



# HOME INSPECTION REPORT



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**INSPECTION DATE:**

1/31/08

**PREPARED FOR:**

**PREPARED BY:**

Windy City Home Inspection, Inc.  
847-926-HOME  
847-926-4463 Fax

**INSPECTOR:**



## BUILDING DATA / RECEIPT INFORMATION

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### RECEIPT

Inspection Date: 1/31/08  
 Inspection Number:  
 Client Name:  
 Inspection Address:  
 Inspected by:  
     Inspection: \$400.00  
                   **Total: \$ 400.00**

Paid by: [Invoiced](#)

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### BUILDING DATA

Approximate Age: 8+  
 Type: One story  
 General Appearance: Satisfactory  
 Main Entrance Faces: South  
 Weather Condition: Overcast  
 Most recent precipitation: Rain or snow in the past 24 hours  
 Temperature: 10-20°F  
 Ground cover: Partially snow covered  
 State of Occupancy: Vacant  
 Client at inspection: Yes  
 Agent at inspection: Yes

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### DEFINITIONS

**SATISFACTORY (Sat.)** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL (Marg.)** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

## SUMMARY\*

Exterior	Replace front porch Repair rear deck railing Remove free standing deck – behind old pool Spot repair roof and siding Recommend window well covers Paint all trim, caulking
Interior	Laundry sink faucet leaks No kitchen appliances – dishwasher noisy R/R all carpet Repaint all walls and ceilings Whirlpool motor removed Water stains – shower enclosure MBB – mold like substance Loose light fixture #2 BR Recommend seal cracks foundation walls north and south Broken window basement
Mechanical	Replace water heater Recommend C/C furnace

### ITEMS NOT OPERATING

**Whirlpool**

### MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon*

**Front porch**  
**Free standing deck**  
**Water heater**

### POTENTIAL SAFETY HAZARDS

**Deck rail too short**  
**Missing plug – gas line kitchen**  
**Loose light fixture #2 BR**  
**Dry gas line in basement – missing plug/cap**  
**Outlets in yard by old pool – GFCI not working**

### DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

**A/C that is 7+ years**

Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire

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## GROUNDS

<b>Service Walks</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Public sidewalk needs repair
Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Other
	<input type="checkbox"/> Pitched towards home	<input type="checkbox"/> Trip Hazard
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Settling cracks
	<input type="checkbox"/> Settling cracks	<input type="checkbox"/> Not visible
<b>Driveway</b>	<input type="checkbox"/> None	
Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Gravel
	<input type="checkbox"/> Fill cracks and seal	<input type="checkbox"/> Trip hazard
	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Settling cracks
	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Pitched towards home	
<b>Patio/Lanai</b>	<input type="checkbox"/> None	
Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Kool-Deck®
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Other
	<input type="checkbox"/> Pitched towards home (See Remarks page)	<input type="checkbox"/> Trip Hazard
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Settling cracks
	<input type="checkbox"/> Brick	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Poor	
	<input type="checkbox"/> Settling cracks	
<b>Deck</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Wood
Condition:	<input checked="" type="checkbox"/> Treated	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Railing/balusters recommended
	<input type="checkbox"/> Painted/Stained	<input checked="" type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Not visible
<b>Deck/Patio/Porch Covers</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Earth to wood contact
Lacks:	<input type="checkbox"/> Metal straps/bolts/nails	<input type="checkbox"/> Moisture/insect damage
		<input type="checkbox"/> Improper attachment to house
<b>Porch (covered entrance)</b>	<input type="checkbox"/> None	<input type="checkbox"/> Railing/balusters recommended
Support Pier:	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not visible
Floor:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Safety Hazard
<b>Balcony (2nd floor platform)</b>	<input type="checkbox"/> None	<input type="checkbox"/> Wood
Railing:	<input type="checkbox"/> Yes	<input type="checkbox"/> Metal
Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Other
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Railing/balusters recommended
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Safety Hazard
<b>Stoops/Steps</b>	<input type="checkbox"/> None	<input type="checkbox"/> Uneven risers
Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Safety Hazard
	<input type="checkbox"/> Cracked	<input type="checkbox"/> Railing recommended
	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Recommend baluster
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> Settled	<input type="checkbox"/> Damaged wood
<b>Fencing</b>	<input type="checkbox"/> None	Type:
		<input checked="" type="checkbox"/> Not evaluated
<b>Landscaping Affecting Foundation</b>	(See Remarks page)	
Negative grade at:	<input checked="" type="checkbox"/> East	<input type="checkbox"/> Satisfactory
	<input checked="" type="checkbox"/> West	<input type="checkbox"/> Recommend additional backfill
	<input checked="" type="checkbox"/> North	<input type="checkbox"/> Recommend window well covers
	<input checked="" type="checkbox"/> South	<input type="checkbox"/> Wood in contact/too close to soil
	<input checked="" type="checkbox"/> Trim back trees/shrubs/vines	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yard drains observed - not tested	
<b>Retaining Wall:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Visual Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Other
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Safety Hazard
	<input type="checkbox"/> Wood	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	
<b>Hose Bibs</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Operates:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not tested
	<input type="checkbox"/> No	<input type="checkbox"/> No anti-siphon valve
		<input type="checkbox"/> Not on
<b>General Comments</b>		

