

THE BOTTOM LINE

► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	CHIMNEY , BUDGET NEW BALCONY ROOF
EXTERIOR	CAULK WINDOWS/DOORS REPAIR FOUNDATION , DRAINAGE
STRUCTURE	CHIMNEY CONSULT A SPECIALIST ABOUT FOUNDATION
ELECTRICAL	ELECTRICIAN REQUIRED
HEATING	EXHAUST FLUE CONSULT A SPECIALIST
COOLING/HEAT PUMPS	/
INSULATION	REMOVE FOAM INSULATION
PLUMBING	PATH TUB TILES , EXHAUST FLUE
INTERIOR	CONSULT A SPECIALIST ABOUT BASEMENT WATER? STAIRS

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

Below Average

Typical

Above Average

Please refer to *Priority Maintenance for Home Buyers* on next page.

Location
References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:
N S E W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.
F is the front LH is the left
R is the rear RH is the right

ROOFING, FLASHINGS AND CHIMNEYS 435896

DESCRIPTION

REFERENCE	Asphalt 1.1	Wood 1.2	Slate 1.3	Concrete / Clay 1.4	Fiber Cement 1.5	Metal 1.6	Corrugated Plastic 1.7	Built Up 1.8	Roll Roofing 1.9	Modified Bitumen 1.10	Other 1.11	Strip When Reroofing 1.12	Vulnerable Areas 1.13	Risk of Ice Damming 1.14	
Main Slope															3.0 Chimneys: <input type="checkbox"/> Metal <input type="checkbox"/> Wood over Metal <input type="checkbox"/> Stucco over Metal <input type="checkbox"/> Masonry over Metal <input type="checkbox"/> Cement Asbestos <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Mutual <input type="checkbox"/> Partially Removed <input type="checkbox"/> Abandoned <input type="checkbox"/> None 4.0 Probability of Leakage: <input type="checkbox"/> High <input type="checkbox"/> Medium <i>2005</i> <input checked="" type="checkbox"/> Low
Second															
Third															
Main Flat										✓					
Second															
Dormer(s)															
Bay(s)															
Porch(es)	✓											✓			
Garage															

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope <input type="checkbox"/> <i>NA</i> Chimney/Flashing Inspection Limited By: <u>LENGTH OF FLUE</u> <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			

1.0	ROOFING 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak Second - old, damage, patched, cracked, curled, missing, rot, loose, leak Third - old, damage, patched, cracked, curled, missing, rot, loose, leak Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak Garage - old, damage, patched, cracked, curled, missing, rot, leak		R EX	1
2.0	FLASHINGS - replace when re-roofing			
2.1	Valley - damage, suspect, rust, patched, holes, leak, overshoots gutter			
2.2	Hip & Ridge - damage, suspect, poor, nail heads, split, leak			
2.3	Sloped/Flat - damage, suspect, rust, patched, leak			
2.4	Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak			
2.5	Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak			
2.6	Parapet Wall - damage, suspect, cap flashing, counter flashing, leak			
2.7	Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak			
2.8	Dormer(s) - damage, suspect, wood clearance, counter flashing, leak			
2.9/10	Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak			
2.11/12	Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose			
2.13	Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak			
3.0	CHIMNEY(S) Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust		R EX	Ø

