. Be aware that the hot water supply won't last as long set at a lower temperature then if set at a higher temperature. At 160° you will be instantly scalded.

➔ **WATER HEATER FLUSHING:** Get longer life out of your water heater by flushing it regularly of corrosion causing sediments. Hook a garden hose to the spigot at the bottom, run it into a bucket or tub (so you can see just what comes out) and open the valve full way for 30 seconds (or more if sediment is still evident). Ideally do this once a quarter if on well water, or once a year if on public water. Also, every five years change out the "sacrificial anode"—it corrodes instead of your tank liner but after a while it's all used up! It's the sunken large hex nut on top and can be easily replaced if you are the least bit handy.

18a. HEATING: For room units: (baseboard & wall heaters) see INTERIOR SPACES.

Pilot Not On / Utilities Off / Electronic Ignition Malfunction - COULD NOT TEST FOR PROPER OPERATION

HEAT EXCHANGER NOT INSPECTED(per I.A.) due to: N/A Sealed unit(90+) Not accessible(80+) Not fully visible(60+)

FAN COIL or FURNACE Loc: Energy Rating 90+% High Efficiency

\*Est. Age: Natural Gas Propane Oil Electric Input BTU's k Output BTU's k

FORCED HOT AIR> Condensing Induced Draft Natural Draft (<'88) Heat Pump All Electric

HYDRONIC> Hot Water Steam

Rcmd servicing by furnace specialist Rcmd replacing/cleaning air filter

GENERAL: No light in area Poor location Inadequate-Inaccessible working space Suspect material on pipes

ELECTRICAL: No Safety cutoff switch within sight Cable clamp req'd Wire not secured Exposed wiring

GAS: No shutoff No drip leg Flex connector goes thru wall Missing "Converted to Propane" label

CATCH PAN: Filled with water M Missing - Rusty - Leaking Float switch does not turn off AC - Turns off air handler

CONDENSATE LINE(S): Prim/Sec on common line Primary not trapped Improper Slope - Exit pt

BACKUP CONDENSATE COLLECTION: NONE

CONDENSATE PUMP: FYI: Not installed-float switch on secondary drain used Check valve inop Needs cleaning

RETURN AIR DUCT: Leaks Rcmd sealing Rcmd professional cleaning of air ducts (\$40-\$250)

AIR FILTRATION: At Unit In Living Space N/A No filter Dirty filter Hard to access Improperly secured inside unit

Missing Access Cover Air Gaps Filter may be restricting airflow too much

SUPPLY AIR DUCT: Leaks Rcmd sealing Distribution lever Missing Inop - Reversed - Misaligned w/markings

THERMOSTAT: Fan - Heat - Cool - Emergency Heat commands do not respond Poor location

ACCESS PANEL: Unit does NOT shutdown when blower panel opened Does not Latch - Fit securely Missing screws

OPERATION: No ignition M Premature cutoff M Cycling on/off M Freeze issues (condensing furnace in attic)

Heat Pump does NOT come on when commanded M

GENERAL CONDITION: Evidence of flame roll out M Very dirty inside Rcmd cleaning Rcmd taping over all air gaps

COMBUSTION AIR: Questionable supply - Unit in Small Air tight closet M < 10 ft from supply air M

COMBUSTION INDUCER FAN: Very noisy-Indicates imminent failure

BURNERS/FLAME: Too yellow-indicates poor combustion Flame floating excessively above burners "Roaring" flame

Movement when blower turns on-indicates hole in exchanger

BLOWER FAN: Very dirty Rcmd cleaning Noisy - Excessive vibration

CONNECTOR/VENT: Inadequate clear to combustibles Improper Slope-Connections-Run-Type

Sooty M Evidence of Condensation Issues (Rust flakes / Zinc Oxide) Possibly Oversized

90+ Only: Negative slope towards furnace (condensate drains back) No Cleanout if masonry chimney

HUMIDIFIER: FYI: No isolation damper Leaks Membrane Rcmd replace / clean

COMMENTS:

Blank lines for additional comments.

•HYDRONIC & STEAM FURNACES: Water Boiler PSI (12-20) \_\_\_\_\_ Steam Boiler PSI (3-5) \_\_\_\_\_ Temp: \_\_\_\_\_

Fuel Filter: \_\_\_\_\_  Relief Valve/TP Gauge: \_\_\_\_\_  Expansion tank waterlogged \_\_\_\_\_

Oil supply line NOT protected  Oil Burner: Sooty / Oily  Barometric Damper needs adjustment \_\_\_\_\_

STEAM: *Sight glass shows no water (should be half way)* \_\_\_\_\_

Expansion Tank—Zone Valves—Circulator—Air Separator—Temp/Pres Gauge(Tridicator)—Hi/Lo Limit Control

Backflow Preventer—Auto Fill Valve—Low Water Cutoff—Low Water Float—Mixing Valve—Pressure Reducing Valve

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

→ **FURNACE SERVICING:** Further extend your furnace's life by having a technician service it at least every two years (every year highly recommended for oil furnaces). He will check the all-important heat exchanger and safety sensors as well as the evaporative coils, which neither you nor the inspector can readily get to, and give the whole system a good cleaning and tune up. An annual contract is best to assure you actually get around to it, and usually involves less money over the life of the unit.

→ **THERMOSTATS:** To save energy install a programmable thermostat. They cost from \$40-\$120 at the big boxes, are easy to install yourself, and will pay for themselves in reduced energy bills. Program the heat back 2° at night if you have a heat pump with electric backup or 5° to 10° if you have a gas or oil furnace. If you turn a heat pump down too much they will kick into backup heat mode to catch up in the morning and this is costly. IF that backup mode is electric resistance coils—not an issue if you have fuel as a backup. For Heat Pumps, "AX" (green light) heat means the system called for backup mode (electric or gas). "EM" or "EMIR" (red light) means you commanded the backup mode.