# ROOF COVERING

General Information	
<b>Roof Visibility</b>	<input checked="" type="checkbox"/> All    Percent <input type="checkbox"/> None <input type="checkbox"/> Limited By:
<b>Inspected From</b>	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> Ladder at eaves <input type="checkbox"/> Ground
<b>Style of Roof</b>	Type:    Combination: <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Other Pitch:    Combination: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep <input type="checkbox"/> Flat
<b>Roof Covering</b>	Roof #1:    Type: <b>Multi thickness shingle</b> Estimated Layers: <b>1+</b> Approximate age of cover: <b>8+</b> years
<b>Ventilation System</b>	<input type="checkbox"/> None Combination: <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Ridge <input type="checkbox"/> Gable <input type="checkbox"/> Roof <input type="checkbox"/> Powered <input type="checkbox"/> Eaves <input type="checkbox"/> Other
<b>Flashing Material</b>	Combination: <input type="checkbox"/> Galv./Aluminum <input type="checkbox"/> Asphalt <input type="checkbox"/> Lead <input type="checkbox"/> Rubber <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Copper <input type="checkbox"/> Other
<b>Valley Material</b>	<input checked="" type="checkbox"/> N/A Combination: <input type="checkbox"/> Galv./Aluminum <input type="checkbox"/> Asphalt <input type="checkbox"/> Copper <input type="checkbox"/> Not visible <input type="checkbox"/> Other
Apparent Condition of the Following at Time of Inspection (conditions reported reflect visible portion only)	
<b>Roof Covering</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor Condition: <input type="checkbox"/> Curling <input type="checkbox"/> Cupping <input checked="" type="checkbox"/> Missing tabs/shingles/tiles <input type="checkbox"/> Moss Buildup <input type="checkbox"/> Nail Popping <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Exposed Felt <input type="checkbox"/> Other
<b>Ventilation</b>	(See Remarks page)    (See Attic page)
<b>Flashings</b>	<input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Recommend Sealing <input type="checkbox"/> Pulled away from chimney/roof
<b>Valleys</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Not visible <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Rusted <input type="checkbox"/> Holes <input type="checkbox"/> Recommend Sealing
<b>Skylights</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
<b>Plumbing Vents</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
<b>General Comments</b>	

# CHIMNEY / GUTTERS / SIDING / TRIM

<b>Chimney(s)</b>		<input type="checkbox"/> None	Location(s): <u>Middle of roof</u>	
Viewed from:	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input type="checkbox"/> Ground	
Chase:	<input type="checkbox"/> Brick <input type="checkbox"/> Stone	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Framed	<input type="checkbox"/> Blocks <input type="checkbox"/> Stucco
Evidence of:	<input type="checkbox"/> Cracked chimney cap		<input type="checkbox"/> Loose mortar joints	<input type="checkbox"/> Loose brick
	<input type="checkbox"/> Holes in metal		<input type="checkbox"/> Rust	<input type="checkbox"/> Flaking
Flue:	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> <b>Unlined</b>	<input type="checkbox"/> Not visible
Evidence of:	<input type="checkbox"/> Scaling		<input type="checkbox"/> Cracks	<input type="checkbox"/> Creosote
	<input type="checkbox"/> <b>Have flue(s) cleaned and re-evaluated</b>		<input checked="" type="checkbox"/> <b>Not evaluated (See Remarks page)</b>	
<input type="checkbox"/> Recommend cricket/saddle flashing		<input type="checkbox"/> Spark arrestor/rain cap recommended		
<b>Gutters &amp; Downspouts</b>		<input type="checkbox"/> None	(See Remarks page)	
<input type="checkbox"/> Insides need to be cleaned		<input type="checkbox"/> Ponding		
Condition:	<input checked="" type="checkbox"/> Galvanized/Alum.	<input type="checkbox"/> Copper	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusting
	<input type="checkbox"/> Hole in main run	Leaking:		<input type="checkbox"/> Corners <input type="checkbox"/> Joints
Extension needed:	<input type="checkbox"/> North	<input checked="" type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West
<b>Siding</b>		<input type="checkbox"/> Brick <input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stucco <input type="checkbox"/> Fiber-cement
	<input type="checkbox"/> Stone <input type="checkbox"/> Slate	<input type="checkbox"/> Asphalt	<input type="checkbox"/> EIFS (See Remarks)	<input type="checkbox"/> Other
Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> <b>Recommend repair/painting</b>
<b>Window Frames</b>		<input type="checkbox"/> Wood <input type="checkbox"/> Metal covered	<input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Metal	<input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<input type="checkbox"/> <b>Recommend painting</b>	<input type="checkbox"/> <b>Damaged wood</b>		
<b>Storms &amp; Screens</b>		<input type="checkbox"/> N/A		
Putty:	<input type="checkbox"/> Wood <input type="checkbox"/> Triple track	<input type="checkbox"/> Wood/metal comb.	<input checked="" type="checkbox"/> Insulated glass	<input type="checkbox"/> Other
Screens:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Needed	<input checked="" type="checkbox"/> N/A	
Storms:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Torn	<input type="checkbox"/> Missing	
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Broken/cracked	<input type="checkbox"/> <b>Damaged wood</b>	<input checked="" type="checkbox"/> Not installed
<b>1 - Trim, 2 - Soffit, 3 - Fascia</b>		<input type="checkbox"/> Metal	<input type="checkbox"/> Metal covered	<input type="checkbox"/> Vinyl
Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<input checked="" type="checkbox"/> <b>Recommend painting</b>	<input type="checkbox"/> <b>Damaged wood</b>		
<b>Caulking</b>				
Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<input checked="" type="checkbox"/> <b>Recommend around windows/doors/masonry ledges/corners/utility penetrations</b>			
<b>General Comments</b>				