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

*BUDGET NEW PORCH ROOF
CHIMNEY*

DESCRIPTION

- | | | | | |
|--|--|--|--|---|
| 1.0 Gutters & Downspouts:
<input type="checkbox"/> 1.0 Integral/Built-in
<input checked="" type="checkbox"/> 1.1 Aluminum
<input type="checkbox"/> 1.1 Galvanized Steel
<input type="checkbox"/> 1.1 Plastic
<input type="checkbox"/> 1.1 Copper
<input type="checkbox"/> 1.1 Wood
<input type="checkbox"/> 1.2 Discharge
Below Grade
<input checked="" type="checkbox"/> 1.2 Discharge
Above Grade | 2.0 Lot Topography:
<input checked="" type="checkbox"/> Flat
<input checked="" type="checkbox"/> Towards House
<input type="checkbox"/> Away From House
<input type="checkbox"/> Ravine | 4.0 Wall Surfaces:
<input type="checkbox"/> 4.1 Brick
<input type="checkbox"/> 4.2 Stone
<input type="checkbox"/> 4.3 Block
<input type="checkbox"/> 4.4 Stucco/EIFS
<input type="checkbox"/> 4.5 Wood Siding
<input checked="" type="checkbox"/> 4.6 Metal Siding
<input type="checkbox"/> 4.7 Vinyl Siding
<input type="checkbox"/> 4.8 Wood Shingles | <input type="checkbox"/> 4.9 Asphalt Shingles
<input type="checkbox"/> 4.10 Fiber Cement Shingles
<input type="checkbox"/> 4.11 Clay Shingles
<input type="checkbox"/> 4.12 Slate
<input type="checkbox"/> 4.13 Insulbrick
<input type="checkbox"/> 4.14 Artificial Stone
<input type="checkbox"/> 4.15 Hardboard or Plywood | 9.0 Retaining Walls:
<input type="checkbox"/> Wood
<input type="checkbox"/> Concrete
<input type="checkbox"/> Stone
<input type="checkbox"/> Masonry
<input type="checkbox"/> Other _____ |
|--|--|--|--|---|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input checked="" type="checkbox"/> Restricted/No Access Under Steps/Decks/Porches <input type="checkbox"/> Grading Not Visible Due To Snow <input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint/Trim <input type="checkbox"/> Vines, Shrubs, Trees, etc., Against Building Restricted Inspection <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input checked="" type="checkbox"/> Exterior Inspection From Ground Level <input type="checkbox"/> Storage Against/Inaccessible Wall <input type="checkbox"/> No Access/Car/Storage In Garage <input type="checkbox"/> Garage Door Opener Not Tested		
1.0	†GUTTERS - old, leak, damage, slope, rust, loose, paint, clogged, end caps, onto roof			
1.2	†DOWNSPOUTS - discharge above grade 6ft from house, splash block(s) - loose, connections, clogged, tile, damage, split, extend to lower gutter	I	EX	φ
2.0	†LOT GRADING - slope away from house, swale, drain, low areas	I	EX	φ
2.1	†Window Wells - needed when re-grading, damage, wood/soil			
6.0	†WALKSPATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, - broken up, trip hazard	I	EX	BD
6.0	†LANDSCAPING - trim trees/shrubs away from building			
3.0	SOFFIT & FASCIA - loose, rot, vermin damage, paint, leaks			
3.0	DOORS, WINDOWS & TRIM - loose, rot, paint/stain, caulk, rust, threshold, leak, weather strip	R	EX	φ
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill	R	EX	φ
4.0	WALL SURFACES - vines, spalling, mortar, cracks, damage, caulking, utility entrances - pipes, vents, loose, rot, paint/stain, delaminating, EIFS	R	EX	I
4.17	Wood/Soil Contact - 8 inch clearance			
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade	R	EX	φ
5.0	PORCHES, DECKS, - 5.1 steps, 5.2 railings, 5.3 columns, 5.4 beams, BALCONIES, - 5.5 joists, 5.6 floors, 5.7 roof structure, 5.8 skirt, ENTRANCES - damage, rot, termite, sag, loose, settlement, connection to house & CARPORTS - trip hazard, cracks, paint/stain, spalling			
7.0	†BASEMENT WALK-OUT - 7.1 frost, 7.2 steps, 7.3 railing, 7.4 drain, - 7.5 threshold, 7.6 walls, 7.7 cover			
8.0	GARAGES - 8.1 detached garage - typical low quality, disrepair - 8.2 fire or gas proofing, 8.3 man-door closer, 8.4 combustible insulation, - 8.5 floor, 8.6 drainage, 8.7 vehicle door, opener, adjustment, auto reverse, rot, damage			
9.0	RETAINING WALLS - movement, cracked, rot, weep holes			

COMMENTS

- See Supplementary Section
 Inappropriate Materials or Installation
 See Windows and Doors in Interior Section

CAULK WINDOWS & DOORS
 DRAINAGE
 FOUNDATION REPAIRS

† Any or all of these items may contribute to **Basement Leakage**. Please see Interior Form.

DESCRIPTION

3.0 Foundations:

- Poured Concrete
- Masonry Block
- Stone
- Brick
- Clay Tile
- Piles and Grade Beams
- Piers
- Wood
- Not Visible/None

4.0 Configuration:

- Basement
- Crawl Space
- Slab-on-Grade

5.0 Floor Construction:

- Joists
- Trusses
- Concrete
- Not Visible

6.0 Exterior Wall Construction:

- Masonry
- Wood Frame
- Wood Frame, Brick Veneer
- Log
- Post and Beam
- Not Visible