→ **\*\*AIR FILTERS:\*\*** Change your air filter every three months or so, depending on if you have animals or not and how clean you keep your house. A dirty filter (or any obstruction to airflow) may cause "short cycling" of your furnace, caused by insufficient airflow tripping the overheated sensor. This in turn, will put extra stress on your heat exchanger and shorten its life (\$\$). Additionally, dirt piling up on the indoor cooling coils can greatly reduce efficiency. Air filters are there mostly to protect your equipment and to filter out gross particulate matter to some degree. **But they are NOT there to increase the quality of air in your home!** For that you need hospital grade HVAC systems! Basically a home air handler system is not large enough to change out the air enough times every hour to make a difference. IF the fan is RUN continuously the typical blower achieves 4 to 7.5 air changes/hour. In order to affect air quality in a house you need 10 to 15 air changes/hour (The human body alone sheds almost a third of a pound of skin a day). So, if you need "clean" air for any reason I suggest you use the portable room sized HEPA cleaners.

There is a lot of debate about filter efficiency versus the negative impact on air handlers with filters that are too restrictive. My recommendation is to use **low and pleated filters** to get the big stuff that will clog up your indoor coil while not restricting system airflow appreciably. Remember, the filter is for the system, not for you!

**Heat Pumps:** A heat pump uses the air conditioner compressor and through a reversing valve extracts heat from the outside (instead of from the inside when in cooling mode). Heat pump air is only a few degrees above ambient and may even feel cool, like it's not working right, but this is normal. They are generally efficient in our region down to about 35° depending on the SEER rating of your unit. IF you have electric back-up heat, I recommend NOT setting back the thermostat at night more than 1-2° or the electric coils will kick on during recovery, which is like a very expensive toaster. If you have gas backup lower the temperature to wherever you want and save energy.

**Air Distribution:** For forced air systems recommend "tweaking" the air distribution levers (if you have them) in the supply duct each change of season. Less heat on upper levels in winter (heat rises) and less cooling on lower levels in summer (cold air sinks). Never completely close off a supply trunk—maximum of half way.

**Humidifiers:** The typical Aprilaire type installed on air handlers relies on dripping water across a panel membrane. The blowing air then picks up the moisture. This membrane requires annual replacement. Improperly maintained and it can become a mold factory. Also be aware that the colder it is outside the lower the humidity level you should set on the humidistat (½% less humidity for every 1° cooler), otherwise your windows may start dripping with condensation. There should be a chart nearby your humidifier or humidistat. Some automatically adjust the humidity levels by using an outdoor temperature sensor.

19. COOLING.

See section 14 for compressor report & 81 for central heating components.

FYI: NO CENTRAL AIR

Due to system limitations AC mode operated only if above 60°F ambient temperature for at least 2 hours or damage to compressor may result. For Heat Pumps power must be on for 12 hours for the same reason. Heat Pump mode (if installed) will be operated only if AC not running (and vice versa) as doing so potentially invokes a one+ hour self-protecting "reset" mode, thus disabling the system for a period of time.

Too cold to safely operate AC only systems. Inspection limited. Recommend inquire with owner as to past performance. (For heat pump systems: If compressor works as a heat pump, then it will likely work in AC mode since it's all the same components. The only thing not checked in this case is the refrigerant reversing valve and the thermostat signal.)

OPERATION: Doubtful M

TEMPERATURE DIFFERENTIAL = (14°-22° ideal) Down: ° Main: ° Up: ° Too low - high M

INT. REFRIGERANT LINES: Hanging unsecured Missing - Damaged insulation on large line Kinked