# EXTERIOR / ELECTRICAL / AC / GARAGE

<b>Exterior Wall Construction</b>		<input checked="" type="checkbox"/> Not visible <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Masonry <input type="checkbox"/> Log <input type="checkbox"/> Other			
<b>Exterior Doors</b>		<input type="checkbox"/> N/A Entrance (1); Storm (2); Patio (3)			
Weather stripping:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Condition:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
		<input type="checkbox"/> Recommend against keyed exit locks on the inside of the home			
<b>Exterior Electrical Service</b>		<input type="checkbox"/> Overhead power lines in contact with trees			
		<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground	Service drop:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service
Exterior outlets:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GFCI protected:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reverse polarity:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Open ground:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Overhead wires:		<input type="checkbox"/> Low	<input type="checkbox"/> Less than 3' from balcony/deck/window	<input type="checkbox"/> Extension cord/exposed Romex	
<b>Potential safety hazard:</b>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>(See Remarks page)</b>	
<b>A/C Condenser/Heat Pump</b>		<input type="checkbox"/> None	Shutoff: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Unit #1: Rheem/Ruud		Serial # 6263m409923636	Age: 9+	Max breaker: 30	
Unit #2:		Serial #	Age:	Max breaker:	
Condition:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusted/dirty    Level: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Garage</b>		<input type="checkbox"/> None <input type="checkbox"/> Not inspected			
		<input type="checkbox"/> Garage mostly/fully finished <input type="checkbox"/> View blocked by storage			
		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> 1-car	<input checked="" type="checkbox"/> 2-car <input type="checkbox"/> 3-car
<b>Automatic opener:</b>		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Inoperable
<b>Safety reverse:</b>		Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard		
<b>Electric sensor:</b>		Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard		
<b>Roofing:</b>		<input checked="" type="checkbox"/> Same as house	Type:	Approx. age:	Approx. layers:
		Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Gutters:</b>		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
<b>Siding:</b>		<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl
		<input type="checkbox"/> Stucco	<input type="checkbox"/> Masonry	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard
<b>Trim:</b>		<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl
<b>Floor:</b>		<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Dirt
		Burners less than 18" above garage floor: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard			
		Condition:	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Typical cracks	<input type="checkbox"/> Large settling cracks
<b>Overhead door:</b>		<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite <input type="checkbox"/> Other
		Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Repair, replace, paint
<b>Service door:</b>		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
<b>Sill plates:</b>		<input type="checkbox"/> Elevated	<input checked="" type="checkbox"/> Floor level	<input type="checkbox"/> Both	<input type="checkbox"/> Not visible <input type="checkbox"/> Rotted
<b>Electricity present:</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>GFCI Protected:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No
		Reverse polarity/open ground: <input type="checkbox"/> Yes <input type="checkbox"/> Safety Hazard <input checked="" type="checkbox"/> No <input type="checkbox"/> Handyman/ext. cord wiring			
<b>Walls/ceiling:</b>		<input type="checkbox"/> Typical cracks <b>Moisture stains</b> <input type="checkbox"/> No <input type="checkbox"/> Yes Where			
<b>Firewall:</b>		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Present	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged
<b>Fire door:</b>		<input checked="" type="checkbox"/> Not verifiable	<input type="checkbox"/> Not a fire door	<input type="checkbox"/> Needs repair	<input type="checkbox"/> Satisfactory
		Auto closure: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Inoperative <input type="checkbox"/> Missing <input type="checkbox"/> Needs repair			
<b>General Comments</b>					