7.0 Roof and Ceiling Framing:

- 7.1 Rafters/Roof Joists
- 7.4 Trusses
- Not Visible

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Restricted/No Access To: <input type="checkbox"/> Crawl Space <input type="checkbox"/> Roof Space <input type="checkbox"/> Knee Wall Areas <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input checked="" type="checkbox"/> 25% Of Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input checked="" type="checkbox"/> Crawl Space/Roof Space/Knee Wall Areas/Attic/Inspected From Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
2.0	FOOTINGS - settled, too shallow, basement stairwell, suspect, floor lowered			
3.0	FOUNDATIONS - cracked, bowed, water damage, height, spalling, settled - further evaluation, prior repairs, typical flaws	F	EX/B	1
5.0/1	FLOORS Sills - not anchored, below grade, rot, damage, suspect			
5.2	Beams - sag, end bearing, poorly secured to columns, rot, damage, lateral support, notches ERX INSECT	I	B	1
5.3	Posts / Columns - out of plumb, adjust, rot, rust, spall, footing?			
5.4	Joists - sag, end bearing, concentrated load, rot, damage, cracks, notches, holes			
5.5	Stairwell Openings - header/trimmer undersized, poor connection, support			
5.6/7	Sub-Flooring / Bridging / Bracing - poorly secured, sag, edges unsupported, incomplete, rot			
5.8	Cantilevers - water damage, excessive span			
5.9	Floor Trusses - span, cut			
5.10	Concrete Floors - broken up, improperly sloped, suspended, heaved			
6.0/1	WALLS Masonry - lean, bow, mortar, cracks, prior repairs			
6.6/7	Arches / Lintels - cracks, mortar, masonry, leaning, span, end bearing, rust, prior repairs, spalling			
6.3	Brick Veneer - bow, mortar, cracks, weep holes, prior repairs			
6.2	Wood-Frame (Studs) - warped, concentrated loads, bracing, rot, sagging lintels, leans			
6.4/5	Log / Post & Beam - gaps, settling, rot, damage, checking, buckling			
7.0/1	ROOFS Rafters - span, spreading, sagging, split, rot WATER STAINS	M	A	-
7.2/3	Collar Ties / Knee Walls - lateral support, securement, location			
7.4	Roof Trusses - span, braces missing, uplift, cut			
7.5	Roof Sheathing - edge support, delaminating, sag, rot, mildew, condensation, water stains			
8.0	CHIMNEYS - leaning, mortar, cracks, incomplete, firestops	R	EX	P
9/10.0	TERMITE / INSECT DAMAGE - treatment/further investigation recommended - wood/soil contact, prior treatment			
12.0	FIRE DAMAGE - floor, wall, attic			

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

CONSULT SPECIALIST ABOUT FOUNDATION
CHIMNEY

DESCRIPTION

2.1/2/3 Service Entrance Cable: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Overhead <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Underground <input type="checkbox"/> Not Visible	2.7 System Grounding <input checked="" type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input type="checkbox"/> Not Visible	4.0 Distribution Wire: <input checked="" type="checkbox"/> Metallic Sheathed <input checked="" type="checkbox"/> Non-metallic Sheathed <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Aluminum to Major Appliances <input type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum	5.3 Arc/Ground Fault Circuit Interrupter: <input type="checkbox"/> Panel <input type="checkbox"/> Outside <input type="checkbox"/> Bathrooms <input type="checkbox"/> Garage <input type="checkbox"/> Whirlpool <input type="checkbox"/> Kitchen <input type="checkbox"/> Basement <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> None
2.4/5 Service Size: _____ Amps (240Volts) 100 Amps (240Volts)	3.0 Distribution Panel Rating _____ Amps 100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers	5.2 Outlets: <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Ungrounded Number: <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Upgraded	
2.6 Main Disconnect/Service Box: Rating _____ Amps 1100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: <u>KITCHEN</u>	3.2 Auxiliary Panel(s) <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____		

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Power Off: <input type="checkbox"/> Throughout <input checked="" type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To _____ <input type="checkbox"/> System Ground Not Visible/Accessible <input checked="" type="checkbox"/> Fuse Block(s) Not Pulled <input checked="" type="checkbox"/> Concealed Electrical Components Not Inspected <input type="checkbox"/> Main Disconnect Cover Not Removed <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
2.1/2/3	SERVICE Entrance - damage, clearance, seal at wall/meter, height, loose - drip loop, frayed, exposed neutral	R	EX	φ ROOF SUPPORTS
2.4/5	Larger Service - if lifestyle requires it			
2.6	Service Box - undersized, corrosion, overheated, damage			
2.7	SYSTEM GROUNDING - ineffective, meter bypass, spliced, clamp, electrode(s)			
3.1	SERVICE PANEL - damage, loose, obsolete, rust, double-taps, crowded, location			
3.1	Panel Overcurrent Protection (undersized panel)			
3.2	Auxiliary or Larger Panel - doubled-taps, feed wire, crowded, grounding, ground/neutral joined, miswired			
3.3/1.11	Fuses / Breakers - damage, loose, overfused, 15 amp for branch circuits, fuse block			
3.4/5	240 Volt Circuits/Linking			
3.6	Panel Wires - damage, overheated, loose			
3.7/8	Panel (Dead Front) Cover Plate / Unprotected Panel Openings - covers, fuses			
3.9/11	Abandoned Wire in Panel / Connections in Panel			
3.10	Access to Panel			
4.1	BRANCH CIRCUIT WIRING - damage, loose, exposed, support, strain relief ducts/piping, undersized, extension cord, abandoned exterior wiring	R F	EX T	φ φ
4.2	Overloaded Circuits - more branch circuits			
4.3	Dedicated Circuits - furnace, fridge, water heater, range, dryer, A/C			
4.4	Knob-and-Tube - connections, damaged, brittle, suspect, replace when renovating			
4.5	Aluminum - special connectors, overheating, outlets, panel, loose, antioxidant			
5.1	Lights Ceiling Fans - inoperative, pot lights, damage, loose, exposed wires/bulbs	F	B	φ
5.2	Outlets - number, loose, damage, inoperative, miswired, worn, overheating	F	EX/B	φ
5.2.2	Ungrounded Outlets - 3-prong, fill ground slot, GFCI <i>OPEN CIRCUITS</i>	F	T	φ
5.2.3	Split Receptacles - link			
5.2.4	Reversed Polarity Outlets	R	LR	φ
5.3	Arc/Ground Fault Circuit Interrupters - test faulty, inoperative, desirable			
5.4	Switches - damage, loose, obsolete, inoperative, location			
5.5	Junction Boxes - missing, loose, exposed wires, crowded	R	T	φ
5.6	Cover Plates - damage, outlets, switches, boxes			