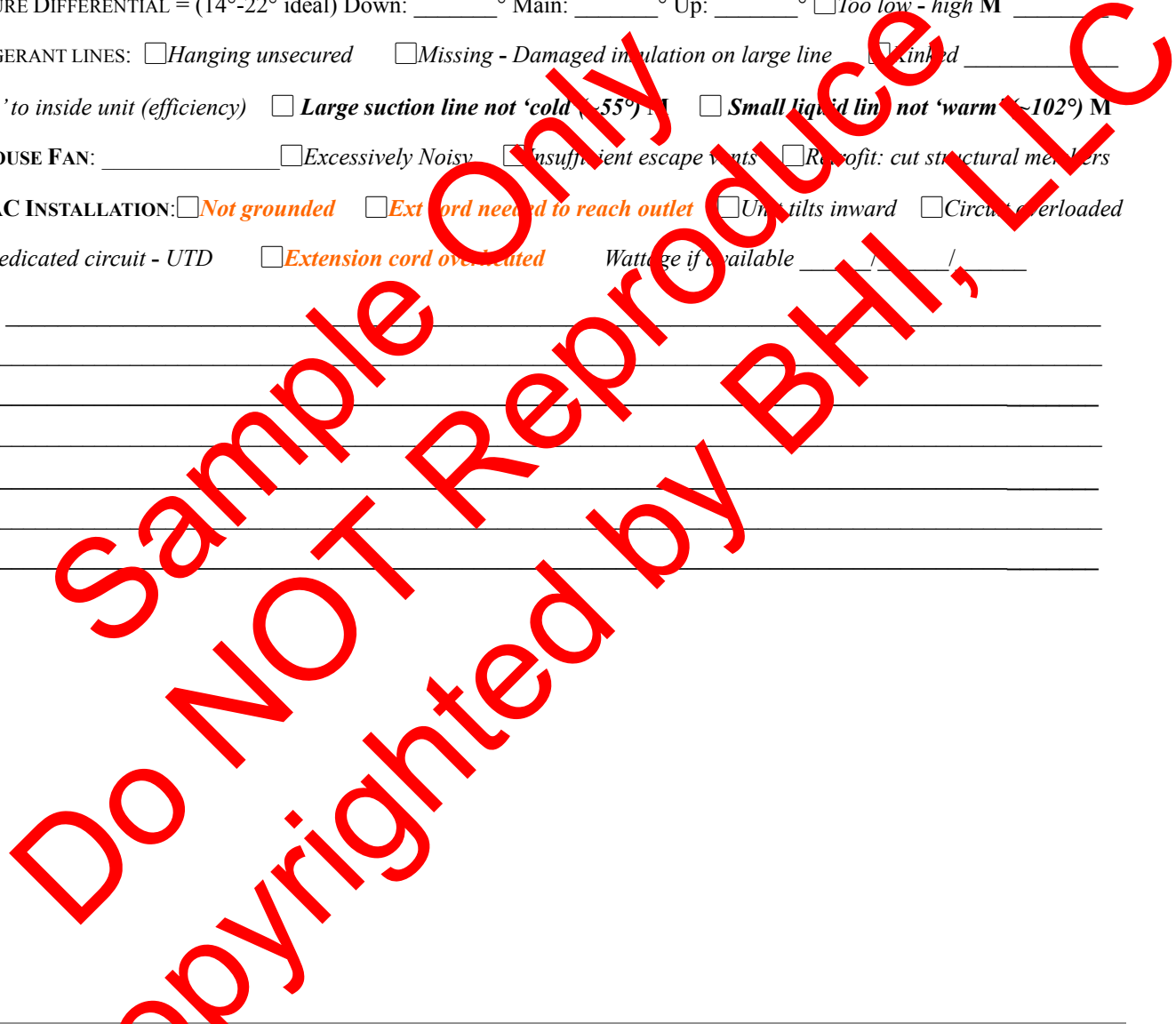
Over 50' to inside unit (efficiency) Large suction line not 'cold' (~55°) M Small liquid line not 'warm' (~102°) M

WHOLE HOUSE FAN: Excessively Noisy Insufficient escape vents Retrofit: cut structural members

WINDOW AC INSTALLATION: Not grounded Extension cord needed to reach outlet Unit tilts inward Circuit overloaded

Not on dedicated circuit - UTD Extension cord over-rated Wattage if available / /

COMMENTS:



\*AC SYSTEM LIMITATION: In AC compressor system circulates refrigerant in the form of vapor. Whereas water changes from vapor to liquid when < ~212° AC refrigerant stays a vapor until a much lower temperature and it's the compression and subsequent expansion of this vapor that cools the house. But when the vapor turns to liquid at non-summer temperatures, the compressor can be damaged as liquids cannot be compressed, thus the limitation above. Additionally, it is not a wise practice to switch the system to heat pump mode if already running in AC mode (or vice versa) except by a trained technician. Heat Pump systems, which use the same refrigerant but have a reversing valve, obviously can be operated during winter because they have a crankcase heater. However, power must be on for 12 hours before operating a heat pump to be sure the heater has done its job.

AC Compressor: Recommend turning off circuit breaker in winter to prevent accidentally turning on AC below 60-65° and risking damage. See explanation in section 82.

20a. CHIMNEY. Loc: \_\_\_\_\_ Viewed from Ground Roof

CHIMNEY: Block Brick Stone Stucco [plus Flue Insert] Metal Flue (freestanding) Wood Framed Flue

•ASH DUMP/DOOR/CLEANOUT:  Not installed  Not operable  Filled with debris \_\_\_\_\_

•ATTACHMENT TO HOUSE:  Leaning C  Caulking Deteriorated - Missing \_\_\_\_\_

•BRICK/MORTAR:  Problematic Cracks C  Spalling Bricks  Mortar Decayed - Missing - Cracks  
 Efflorescence (indicates flue may have cracks) \_\_\_\_\_

•CHIMNEY CAP:  Cracks - Missing mortar \_\_\_\_\_  Missing Rain cover - Spark arrestor → Rcmd install

•ROOF CLEARANCE:  Inadequate (less than standard 3'-2'-10' rule) \_\_\_\_\_

•FLUE (Clay/Insert):  UNABLE TO INSPECT--inaccessible  Mod (>1/8") - Heavy Creosote buildup CS  
 Collar sealant deteriorated \_\_\_\_\_  Decayed \_\_\_\_\_

•CRICKET/SADDLE FLASHING:  → Rcmd cricket (>30" valley)  Flashing needs Repairs - Regunking \_\_\_\_\_

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20b. CHIMNEY. Loc: \_\_\_\_\_ Viewed from Ground Roof

CHIMNEY: Block Brick Stone Stucco [plus Flue Insert] Metal Flue (freestanding) Wood Framed Flue

•ASH DUMP/DOOR/CLEANOUT:  Not installed  Not operable  Filled with debris \_\_\_\_\_

•ATTACHMENT TO HOUSE:  Leaning C  Caulking Deteriorated - Missing \_\_\_\_\_

•BRICK/MORTAR:  Problematic Cracks C  Spalling Bricks  Mortar Decayed - Missing - Cracks  
 Efflorescence (indicates flue may have cracks) \_\_\_\_\_

•CHIMNEY CAP:  Cracks - Missing mortar \_\_\_\_\_  Missing Rain cover - Spark arrestor → Rcmd install

•ROOF CLEARANCE:  Inadequate (less than standard 3'-2'-10' rule) \_\_\_\_\_

•FLUE (Clay/Insert):  UNABLE TO INSPECT--inaccessible  Mod (>1/8") - Heavy Creosote buildup CS  
 Collar sealant deteriorated \_\_\_\_\_  Decayed \_\_\_\_\_

•CRICKET/SADDLE FLASHING:  → Rcmd cricket (>30")  Flashing needs Repairs - Regunking \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Chimney:** Recommend annual cleaning by a Chimney Sweep if the fireplace is used regularly and particularly if unseasoned wood (i.e. water sizzles out of the wood) is used which burns cooler, smokes more and leads to creosote buildup. An extra hot fire can then ignite the creosote, which burns very hot and may spread to the house if there are any cracks in the chimney flue/liner.

