

## 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
EXTERIOR
STRUCTURE
ELECTRICAL
HEATING
COOLING/HEAT PUMPS
INSULATION
PLUMBING
INTERIOR

### ► 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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

		DESCRIPTION													
		Asphalt	Wood	Slate	Concrete / Clay	Asbestos Cement	Metal	Corrugated Plastic	Built Up	Roll Roofing	Modified Bitumen	Other	Strip When Reroofing	Vulnerable Areas	Risk of Ice Damming
REFERENCE		1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	1.12	1.13	1.14
Main Slope															
Second															
Third															
Main Flat															
Second															
Dormer(s)															
Bay(s)															
Porch(es)															
Garage															

**3.0 Chimneys:**  
☐ Metal  
☐ Wood over Metal  
☐ Stucco over Metal  
☐ Masonry over Metal  
☐ Cement Asbestos  
☐ Masonry  
☐ Mutual  
☐ Partially Removed  
☐ Abandoned  
☐ None

**4.0 Probability of Leakage:**  
☐ High  
☐ Medium  
☐ Low

		IMPROVEMENT RECOMMENDATIONS													NONE AT PRESENT					
Reference	Limitations	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input 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"/> _____ Chimney/Flashing Inspection Limited By: _____ <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.																Task	Location	Time
		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																			
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																			

**COMMENTS**  
☐ See Supplementary Section    ☐ Inappropriate Materials or Installation

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# EXTERIOR

## DESCRIPTION

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

## IMPROVEMENT RECOMMENDATIONS ☐ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input 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 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			
2.0	†LOT GRADING - slope away from house, swale, drain, low areas			
2.1	†Window Wells - needed when re-grading, damage, wood/soil			
6.0	†WALKS/PATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, - broken up, trip hazard			
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			
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill			
4.0	WALL SURFACES - vines, spalling, mortar, cracks, damage, caulking, utility entrances - pipes, vents, loose, rot, paint/stain, delaminating, EIFS			
4.17	Wood/Soil Contact - 8 inch clearance			
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade			
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

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

# STRUCTURE

## DESCRIPTION

<b>3.0 Foundations:</b> <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Masonry Block <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> Clay Tile <input type="checkbox"/> Piles and Grade Beams <input type="checkbox"/> Piers <input type="checkbox"/> Wood <input type="checkbox"/> Not Visible/None	<b>4.0 Configuration:</b> <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab-on-Grade  <b>5.0 Floor Construction:</b> <input type="checkbox"/> Joists <input type="checkbox"/> Trusses <input type="checkbox"/> Concrete <input type="checkbox"/> Not Visible	<b>6.0 Exterior Wall Construction:</b> <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> Wood Frame, Brick Veneer <input type="checkbox"/> Log <input type="checkbox"/> Post and Beam <input type="checkbox"/> Not Visible	<b>7.0 Roof and Ceiling Framing:</b> <input type="checkbox"/> 7.1 Rafters/Roof Joists <input type="checkbox"/> 7.4 Trusses <input type="checkbox"/> Not Visible
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## IMPROVEMENT RECOMMENDATIONS ☐ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<b>Restricted/No Access To:</b> <input type="checkbox"/> Crawl Space <input type="checkbox"/> Roof Space <input type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input type="checkbox"/> % Of Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input 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			
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			
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			
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			
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