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation
 All recommendations are safety issues - Treat them as high priority

ELECTRICIAN REQUIRED

HEATING

435896

DESCRIPTION

Fuel: Gas Electricity Oil Wood
(for Wood Stoves, see Interior 8.0)

2.0 Electric Heaters
3.0 Furnace
4.0 Boiler **17.0** Steam Boiler
5.0 Conversion to Forced Air
6.0 Conversion from Oil to Gas
15.9 Hot Water Radiant Heat
15.10 Electric Radiant Heat
18.0 Combination Heating System

7.0 Chimney Liner: None Metal Clay Not Applicable Cement Not Visible Required Required for Conversion/Upgrade Not Required

8.0 Efficiency: Conventional High Mid _____

9.0 Capacity: (input/output) 125 x 1000 BTU/hr
 Approx. Age: 30 yrs. old

10.0 Failure Probability: High Medium Low

14.24 Heat Recovery Ventilator

Main Fuel Shut Off Valve at _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	
	Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input checked="" type="checkbox"/> Incomplete <input checked="" type="checkbox"/> Chimney Clean-out Not Opened 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input checked="" type="checkbox"/> Oil Tank Not Visible <input checked="" type="checkbox"/> Radiator/Zone Valves Not Tested 16.2 <input checked="" type="checkbox"/> Summer Test Procedure <input checked="" type="checkbox"/> Heat Loss Calculations Not Done 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input checked="" type="checkbox"/> Safety Devices Not Tested <input type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <input type="checkbox"/> Circulating Pump Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.				
11.0	Gas Piping - leaks, material, support				
14.20	Oil Tank - leak, abandoned, oil piping, filter, location				
14.3/4	Oil Burner / Primary Control - adjustment				
14.2/15	Gas Burner / Gas Valve - adjustment, rust, flashback, leak				
14.6/7	Pilot & Thermocouple / Pilotless Ignition				
14.16/12	Heat Shield / Refractory - damage, exhaust gases				
14.1/10	Exhaust Flue / Barometric Damper - rust, connections, slope, inoperative, exhaust gases, plastic	R	B	φ	
14.17/18	Chimney / Liner / Clean-out - dirty, obstructed, further investigation	R	B	φ	
14.5/11	Combustion Air / Clearance from Combustibles - inadequate				
14.8/9	Vent Damper / Induced Draft Fan - inoperative, service				
14.13/14	Condensate Line / Pump - leak, dirty				
14.19	Thermostat - damaged, location, adjustment, loose				
10.0/12.1	FURNACE - heat exchanger, rust, suspect, old, inoperative, service, retrofit	F	B	φ	
12.3	Blower / Motor - noisy, dirty, adjust belt				
12.4	Humidifier - location, adjustment, leak, dirty, damper, inoperative, drained, not tested				
12.5/6	Air Filter / Electronic Filter - dirty, inoperative, service, damaged	R	B	M	
12.7	Fan / Limit Switch - adjustment				
12.8	Electric Plenum Heater - inoperative				
15.7	Motorized Dampers - adjustment, inoperative				
15.1/2	Supply Return Ducts & Registers - number, location, connections, rust, obstructed, balance, damaged, see 13.0 in Cooling/Heat Pumps	cleaning	R	B	φ
13/17.0	BOILER - Hot Water / Steam - old, inoperative, service, leak				
13.3/4	Expansion Tank / Relief Valve - leak, waterlogged, discharge				
13.5/6	Pressure Reducing Valve / Back-flow Preventer - leak, adjustment				
13.2/7	High Temp. Limit / Low Water Cut-out - leak, adjustment				
13.8/9	Isolating Valves / Circulating Pump - leak, noisy, inoperative				
15.3/4	Radiators / Baseboards / Valves - leak, corrosion				
15.5/6/8	Bleed Valves / Piping / Zone Valves - leak, corrosion				
18.0	Combination Heating System - undersized, leaks, water temp				
14.23	ELECTRIC Heaters - inoperative, rust				
14.21/22	Elements & Wiring / Fuses & Breakers - safety, overfusing, exposed, burned, melted				
15.9/10	Radiant Heat - inoperative				
14.24	Heat Recovery Ventilator - dirty, duct connection, intake, exhaust, flow collars				