➔ **21a. GARAGE.**    Attached    Detached    Detached w/breezeway

- FIRE SAFETY:    *Pet door breaches fire-rated door*    *Openings in firewall* \_\_\_\_\_  
                   *Supply register not fire rated*    *Door to house not solid wood or steel*    *Auto closer on house door not installed* \_\_\_\_\_  
                   *Missing Drywall (½" on walls, 5/8" Type X on ceilings)* \_\_\_\_\_    *Attic access: Improper fire separation - Not fire rated* \_\_\_\_\_
- MOISTURE STAINS: *Ceiling - Walls - Windows* \_\_\_\_\_
- DOOR TO HOUSE:    *Out of square - Tight fit*    *Broken - Damaged - Loose - Misaligned - Missing:* \_\_\_\_\_    *Seal* \_\_\_\_\_  
                           *No landing where required (max 2 risers)*    *No handrail where required (max 3 risers)*    *Handrail:* \_\_\_\_\_
- DOOR TO OUTSIDE:  *Out of square - Tight fit*    *Broken - Damaged - Loose - Misaligned - Missing:* \_\_\_\_\_    *Seal* \_\_\_\_\_
- SLAB:    % NV    *Not sloped*    *Cracks found—Typical - Problematic* \_\_\_\_\_    *Uneven*    *Chunks missing - flaking*
- WALLS/CEILING:    *Common cracks*    *Drywall too close to slab—may absorb moisture*    *Damaged* \_\_\_\_\_
- WINDOWS:    *Will not Open – Close – Latch* \_\_\_\_\_    *Poor seals/air leakage – Fogged - Silica haze* \_\_\_\_\_  
                   *Glass Broken*    *Frame/Sash Damaged*    *Sash cord / Spiral Hangers / Weight Defective*    *Hardware* \_\_\_\_\_
- ELECTRICAL:    ➔ *Rcmd GFCI* \_\_\_\_\_    *Overuse of extension* \_\_\_\_\_    *Inop outlets / Switch* \_\_\_\_\_  
                   *Exposed wiring - Open box* \_\_\_\_\_    *Improper wiring* \_\_\_\_\_
- PLUMBING:    *Exposed to freezing* ➔ *Rcmd insulate*    *Vulnerable to damage* \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

➔ **21b. GARAGE DOOR(S).**

- ➔  **HAS MECHANICAL SAFETY REVERSE (2" < 198" > 1")**    **HAS ELECTRONIC OBSTRUCTION SENSOR (>1992)**    **IS INSULATED**
- ELECTRIC OPENERS:    *None Installed* \_\_\_\_\_    *Inop* \_\_\_\_\_    *Remotes Missing – Loc Unk – Inop* \_\_\_\_\_  
                           *Opener needs adjustment at unit (up or down force)* \_\_\_\_\_  
                           *Misaligned sensor eye* \_\_\_\_\_    *Sensor installed too high* \_\_\_\_\_    *Sensor Removed or Damaged* \_\_\_\_\_  
                           *Mechanical Safety Reverse does NOT work* \_\_\_\_\_    *Electronic Safety Reverse does NOT work* \_\_\_\_\_  
                           *Rail attachment to wall/ceiling defective* \_\_\_\_\_    *Push button to door position not logical* \_\_\_\_\_
- VEHICLE DOORS:    *Window Broken - Missing* \_\_\_\_\_    *Delaminated – Broken – Bent – Cracked panels* \_\_\_\_\_  
                           *Broken - Misaligned lock mechanism*    *Loose hardware* \_\_\_\_\_    *Needs adj.* \_\_\_\_\_  
                           *Heavy when manually opened (out of balance) / Comes down hard* \_\_\_\_\_  
                           ➔ *Rcmd door lock be disabled with electric opener(s) installed to prevent accidental damage to door, rails, or opener.*
- ROLLERS, TRACKS & SPRINGS:    *Old style springs missing safety cable* ➔ **RCMD INSTALL SPRING CONTAINMENT SAFETY CABLE!**  
                           *Needs lubrication* \_\_\_\_\_    *Out of alignment* \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

22a. STAIRCASE: Basement.

- LIGHT: None NOT 3 way Exposed Bulb Hazard
DOOR: Swings over steps Out of square - Tight fit Broken - Damaged - Loose - Misaligned - Missing:
STEPS: Does NOT meet current safety stds -> >3/8" diff between steps Treads too small (<10") Risers too high (>7-3/4")
Loose - creaky Landing:
BANISTERS: Railing gap >4" (child safety) Loose - Damaged
HANDRAILS: Missing Does NOT meet current safety stds -> Not grippable Not turned in Too high-low (34-38")
Loose - Damaged
WALLS/CEILING: <6'8" clearance to ceiling Common cracks Damaged
COMMENTS:

22b. STAIRCASE: Main.