# ELECTRICAL

DESCRIPTION					
<b>2.1/2/3 Service Entrance Cable:</b> <input type="checkbox"/> Copper <input type="checkbox"/> Overhead <input type="checkbox"/> Aluminum <input type="checkbox"/> Underground <input type="checkbox"/> Not Visible	<b>2.7 System Grounding</b> <input type="checkbox"/> Water Pipe <input type="checkbox"/> Copper <input type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input type="checkbox"/> Not Visible	<b>4.0 Distribution Wire:</b> <input type="checkbox"/> Metallic Sheathed <input type="checkbox"/> Non-metallic Sheathed <input 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	<b>5.3 Arc/Ground Fault Circuit Interrupter:</b> <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 type="checkbox"/> None		
<b>2.4/5 Service Size:</b> ____/____/____ Amps (240Volts)	<b>3.0 Distribution Panel</b> Rating ____/____/____ Amps <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers				
<b>2.6 Main Disconnect/Service Box:</b> Rating ____/____/____ Amps <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location: _____	<b>3.2 Auxiliary Panel(s)</b> <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____	<b>5.2 Outlets:</b> <input type="checkbox"/> Grounded <input type="checkbox"/> Ungrounded <b>Number:</b> _____ <input type="checkbox"/> Minimal <input type="checkbox"/> Typical <input type="checkbox"/> Upgraded			
IMPROVEMENT RECOMMENDATIONS <input type="checkbox"/> NONE AT PRESENT					
Reference	Limitations	Power Off: <input type="checkbox"/> Throughout <input type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To <input type="checkbox"/> System Ground Not Visible/Accessible <input 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.	Task	Location	Time
2.1/2/3	SERVICE Entrance	- damage, clearance, seal at wall/meter, height, loose - drip loop, frayed, exposed neutral			
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			
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			
5.2	Outlets	- number, loose, damage, inoperative, miswired, worn, overheating			
5.2.2	Ungrounded Outlets	- 3-prong, fill ground slot, GFCI			
5.2.3	Split Receptacles	- link			
5.2.4	Reversed Polarity Outlets				
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			
5.6	Cover Plates	- damage, outlets, switches, boxes			
COMMENTS					
<input type="checkbox"/> See Supplementary Section <input type="checkbox"/> Inappropriate Materials or Installation <input checked="" type="checkbox"/> All recommendations are safety issues – Treat them as high priority					



# HEATING

## 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  
☐ Not Required Conversion/  
 Upgrade

**8.0 Efficiency:**  
☐ Conventional ☐ High  
☐ Mid ☐ \_\_\_\_\_

**9.0 Capacity:**  
 (input/output) \_\_\_\_/\_\_\_\_/\_\_\_\_ x 1000 BTU/hr  
 Approx. Age: \_\_\_\_/\_\_\_\_/\_\_\_\_ yrs. old

**10.0 Failure Probability:**  
☐ High ☐ Medium ☐ Low

Main Fuel Shut Off Valve at \_\_\_\_\_

**14.24** ☐ Heat Recovery Ventilator

## IMPROVEMENT RECOMMENDATIONS ☐ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<b>Data Plate:</b> <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Oil Tank Not Visible <input type="checkbox"/> 16.2 <input type="checkbox"/> Summer Test Procedure <input type="checkbox"/> 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <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			
14.17/18	Chimney / Liner / Clean-out - dirty, obstructed, further investigation			
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			
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			
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			
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

Supply Temp: \_\_\_\_/\_\_\_\_/\_\_\_\_ Return Temp: \_\_\_\_/\_\_\_\_/\_\_\_\_ ΔT: \_\_\_\_/\_\_\_\_/\_\_\_\_

# COOLING/HEAT PUMPS

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:

### Damper Location:

IMPROVEMENT RECOMMENDATIONS ☐ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<b>Data Plate:</b> <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 <b>Outdoor Temperature Prevented Testing in:</b> <input type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode <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 <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	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: \_\_\_\_/\_\_\_\_/\_\_\_\_  $\Delta T$ : \_\_\_\_/\_\_\_\_/\_\_\_\_