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

*EXHAUST FLEE
 CONSULT SPECIALIST - POSSIBLE REPLACEMENT
 EACH ROOM SHOULD HAVE ITS OWN HEAT SOURCE*

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

COOLING/HEAT PUMPS

435896

DESCRIPTION NONE

1.0 Air Conditioning:

- 1.1 Air Cooled
- 1.2 Water Cooled
- 1.3 Independent System
- 1.4 Gas Chiller

2.0 Heat Pump:

- 2.1 Air Source
- 2.2 Auxiliary Heat
- 2.3 Ground/Water Source
- 2.4 Independent Unit

3.0 Cooling Capacity:

____/____/____ x 1,000 BTU/hr

4.0 Failure Probability:

- High
- Medium
- Low

5.0 Approx. Compressor Age:

____/____/____ yrs old

19.0 House Fan:

20.0 Evaporative Cooler:

Motor:

- One Speed
- Two Speed

Roof Jack Condition:

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<p>Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Not Found <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Restricted Access <input type="checkbox"/> Outdoor Coil Covered</p> <p>Outdoor Temperature Prevented Testing in: <input type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode</p> <p><input checked="" type="checkbox"/> Heat Gain and Heat Loss Calculations Not Done <input type="checkbox"/> House Fan Not Tested <input checked="" type="checkbox"/> Window A/C Excluded</p> <p><input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.</p> <p><input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.</p>			
1.0	AIR CONDITIONING - undersized?, old, service			
2.0	HEAT PUMP - undersized?, old, service			
2.3	Ground/Water Source - buried piping, supply well, discharge well, suspect			
5.0	Compressor - old, inoperative, noisy			
6.0	Plenum / Indoor Coil - dirty, corroded, frost, temperature drop - too great, too small			
7.0	Outdoor Coil - dirty, iced up, not level, fin damage			
8.0	Water Cooled Coil - leak			
9.0	Outdoor Fan - noisy, inoperative, damage, obstructed			
10.0	Condensate Tray / Line / Pump - leak, stains, blocked, inoperative, trap			
11.0	Refrigerant Lines - leak, damage, corrosion, insulation missing, seal at plenum/wall			
12.0	Indoor Fan - dirty, noisy, undersized?, vibration, adjustment			
13.0	Ductwork - undersized?, disconnected, obstructed, dirty, rust, support, incomplete, humidifier damper, balancing, damaged			
14.0	Attic Ductwork Insulation - damage, incomplete			
15.0	Supplemental Cooling - if necessary			
16.0	Attic Drip Pan - leaking, missing, common drain - drain line - missing, disconnected			
17.0	Water Lines - supplied from pool, leak, damage			
18.0	Thermostat - damaged, location, adjustment, loose			
19.0	HOUSE FAN - old, inoperative, vent outside, wiring			
20.0	EVAPORATIVE COOLER - motor, connection, wiring, pump - spider tubes, clips, bleeder, water line, air gap - fan, tray, housing, roof jack, damper - old, leak, loose, inoperative, rust			

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

Supply Temp: ____/____/____ Return Temp: ____/____/____ ΔT: ____/____/____

INSULATION

435896

DESCRIPTION

Note:
Adding insulation to a home is an improvement rather than a repair. Please read Section 19.0.

REFERENCE	Main Attic	Second Attic	Third Attic	Main Flat	Second Flat	Cathedral / Sloped	Knee Walls	Wood-Frame Walls	Wood-Frame Walls (Addition)	Masonry Walls	Masonry Walls (Addition)	Basement Walls	Crawl Space (Walls)	Crawl Space (Floor Above)	Floor Above Porch / Garage	Log Walls
	A	A	A	B	B	C	E	F	F	G	G	I/J	K	K/L	L	H
2.0 Existing Amount (R-Value / Depth)				6"				NOT VISIBLE								
3.0 Glass Fiber				✓												
4.0 Mineral Wool																
5.0 Cellulose																
6.0 Vermiculite																
7.0 Wood Shavings																
8.0 Plastic / Foam Board												✓				