- LIGHT: None NOT 3 way
DOOR: Swings over steps Out of square - Tight fit Broken - Damaged - Loose - Misaligned - Missing:
STEPS: Does NOT meet current safety stds -> >3/8" diff between steps Treads too small (<10") Risers too high (>7-3/4")
Loose - creaky Landing:
BANISTERS: Railing gap >4" (child safety) Loose - Damaged
HANDRAILS: Missing Does NOT meet current safety stds -> Not grippable Not turned in Too high-low (34-38")
Loose--creaky
WALLS/CEILING: <6'8" clearance to ceiling Common cracks Damaged
WINDOWS: NOT Safety Glass (where fall hazard exists)
Defective Sash cord/Spiral Balance/Weight Poor seals - Fogged
Broken: Frame/Sash Glass Will NOT Open or Close readily or fully
Hardware: Missing Broken
COMMENTS:

22c. STAIRCASE:

- LIGHT: None NOT 3 way Exposed Bulb Hazard
DOOR: Swings over steps Out of square - Tight fit Broken - Damaged - Loose - Misaligned - Missing:
STEPS: Does NOT meet current safety stds -> >3/8" diff between steps Treads too small (<10") Risers too high (>7-3/4")
Loose - creaky Landing:
BANISTERS: Railing gap >4" (child safety) Loose - Damaged
HANDRAILS: Missing Does NOT meet current safety stds -> Not grippable Not turned in Too high-low (34-38")
Loose--creaky
WALLS/CEILING: <6'8" clearance to ceiling Common cracks Damaged
WINDOWS: NOT Safety Glass (where fall hazard exists)
Defective Sash cord/Spiral Balance/Weight Poor seals - Fogged
Broken: Frame/Sash Glass Will NOT Open or Close readily or fully
Hardware: Missing Broken
COMMENTS:

**FLUES ARE ONLY INSPECTED TO THE EXTENT THAT THEY ARE VISIBLE FROM LOOKING UP THROUGH THE DAMPER. GAS FIREPLACE INSERTS ARE NOT OPERATED**

➤ **23a. FIREPLACE: Masonry.** Loc: \_\_\_\_\_

- HEARTH: (16" deep-8" sides <6sf>20" deep-12" sides)  *Insufficient clearance to combustibles*  Cracks \_\_\_\_\_
- DOOR:  Cracked glass  Defective: \_\_\_\_\_
- MANTLE/TRIM:  *Insufficient clearance to combustibles*  Loose \_\_\_\_\_  Cracked \_\_\_\_\_
- FIREBOX/REFRACTORY:  Typical - *Problematic* cracks CS \_\_\_\_\_  Deteriorated or Cracked—Firebricks or Mortar \_\_\_\_\_
- DAMPER:  Does not Open - Close  Needs adjusting - Misaligned \_\_\_\_\_  Broken \_\_\_\_\_
- FLUE:  NV-NFV: **Inspection LIMITED**  Mod {>1-8"} - *Heavy creosote buildup* CS \_\_\_\_\_  
 *Deteriorated Liner* CS \_\_\_\_\_  *Appears to have cracks in liner* CS \_\_\_\_\_
- WOOD STOVE \_\_\_\_\_

COMMENTS: \_\_\_\_\_

➤ **23b. FIREPLACE: Metal—Pre-fab or Insert.** Loc: \_\_\_\_\_  GAS  WOOD

**METAL PREFAB** INSERT: Natural Vent (vertical) or Vent Free → (100% inside vented: possible health issues)

- HEARTH: (16" deep-8" sides <6sf>20" deep-12" sides)  *Insufficient clearance to combustibles*  Cracks \_\_\_\_\_
- DOOR/FIREBOX/REFRACTORY:  Cracked glass  Bad seal  Defective: \_\_\_\_\_
- DAMPER/FLUE:  *Missing Safety Spacer* (natural vent inserts)  NV-NFV: **Inspection LIMITED** \_\_\_\_\_
- BLOWER:  Not installed  Not tested \_\_\_\_\_  Not operating (ROD) \_\_\_\_\_
- GAS PIPING:  No shutoff  Shutoff not nearby - *Inside firebox*  Improper piping \_\_\_\_\_

COMMENTS: \_\_\_\_\_

➤ **23c. FIREPLACE: Metal—Pre-fab or Insert, Woodstove.** Loc: \_\_\_\_\_  GAS  WOOD

**METAL PREFAB** INSERT: Natural Vent (vertical) or Vent Free → (100% inside vented: possible health issues)

- HEARTH: (16" deep-8" sides <6sf>20" deep-12" sides)  *Insufficient clearance to combustibles*  Cracks \_\_\_\_\_
- DOOR/FIREBOX/REFRACTORY:  Cracked glass  Bad seal  Defective: \_\_\_\_\_
- DAMPER/FLUE:  *Missing Safety Spacer* (natural vent inserts)  NV-NFV: **Inspection LIMITED** \_\_\_\_\_
- BLOWER:  Not installed  Not tested \_\_\_\_\_  Not operating (ROD) \_\_\_\_\_
- GAS PIPING:  No shutoff  Shutoff not nearby - *Inside firebox*  Improper piping \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**Gas Logs Pilot:** During the off season I recommend turning off the pilot to save fuel (and closing the gas valves for added safety).

**Gas Logs Insert:** If you have gas logs that have been placed into an existing masonry fireplace you must have a **safety spacer** on the **damper** installed. This little clamp (see photo on CD) keeps the damper open a tad so that you don't ever inadvertently run the logs without the damper being at least somewhat open—this is a tendency with gas logs. Read your manual—many logs require the damper to be *full open* since even gas puts out products of combustion (CO) that best goes up the flue and not into the breathable living space.