# INSULATION

DESCRIPTION																						
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	13.0 Air / Vapor Barrier		15.0 Roof Ventilation		15.0 Crawl Space Ventilation	
																	<input type="checkbox"/> Plastic	<input type="checkbox"/> Kraft Paper	<input type="checkbox"/> Not Visible	<input type="checkbox"/> None Found	<input type="checkbox"/> Ridge Vent	<input type="checkbox"/> Roof Vent
2.0 Existing Amount (R-Value / Depth)																						
3.0 Glass Fiber																						
4.0 Mineral Wool																						
5.0 Cellulose																						
6.0 Vermiculite																						
7.0 Wood Shavings																						
8.0 Plastic / Foam Board																						
IMPROVEMENT RECOMMENDATIONS														NONE AT PRESENT								
Reference	Limitations	Task	Location	Time																		
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																					
	- 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																					
18.0	Recessed (Pot) Lights - check/remove insulation - fire hazard																					
COMMENTS																						
<input type="checkbox"/> See Supplementary Section <input type="checkbox"/> Inappropriate Materials or Installation <input checked="" type="checkbox"/> See Comments on Page 3 of text re: Caulking and Weatherstripping. Please read Section 1.0 - Current Standards.																						



# PLUMBING

## DESCRIPTION

### 1.1.1 Service Piping into House:

- ☐ Lead ☐ Copper  
☐ Plastic  
☐ Galvanized Steel  
☐ Not Visible

### 1.4 Supply Piping in House:

- ☐ Galvanized Steel ☐ Plastic  
☐ Copper ☐ Brass  
☐ Not Visible

Main Shut Off Valve at \_\_\_\_\_

### 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: \_\_\_\_\_ / \_\_\_\_\_ yrs  
 Failure Probability ☐ high ☐ med. ☐ low  
 Tank Capacity \_\_\_\_\_ / \_\_\_\_\_ 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 <b>Fixtures Not Tested/Not in Service:</b> <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 - steel, lead, polybutylene			
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, connections, size, support - location, clearance from combustibles, exhaust gases, aluminum			
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			
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, cracked, rust, chipped, slow drain, airgap, eventual updating likely - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap			
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, tile, caulk, grout, window, damage, rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors			
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, GFCL, 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

# INTERIOR

## DESCRIPTION

### 1.0 Major Floor Finishes:

- ☐ 1.1 Concrete
- ☐ 1.2 Hardwood
- ☐ 1.3 Softwood
- ☐ 1.4/1.5 Carpet
- ☐ 1.6 Resilient
- ☐ 1.7 Ceramic/Quarry Tile
- ☐ 1.8 Slate/Stone/Marble/Terrazzo
- ☐ 1.9 Laminate

### 2.0 Major Wall Finishes:

- ☐ 2.1 Plaster/Drywall
- ☐ 2.2 Paneling
- ☐ 2.3 Brick/Stone
- ☐ 2.4 Concrete/Concrete Block
- ☐ 2.5 Stucco/Texture/Stipple

### 3.0 Major Ceiling Finishes:

- ☐ 3.1 Plaster/Drywall
- ☐ 3.2 Acoustic Tile
- ☐ 3.3 Suspended Tile
- ☐ 3.4 Metal
- ☐ 3.5 Stucco/Textured/Stipple
- ☐ 2.2 Wood

### 6.0 Windows:

- ☐ 6.1.1 Single/Double Hung
- ☐ 6.1.2 Casement
- ☐ 6.1.3 Sliders
- ☐ 6.1.4 Awning
- ☐ 6.1.5 Fixed
- ☐ 6.1.7 Skylights
- ☐ 6.1.8 Solariums

### 6.2 Glazing:

- ☐ 6.2.1 Single ☐ 6.2.2 Double
- ☐ 6.2.3 Triple
- ☐ 6.2.4 Primary Plus Storm

### 7.0 Exterior Doors:

- ☐ Solid Wood
- ☐ Hollow Wood
- ☐ Metal
- ☐ Garage
- ☐ Storm
- ☐ French
- ☐ Sliding Glass
- ☐ Plastic/Fiberglass

### 8.0 Fireplaces:

- ☐ 8.1 Masonry
- ☐ 8.2 Zero Clearance
- ☐ 8.3 Insert
- ☐ 8.4 Gas
- ☐ 8.5 Coal
- ☐ 8.6 Roughed-In
- ☐ 8.7 Non-Functional
- ☐ 8.8 Wood Stove
- ☐ None