13.0 Air / Vapor Barrier

- Plastic
- Kraft Paper
- Not Visible
- None Found
- _____

15.0 Roof Ventilation

- Ridge Vent
- Roof Vent
- Gable Vent
- Soffit Vent
- Fascia Vent
- None Found
- Power Ventilator
- _____

15.0 Crawl Space Ventilation

- Wall Vents
- Into Basement
- None Found
- _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input checked="" type="checkbox"/> 10 / 11.0 Access Not Gained to: Attic/Roof Space/Wall Space/Crawl Space/Knee Wall Areas/Floor Space <input type="checkbox"/> Walls Spot Checked Only <input checked="" type="checkbox"/> Continuity of Air/Vapor Barrier Not Verified <input type="checkbox"/> Power Ventilator Not Tested <input checked="" type="checkbox"/> Attic/Crawl Space Viewed from Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.			
A	ATTIC - insulation - amount, wet, compressed, voids			
13.0	- air/vapor barrier - incomplete, wrong place, damage			
15.0	- ventilation - amount - roof, soffit, ridge			
	- obstructed - roof, soffit, gable, baffle			
	- condensation, mildew, rot, ice dams			
	- power ventilator inoperative, suspect			
	Access Hatch - insulation, weather strip, fit			
B/C	FLAT CATHEDRAL ROOF insulation - amount, wet, condensation		I A D	
	- ventilation - suspect			
D	SKYLIGHT WELLS - insulation - loose, incomplete			
E	KNEE WALLS - insulation - incomplete, falling, damage			
13.0	- air/vapor barrier - wrong place, damage, incomplete			
F/G/H	WALLS - insulation			
I/J/K	BASEMENT / CRAWL SPACES - insulation - amount, incomplete, damage, falling, rim joists			
14.0	- moisture or air/vapor barrier - incomplete, damage, wrong place			
15.0	- ventilation - obstructed, leak, rot, mildew			
L	FLOORS ABOVE UNHEATED AREAS - insulation - loose, fallen, incomplete, damage			
14.0	- air/vapor barrier - wrong place			
M	PIPES IN UNHEATED AREAS - insulation , location, heating cables			
N/O	DUCTWORK IN UNHEATED AREAS - insulation , condensation, rust, damage			
16.0	Vent Exhaust Fan Outside			
17.0	Exposed Plastic/Foam Insulation - fire hazard, cover, remove		R B φ	
18.0	Recessed (Pot) Lights - check/remove insulation - fire hazard			

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation
- See Comments on Page 3 of text re: Caulking and Weatherstripping. Please read Section 1.0 - Current Standards.

REMOVE OR COVER FOAM INSULATION

PLUMBING

435896

DESCRIPTION

1.1.1 Service Piping into House:

- Lead Copper
- Plastic
- Galvanized Steel 1/2" φ
- Not Visible

1.4 Supply Piping in House:

- Galvanized Steel Plastic
- Copper Brass
- Not Visible

Main Shut Off Valve at BASEMENT

1.4.1 Water Flow (Pressure): Functional

- Above Average Below Average
- Typical for Neighborhood _____

1.6 Water Heater:

- Combination System (see Heating 18.0)
- Conventional Induced Draft Tankless/Indirect
- Electric Gas Oil _____
- Estimated Age: 15? yrs
- Failure Probability high med. low
- Tank Capacity 30 gallons