➔ **24. Unfinished BASEMENT / CELLAR.**

<b>STRUCTURAL COLUMNS:</b> Block	Brick	Concrete	Steel	Stone	Wood
<b>GIRDERS/BEAMS:</b> Dimensional Lumber	Engineered Lumber	Logs	Steel	Timbers	
<b>FLOOR STRUCTURE:</b> Dimensional Joists	Engineered I-Joists	Open Web Truss (Wood / Metal)			
<b>WALL STRUCTURE:</b> Brick	Block	Log	Post & Beam	Stone	Wood Frame

- GENERAL:  FINISHED BASEMENT—MOSTLY NOT VISIBLE  **No Smoke Detector**  Floor drains present (untested)  Musty smell
- Enclosed accessible space under stairs: No gypsum board (fire safety)
- Has Qualified Egress for future living space  Has been pre-plumbed for future bath  Consider Radon Testing

•DOORS:  **Keyed Bolt**  \_\_\_\_\_

•SLAB:  % **Not visible**  Cracks—Typical Shrinkage - **Significant**  Uneven  Chunks missing / flaking \_\_\_\_\_

•WALLS:  Insulated—**COULD NOT INSPECT**  Efflorescence \_\_\_\_\_  Visible moisture \_\_\_\_\_

Cracks—Typical - **Problematic ENGR** \_\_\_\_\_

•WINDOWS:  Will not Open – Close – Latch \_\_\_\_\_  Poor seal – Fogged \_\_\_\_\_

Glass Broken  Frame/Sash Damaged  Sash cord / Spiral Balancer / Weight Defective  Hardware \_\_\_\_\_

•COLUMNS:  Not plumb \_\_\_\_\_  Not secured at top \_\_\_\_\_  Improper bearing at top \_\_\_\_\_

•BEAMS/GIRDERS:  No air gap in pocket  Insufficient - Improper bearing \_\_\_\_\_  Sagging ENGR \_\_\_\_\_

•JOISTS/TRUSSES:  Improper notching - boring \_\_\_\_\_  Improper support \_\_\_\_\_  Sagging \_\_\_\_\_

•SILL:  Anchor bolts-straps NV \_\_\_\_\_  Untreated - Unprotected \_\_\_\_\_  W/LN \_\_\_\_\_

•INSULATION:  Missing at Sill - Walls \_\_\_\_\_  Vapor retarder reverse \_\_\_\_\_

•HVAC DUCTS:  AIR LEAKS: Disconnected - Gaps - Damage \_\_\_\_\_  Support: Missing - Kinks \_\_\_\_\_  Poor overall condition \_\_\_\_\_

•HVAC REFRIGERANT LINES:  Not secured properly \_\_\_\_\_  Missing insulating wrap \_\_\_\_\_

•ELECTRICAL:  FYI: Minimum outlets \_\_\_\_\_  **Rcmd GFCI**  Exposed wiring – Bulb - Open box  Overuse of ext cords

Outlet - Switch defective \_\_\_\_\_  Wire not secured properly \_\_\_\_\_  Not grounded \_\_\_\_\_  Miswired: \_\_\_\_\_

•SUMP PUMP:  Tested OK  FYI: Auxiliary Back-up Pump Installed  None Installed  **NOT TESTED**-inaccessible/dry

**➔ Rcmd fitted lid be installed**  Does not appear to work \_\_\_\_\_  Improper discharge \_\_\_\_\_  Discharge pipe defective \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**Finished Basement** If you are contemplating finishing off the basement keep these things in mind: 1. A permit and inspections will be required. If you go without, it may come back to haunt you later on. 2. Be sure to provide adequate access to all sewer cleanouts, water shutoff valves, electrical junction boxes, sumps AND the furnace/water heater. Gas appliances have minimum air supply requirements that may not be met if contained in a tiny air tight closet—and they will need replacing some day so plan for full access. 3. If you create a sleeping area it must have a qualified egress from *within* that room or else it's not a legal "bedroom". You must be able to escape a fire that's outside the bedroom door and those tiny basement windows up high will hardly allow Grandma to get out!. In addition, a door to the exterior will be required—also for fire safety purposes. 4. Do NOT plan on using the gas furnace room for storage—fire hazard!!

**Sump Pumps** Sumps collect drainage water from the foundation drain system and inside floor drains. The pump is activated by a float switch and turns on for a few seconds to pump it to the outside (hopefully not right at the foundation wall!). You may hear the pump operate at random times as water collects in the sump. Typically, even with "dry" houses, the sump often comes on within a couple of hours after heavy rain starts. Periodically test the float switch and make sure it still works. For added peace of mind, install a battery backup system. This systems provides battery backup to a second sump pump should you lose electric power or if the primary pump fails for any reason. The battery is automatically kept charged and various conditions are monitored. They can be bought at any big box store. A failed sump pump during periods of heavy rain can lead to a flooded basement fairly quickly—a backup system can save you a huge cleanup and expense, especially if you have carpeting.

*Crawlspaces are prone to moisture related problems—Inspect frequently, keep ventilated and dehumidified as much as possible—keep water from getting inside by working gutters, proper grading & drainage, vapor retarders, etc.*

➔ **25. CELLAR / CRAWLSPACE.** Access Loc: \_\_\_\_\_

**INSPECTION LIMITED DUE TO:** \_\_\_\_\_

<b>STRUCTURAL COLUMNS:</b>	Block	Brick	Concrete	Steel	Stone	Wood
<b>GIRDERS/BEAMS:</b>	Dimensional Lumber	Engineered Lumber	Logs	Steel	Timbers	
<b>FLOOR STRUCTURE:</b>	Dimensional Joists	Engineered I-Joists	Open Web Truss (Wood / Metal)			
<b>WALL STRUCTURE:</b>	Brick	Block	Log	Post & Beam	Stone	Wood Frame

➔ **RCMD MOISTURE CONTROL SPECIALIST**     Candidate for closing off space     Consider Radon Testing

• ACCESS:  Too small (<16x24") - Difficult     Open to elements \_\_\_\_\_

• FLOOR VAPOR BARRIER: Coverage ~ \_\_\_\_\_ %     None - Limited - Sullied back - Deteriorated - Torn \_\_\_\_\_