### 9.0 Party Walls:

- ☐ Masonry
- ☐ Wood Frame
- ☐ None In Attic
- ☐ Not Visible

### 10.0 BASEMENT/CRAWL SPACE LEAKAGE

- ☐ Evidence of leakage
- ☐ Cannot predict how often or badly crawl space or basement will leak
- ☐ Read Section 10.0 in the text before taking action

## IMPROVEMENT RECOMMENDATIONS ☐ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input 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 type="checkbox"/> % of foundation wall not visible <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Drainage Tile not visible <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:		
1.0	FLOORS - water stains, loose, cracked, slope, bouncy, patched, damage, worn			
2.0	WALLS - water stains, loose, cracked, patched, damage — typical flaws			
3.0	CEILINGS - water stains, loose, cracked, sag, patched, damage - smoke detectors			
4.0	TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware			
5.0	STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch			
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			

## COMMENTS

- ☐ See Supplementary Section ☐ Inappropriate Materials or Installation

## APPLIANCES

### DESCRIPTION

		DESCRIPTION		
1.0	<input type="checkbox"/> Range Fuel: <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Propane	2.4	<input type="checkbox"/> Microwave Oven <input type="checkbox"/> Exhaust Vent <input type="checkbox"/> Dishwasher	
2.0	<input type="checkbox"/> Oven Fuel: <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Conventional <input type="checkbox"/> Convection	3.0	<input type="checkbox"/> Waste Disposal <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Central Vacuum <input type="checkbox"/> Door Bell <input type="checkbox"/> Refrigerator	
4.0	<input type="checkbox"/> Water Shut Off/Winterized <input type="checkbox"/> Range <input type="checkbox"/> Oven <input type="checkbox"/> Waste Disposal <input type="checkbox"/> Appliances are not moved during an inspection <input checked="" type="checkbox"/> Self-cleaning features on ovens not tested <input type="checkbox"/> Restricted/No Access To: <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	5.0	<input type="checkbox"/> Gas Shut Off <input type="checkbox"/> Exhaust Vent <input type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Effectiveness of dishwasher drying cycle not tested	
6.0		6.0	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Central Vacuum	
7.0		7.0	<input type="checkbox"/> Washer <input type="checkbox"/> Dryer <input type="checkbox"/> 120-Volt Outlet <input type="checkbox"/> Hot/Cold Water Supply <input type="checkbox"/> Laundry Tub <input type="checkbox"/> Waste Standpipe <input type="checkbox"/> 240-Volt Outlet <input type="checkbox"/> Gas Piping <input type="checkbox"/> Vent to Outside	
IMPROVEMENT RECOMMENDATIONS <input type="checkbox"/> NONE AT PRESENT				
Reference	Limitations	Task	Location	Time
1.0	Range - inoperative, knobs, elements, pilot, burners, drip pans, lights, gas connector/shut off valve/leaks, old			
2.0	Oven - inoperative, knobs, handles, glass, lights, elements, pilot, burners, door, seal, latch, springs, loose, clock/timer, thermostat, gas connector/shut off valve/leaks, anti-tipping device, old			
3.0	Exhaust Vent - inoperative, filter, vent to outside, switch, blower, light, noisy, vibration, old			
4.0	Dishwasher - inoperative, rust, door, gasket, leaks, noisy, spray arms, soap door, hose, loose, heater, springs, knobs, racks, rollers, old			
5.0	Waste Disposal - inoperative, splash guard, jammed, loose, wiring, leaks, noisy, vibration, old			
6.0	Trash Compactor - inoperative, noisy, vibration, loose, old			
7.0	Central Vacuum - inoperative, canister, motor, filter, dirty, outlets, old			
8.0	Doorbell - inoperative, chime unit, button, transformer, wiring, old			
9.0	Refrigerator - inoperative, compressor, defrost, door gasket			
10.0	Laundry - 120/240-volt outlets, water/gas piping, connector, standpipe, vent to outside, drip pan - inoperative, grounding, polarity reversed, leak, valves, washer/dryer old - tub - see 3.14 in Plumbing			
COMMENTS				
<input type="checkbox"/> See Supplementary Section				

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