~~1.7 Hot Water Circulating System~~

2.3 Waste Piping in House:

- Galvanized Steel Cast Iron
- Plastic Lead
- Copper Not Visible

~~2.7 Solid Waste Pump~~

~~2.8 Sump Pump~~

~~2.9 Laundry Tub Pump~~

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Water Shut Off/Winterized <input type="checkbox"/> Main Valve Not Located <input type="checkbox"/> Gas Shut Off <input type="checkbox"/> Septic System Not Inspected Fixtures Not Tested/Not in Service: <input type="checkbox"/> Water Heater <input type="checkbox"/> Toilet <input type="checkbox"/> Sink <input type="checkbox"/> Basin <input type="checkbox"/> Bathtub <input checked="" type="checkbox"/> Hot Tub <input checked="" type="checkbox"/> Tub/Sink Overflows Not Tested <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Sauna <input type="checkbox"/> Shower <input type="checkbox"/> Bidet <input type="checkbox"/> Laundry Tub <input checked="" type="checkbox"/> Water Treatment Equipment Not Inspected <input type="checkbox"/> Restricted/No Access to: _____ <input checked="" type="checkbox"/> Concealed Plumbing Not Inspected <input checked="" type="checkbox"/> Isolating/Relief Valves & Main Shut-Off Valve Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.1	SUPPLY - Public - piping to house, leak, pressure regulator, pressure/flow, lead			
1.2	Private - pump, tank - leak, waterlogged, rust, relief valve			
1.3/5	Main Shut Off Valve / Isolating Valve - leak, damaged, handle, meter			
1.4	Piping - leaks, freezing, noise, rust, cross connections, support, pressure/flow <u>steel</u> lead, polybutylene		R T D	
1.6	Water Heater - wiring, combustion air, controls, valve, leak, drip pan, old - Tank - rust, leak, soot, relief valve, discharge tube - reduced, extend, location Exhaust Flue / Damper / Draft Hood - slope, rust, <u>connections</u> size <u>support</u> - location, clearance from combustibles, exhaust gases, aluminum		R I B	φ
1.7	Circulating System - inoperative, pump			
4.0	Gas Piping - leaks, material, support, rust, bonding, installation			
2.1/2	WASTE - Public / Private - odor, backup, clean out, unsealed openings, video scan			
2.3	Piping - leaks, slope, freezing, obstructions, replace lead/steel when renovating, rust, support			
2.4/5	Trap/Tail Piece/Floor Drain - leak, prime, dry, S-trap, corroded, not visible			
2.6	Venting - auto-vent, too short/tall, frost, suspect, siphon, diameter			
2.7/9	Solid Waste Pump / Laundry Tub Pump - inoperative, leak			
2.8	Sump Pump - inoperative, leak, backflow valve, clogged, lid, discharge, not visible			
3.1/2	FIXTURES Sink Basin - leak, <u>cracked</u> , rust, chipped, slow drain, airgap, eventual updating likely - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap	M K		
3.3	Faucet - leak, inoperative, loose, stiff, drip, handle, diverter, vegetable sprayer Faucet - leak, inoperative, loose, stiff, drip, handle, shower head, diverter			
3.13	Outdoor Faucet - leak, damage, shut off, loose			
3.4	Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism			
3.5/6	Bathtub / Bathtub Enclosure - leak, <u>tile</u> , <u>caulk</u> , <u>grout</u> , window, <u>damage</u> , rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors	R BATH		φ
3.7	Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage			
3.8	Whirlpool Bath - hand held shower, GFCI, pump, leak, settlement, noisy, motor-access, switch			
3.9/10	Bidet - leak, cracked, loose / Sauna - inoperative			
3.11/12	Bathroom / Kitchen Fan - inoperative, discharge outside, noisy, desirable, ductwork			
3.14	Laundry Tub - leak, damage, cracked, concrete, loose, slow drain			

COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

EXHAUST FLUE, BATHTUB

DESCRIPTION

- | | | | |
|---|---|--|--|
| 1.0 Major Floor Finishes:
<input checked="" type="checkbox"/> 1.1 Concrete
<input type="checkbox"/> 1.2 Hardwood
<input checked="" type="checkbox"/> 1.3 Softwood
<input checked="" type="checkbox"/> 1.4/1.5 Carpet
<input checked="" type="checkbox"/> 1.6 Resilient
<input type="checkbox"/> 1.7 Ceramic/Quarry Tile
<input type="checkbox"/> 1.8 Slate/Stone/Marble/Terrazzo
<input type="checkbox"/> 1.9 Laminate | 3.0 Major Ceiling Finishes:
<input checked="" type="checkbox"/> 3.1 Plaster/Drywall
<input type="checkbox"/> 3.2 Acoustic Tile
<input checked="" type="checkbox"/> 3.3 Suspended Tile
<input type="checkbox"/> 3.4 Metal
<input type="checkbox"/> 3.5 Stucco/Textured/Stipple
2.2 Wood | 7.0 Exterior Doors:
<input type="checkbox"/> Solid Wood
<input checked="" type="checkbox"/> Hollow Wood
<input checked="" type="checkbox"/> Metal
<input type="checkbox"/> Garage
<input type="checkbox"/> Storm
<input type="checkbox"/> French
<input type="checkbox"/> Sliding Glass
<input type="checkbox"/> Plastic/Fiberglass | 9.0 Party Walls:
<input type="checkbox"/> Masonry
<input type="checkbox"/> Wood Frame
<input type="checkbox"/> None In Attic
<input checked="" type="checkbox"/> Not Visible |
| 2.0 Major Wall Finishes:
<input checked="" type="checkbox"/> 2.1 Plaster/Drywall
<input checked="" type="checkbox"/> 2.2 Paneling
<input type="checkbox"/> 2.3 Brick/Stone
<input type="checkbox"/> 2.4 Concrete/Concrete Block
<input type="checkbox"/> 2.5 Stucco/Texture/Stipple | 6.0 Windows:
<input type="checkbox"/> 6.1.1 Single/Double Hung
<input type="checkbox"/> 6.1.2 Casement
<input checked="" type="checkbox"/> 6.1.3 Sliders
<input type="checkbox"/> 6.1.4 Awning
<input checked="" type="checkbox"/> 6.1.5 Fixed
<input type="checkbox"/> 6.1.7 Skylights
<input type="checkbox"/> 6.1.8 Solariums
6.2 Glazing:
<input checked="" type="checkbox"/> 6.2.1 Single <input checked="" type="checkbox"/> 6.2.2 Double
<input type="checkbox"/> 6.2.3 Triple
<input checked="" type="checkbox"/> 6.2.4 Primary Plus Storm | 8.0 Fireplaces:
<input type="checkbox"/> 8.1 Masonry
<input type="checkbox"/> 8.2 Zero Clearance
<input type="checkbox"/> 8.3 Insert
<input type="checkbox"/> 8.4 Gas
<input type="checkbox"/> 8.5 Coal
<input type="checkbox"/> 8.6 Roughed-In
<input type="checkbox"/> 8.7 Non-Functional
<input type="checkbox"/> 8.8 Wood Stove
<input checked="" type="checkbox"/> None | <div style="border: 1px solid black; padding: 5px;"> 10.0 BASEMENT/CRAWL SPACE LEAKAGE
 <input checked="" type="checkbox"/> Evidence of leakage
 <input checked="" type="checkbox"/> Cannot predict how often or badly crawl space or basement will leak
 <input checked="" type="checkbox"/> Read Section 10.0 in the text before taking action </div> |