➔ Rcmd remove all debris, install/reinstall fresh insulation with wire supports, level the dirt, seal all annular spaces

➔ Highly rcmd install 6+ mil (thicker the better) plastic sheet, covering 100% of bare earth, with 6-12" sealed overlap

• BASE/DRAINAGE:  Musty smell     Sump Pump: \_\_\_\_\_     Visible Wetness - Standing water \_\_\_\_\_

• WALLS:  Efflorescence     Visible moisture     Common cracks     Problematic cracks ENGR \_\_\_\_\_

• BAND BOARD/ANCHOR BOLTS:  NV/NFV     Missing     No sill seal     WDO \_\_\_\_\_     WDN \_\_\_\_\_     Moisture >20% \_\_\_\_\_

• NATURAL VENTILATION:  Non-existent - Inadequate - Marginal - Stopped - Inoperable     No Cross Ventilation \_\_\_\_\_

• COLUMNS:  No termite shield     Improper footing - Bearing at top     Block orientation in proper \_\_\_\_\_

Temporary Columns in place without proper footing - bearing at top \_\_\_\_\_

• BEAMS/GIRDERS:  EWC < 18'     Improper bearing \_\_\_\_\_     WDC \_\_\_\_\_     WDN \_\_\_\_\_

Moisture content >20% \_\_\_\_\_

• JOISTS/TRUSSES:  EWC < 24'     Improper bearing - Hanger support     WDC \_\_\_\_\_     WDN \_\_\_\_\_

Moisture content >30% \_\_\_\_\_

• INSULATION:  None - Limited - Fading - Ineffective - Missing in areas - Ripped - Wet \_\_\_\_\_

• HVAC DUCTS:  AIR LEAKS: Disconnected - Gaps - Damaged     Duct insulation: Missing - Torn     Poor overall condition

• ELECTRICAL:  ➔ Rcmd GFCI     No Lighting - Outlets     Open Junction box \_\_\_\_\_     Dangling wires \_\_\_\_\_

• PLUMBING:  Exposed Supply Pipes subject to freezing ➔ Rcmd insulate     Leaking waste \_\_\_\_\_

COMMENTS: (see section 71-73 for complete plumbing report) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Crawlspace:** I recommend keeping ventilation screens open during Spring & Fall (in Virginia) to ventilate out moisture. It's debatable with Virginia's humid summers whether you are letting out or letting in moisture—but I recommend closing vents in summer unless you have a very wet crawlspace. For the winter it will help dry out the crawlspace but may not be worth the risk of freezing pipes or the increased heating bills if kept open.

15b. ELECTRICAL: Secondary Service Panel.

Loc: \_\_\_\_\_ Means of Disconnect \_\_\_\_\_ Rated \_\_\_\_\_ amps 120 / 240 volts

- GENERAL: Poor location, Inadequate access, Circuits not labeled, No room to expand, > 6 breakers to disconnect, Disconnected wires, Overcrowded, Rust - Moisture E, Wires over svc lugs
PANEL/DEADFRONT: Open Breaker - Wire knockouts, House wiring NOT grounded, Panel NOT Grounded - Bonded, Deadfront does not match panel, Deadfront screws may short or are in contact with live wires behind, Arc damage E, Missing - Improper screws, Paint spray inside panel E, Not UL listed & labeled, Transformer inside panel
SERVICE ENTRANCE WIRES: Evidence of overheating E, Undersized, Direct tap at service
GROUNDING/BONDING: Main bonding strap or (green) screw Missing - UTD E, False Grounds detected in house E
BUS BARS: Multiple neutrals on one lug (white wires should not share a lug)
BREAKERS/FUSES\*: Damaged - Rusted - Corroded, Evidence of arcing E, Wrong type, Double tapped
WIRES/BREAKERS: AC breaker wrong size, amp installed: should be to amp rated, # wire(undersized) on amp breaker, Wire too big for breaker - Improper connection - Knicked
240V/MULTI-WIRE CIRCUITS: On same phase, Missing - Improper handle tie
COMMENTS:

15c. ELECTRICAL: Sub Panel

Loc: \_\_\_\_\_ Rate \_\_\_\_\_ amps 120 / 240 volts

- GENERAL: Poor location, Inadequate access, Circuits not labeled, No room to expand, > 6 breakers to disconnect, Disconnected wires, Overcrowded, Rust - Moisture E, Wires over svc lugs
PANEL/DEADFRONT: Open Breaker - Wire knockouts, House wiring NOT grounded, Panel NOT Grounded - Bonded, Deadfront does not match panel, Deadfront screws may short or are in contact with live wires behind, Arc damage E, Missing - Improper screws, Paint spray inside panel E, Not UL listed & labeled, Transformer inside panel
LINE CONDUCTORS: Evidence of overheating E, Missing Neutral--Ground (No 4 Wire Feed), Undersized
GROUND BUS BAR: Neutrals on ground bus E, Neutrals and Ground Bus bars bonded E
NEUTRAL BUS BAR: Grounds on neutral bus E, Bonded to panel (No "Floating Neutral"), Multiple neutrals on one lug (white wires should not share a lug)
BREAKERS/FUSES\*: Damaged - Rusted - Corroded, Evidence of arcing E, Wrong type, Double tapped
WIRES/BREAKERS: AC breaker wrong size, amp installed: should be to amp rated, # wire(undersized) on amp breaker, Wire too big for breaker - Improper connection - Knicked
240V/MULTI-WIRE CIRCUITS: On same phase, Missing - Improper handle tie
COMMENTS:

18b. HEATING: \_\_\_\_\_ ➤ For room units: (baseboard & wall heaters) see INTERIOR SPACES.