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
1.0	<input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input checked="" type="checkbox"/> Storage/Furnishings In Some Areas Limited Inspection <input checked="" type="checkbox"/> Quality Of Chimney Draw Cannot Be Determined <input checked="" type="checkbox"/> No Comment Made on Cosmetic Finishes <input type="checkbox"/> Fireplace in use <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
	<input type="checkbox"/> Restricted/No Access To: _____			
	<input checked="" type="checkbox"/> 25 % of foundation wall not visible			
	<input checked="" type="checkbox"/> Drainage Tile not visible			
1.0	FLOORS - water stains, loose, cracked, slope, bouncy, patched, damage, worn			
2.0	WALLS - water stains, loose, cracked, patched, damage - typical flaws	R	T	D
3.0	CEILING - water stains, loose, cracked, sag, patched, damage - CO / smoke detectors	R	T	D
4.0	TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware			
5.0	STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch	R	K	Ø
6.0	WINDOWS - Primary / Storm - glass, sash, frame, sill, screen, hardware, caulking, putty, weatherstripping - water damage, loose, cracked, broken, paint/stain, rot, condensation, lost seal, leak slope, operability, original lower quality units			
6.1.7	Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal			
7.0	DOORS - main, garage (man-door), storm, french, sliding - glass, sash, frame, sill, screen, hardware, weatherstripping - damage, leak, adjust, trim, rot, operability, lost seal			
8.0	FIREPLACES / WOOD STOVES - inspect / sweep chimney before using - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - chimney draw, combustible clearance, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage			
9.0	PARTY WALLS			
10.0	BASEMENT / CRAWL SPACE LEAKAGE - efflorescence, stains, dampness, prior repairs 1. - gutters, downspouts, grading, driveways - attempt these improvements first 2. - cracks/form ties 3. - excavation, damproofing, tile - consider as a last resort - suspect, evidence of prior repairs	F	B	Ø

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

STAIRS , CONSULT A SPECIALIST FOR BASEMENT WATER

EXPLANATION OF CODES FOR REPORT FORMS

REFERENCE	This column identifies the appropriate sections of the text.
------------------	--

TASK	P provide	I improve
	R repair or replace	M monitor
	F further evaluation required	

LOCATION	B basement	LR living room
	1 first floor	DR dining room
	2 second floor	K kitchen
	3 third floor	Bath bathroom
	CS crawl space	G garage
	N north	WR washroom
	E east	ENS ensuite
	S south	BR bedroom
	W west	FR family room
	M master	LA laundry area
	A attic	C central
	V various	T throughout
	F front of house	LH left side of house
	R rear of house	RH right side of house
	EX exterior	O office or study

Note: the direction the house is assumed to face is noted on the page entitled **The Bottom Line**. Please see the **red tab**.

TIME	0 immediate	2 within two years
	1 within one year	"X" within "X" years
	U unpredictable <i>(This component could last a few months or several years.)</i>	D discretionary item <i>(Improvements can be made, but are not critical.)</i>
	M regular maintenance or ongoing	? if necessary

COST	B buyer is to perform the work	< less than
	S seller or builder is to perform the work	> more than
	M minor cost or regular maintenance item	≈ approximately
	D dependent <i>(Cost will depend on extent of work and approach taken. In some cases, the best approach cannot be determined during a one-time visual inspection.)</i>	
	L consult the Life Cycles and Costs tab near the back of the Book	

Note: Any figures given are very rough estimates. Several quotations from contractors should be obtained. Our experience has shown that quotes often vary by 300%.