Pilot Not On / Utilities Off / Electronic Ignition Malfunction - COULD NOT TEST FOR PROPER OPERATION

➔ HEAT EXCHANGER NOT INSPECTED(per I.A.) due to:  N/A  Sealed unit(90+)  Not accessible(80+)  Not fully visible(60+)

FAN COIL or  FURNACE Loc: \_\_\_\_\_ Energy Rating \_\_\_\_\_  90+% High Efficiency

\*Est. Age: \_\_\_\_\_  Natural Gas  Propane  Oil  Electric Input BTU's \_\_\_\_\_ k Output BTU's \_\_\_\_\_ k

FORCED HOT AIR>  Condensing  Induced Draft  Natural Draft (<'88)  Heat Pump  All Electric

HYDRONIC>  Hot Water  Steam

➔ Rcmd servicing by furnace specialist  ➔ Rcmd replacing/cleaning air filter

•GENERAL:  No light in area  Poor location  Inadequate—Inaccessible working space  Suspect material on pipes

•ELECTRICAL:  No Safety cutoff switch within sight  Cable clamp req'd  Wire not secured  Exposed wiring \_\_\_\_\_

•GAS:  No shutoff  No drip leg  Flex connector goes thru wall \_\_\_\_\_  Missing "Converted to Propane" label

•CATCH PAN:  Filled with water M  Missing - Rusty - Leaking  Float switch does not turn off AC - Turns off air handle

•CONDENSATE LINE(S):  Prim/Sec on common line  Primary not capped  Improper Slope Exit pt  \_\_\_\_\_

•BACKUP CONDENSATE COLLECTION:  NONE \_\_\_\_\_  \_\_\_\_\_

•CONDENSATE PUMP:  FYI: Not installed—float switch or secondary drain used  Inop  Check valve inop  Needs cleaning

•RETURN AIR DUCT:  Leaks ➔ Rcmd sealing \_\_\_\_\_  ➔ Rcmd professional cleaning of all ducts \_\_\_\_\_

•AIR FILTRATION:  At Unit  In Living Space  No filter  Dirty filter  Hard to access  Improperly secured inside unit

Missing Access Cover  Air Gaps  Filter may be restricting airflow too much \_\_\_\_\_

•SUPPLY AIR DUCT:  Leaks ➔ Rcmd sealing  Distribution uneven  Missing - Inop - Reversed  Misaligned w/markings \_\_\_\_\_

•THERMOSTAT:  Fan - Heat - Cool - Emergency Heat commands do not respond M  Poor location \_\_\_\_\_

•ACCESS PANEL:  Unit does NOT shutdown when blower panel opened M  Does not Latch - Fit securely  Missing screws

•OPERATION:  No ignition M  Premature shutoff M  Cycling on/off M  Freeze issues (condensing furnace in attic)

Heat Pump does NOT come on when commanded M  Heat Pump compressor runs in back up heat mode M \_\_\_\_\_

•GENERAL CONDITION:  Evidence of flame rollout M  Very dirty inside ➔ Rcmd cleaning  ➔ Rcmd taping over all air gaps

•COMBUSTION AIR:  Questionable supply - Unit in Small Air tight closet M \_\_\_\_\_  < 10 ft from supply air M \_\_\_\_\_

•COMBUSTION INDUCER FAN:  Very noisy—Indicates imminent failure

•BURNERS/FLAME:  Too yellow—indicates poor combustion  Flame floating excessively above burners  "Roaring" flame

Movement when blower turns on—indicates hole in exchanger \_\_\_\_\_

•BLOWER FAN:  Very dirty ➔ Rcmd cleaning  Noisy - Excessive vibration \_\_\_\_\_

•CONNECTOR/VENT:  Inadequate clear to combustibles  Improper Slope-Connections-Run-Type \_\_\_\_\_

Sooty M  Evidence of Condensation Issues (Rust flakes / Zinc Oxide)  Possibly Oversized

90+ Only: Negative slope toward furnace (condensate drains back)  No Cleanout if masonry chimney

•HUMIDIFIER:  FYI: No isolation damper  Leaks \_\_\_\_\_  Membrane ➔ Rcmd replace / clean

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

26. OTHER STRUCTURES

Description: \_\_\_\_\_

COMMENTS: (These comments are courtesy only unless otherwise agreed to in the Inspection Agreement)

DRAINAGE & MOISTURE MANAGEMENT  Proper slope away from foundation

- Gutters/ Downspouts: \_\_\_\_\_
- Roof Runoff: \_\_\_\_\_
- Grading around foundation: \_\_\_\_\_
- \_\_\_\_\_

STRUCTURE  No earth to wood contact & 6" clearance earth to siding  No WDN

- Foundation/Slab/Support: \_\_\_\_\_
- Siding/Walls: \_\_\_\_\_
- Rafters/Sheathing: \_\_\_\_\_
- Roofing: \_\_\_\_\_
- Doors: \_\_\_\_\_
- Windows: \_\_\_\_\_
- Flashing/Caulking: \_\_\_\_\_
- Lighting: \_\_\_\_\_
- \_\_\_\_\_

UTILITIES  Service appears grounded  Exterior GFCI  Wiring meets current safety standards  
Main electric disconnect \_\_\_\_\_ Gas Shutoff \_\_\_\_\_ Main Water Shutoff \_\_\_\_\_

- Electrical: (amps = \_\_\_\_\_ ) \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Gas: \_\_\_\_\_
- Water: \_\_\_\_\_
- Exterior Spigots: \_\_\_\_\_
- Heat: \_\_\_\_\_
- AC: \_\_\_\_\_
- Waste Disposal: \_\_\_\_\_

OTHER

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- COMMENTS: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