## KITCHEN

<b>Countertops</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Cabinets</b>	Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Recommend repairs
<b>Plumbing Comments</b>	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak/corroded: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Drainage: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
		Water pressure: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor	
<b>Walls &amp; Ceiling</b>	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Moisture stains
<b>Heat Source Present</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Floor</b>	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Sloping <input type="checkbox"/> Squeak
<b>Windows</b>	<input type="checkbox"/> N/A		
	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Cracked <input type="checkbox"/> Failed seals
<b>Appliances</b>	(See Remarks page)		
Disposal: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
Range: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Oven: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Exhaust fan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Refrigerator: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
<b>Electrical</b>	Outlets present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
GFCI protected: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>(Remarks)</b>	
Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes	<input type="checkbox"/> Safety Hazard	<input checked="" type="checkbox"/> No	
Ceiling fan: <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>General Comments:</b>			

## LAUNDRY / MUD ROOM

<b>Room Components</b>	<input type="checkbox"/> None <input type="checkbox"/> Stack unit, no access to utilities
Mud room sink: <input type="checkbox"/> N/A	Faucet leaks: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Cross connections: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> None apparent	Pipe leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Room appears vented: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Heat source present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dryer vented: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Not visible
Electrical: Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes	<input type="checkbox"/> Ceiling <input type="checkbox"/> Not vented
Appliances present: <input type="checkbox"/> Washer <input type="checkbox"/> Dryer	<input type="checkbox"/> Safety Hazard <input checked="" type="checkbox"/> No
Gas pipe: <input type="checkbox"/> N/A	<input type="checkbox"/> Water heater <input type="checkbox"/> Furnace <input type="checkbox"/> Other
Valve shutoff: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Cap Needed <input checked="" type="checkbox"/> Safety Hazard
<b>General Comments</b>	

# BATHROOMS

## Bath: **First floor half**

Sinks Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not visible  
 Toilet: Bowl loose  Yes  No Operates:  Yes  No  Cracked bowl  Toilet leaks  
 Drainage:  Satisfactory  Marginal  Poor  
 Water flow:  Satisfactory  Marginal  Poor  
 Moisture stains present:  No  Yes Where: **Inside vanity cabinet, ceiling tested dry at inspection**  
 Window/doors:  Satisfactory  Marginal  Poor  Failed insulated glass seal(s)  
 Outlets present:  Yes  No GFCI protected:  Yes  No Operates:  Yes  No  
 Open ground/reverse polarity within 6' of water:  Yes  No  
**Potential safety hazards present:**  Yes  No (See Remarks page)  
 Heat source present:  Yes  No (See Remarks page)  
 Exhaust fan:  Yes  No Operates:  Yes  No  Noisy

### General Comments

## Bath: **Master**

Sinks Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not visible  
**Tub** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Tested  
 Shower Faucet leaks:  Yes  No **Pipes leak:**  Yes  No  Not visible  
 Toilet: Bowl loose  Yes  No Operates:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No Operates:  Yes  No  
 Shower/Tub area:  Ceramic/Plastic  Fiberglass  Masonite  Other  
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting needed:  No  Yes Where:  
 Drainage:  Satisfactory  Marginal  Poor  
 Water flow:  Satisfactory  Marginal  Poor  
**Moisture stains present:**  No  Yes Where: **Shower area**  
 Window/doors:  Satisfactory  Marginal  Poor  Failed insulated glass seal(s)  
 Outlets present:  Yes  No GFCI protected:  Yes  No Operates:  Yes  No  
 Open ground/reverse polarity within 6' of water:  Yes  No  
**Potential safety hazards present:**  Yes  No (See Remarks page)  
 Heat source present:  Yes  No (See Remarks page)  
 Exhaust fan:  Yes  No Operates:  Yes  No  Noisy

### General Comments

# BATHROOMS

**Bath:** Hall

Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Tub	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not visible
Shower	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not visible
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Shower/Tub area:		<input type="checkbox"/> Ceramic/Plastic	<input checked="" type="checkbox"/> Fiberglass		<input type="checkbox"/> Masonite	<input type="checkbox"/> Other	
	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors	
	Caulk/Grouting needed:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Where:			
Drainage:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor		
Water flow:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor		
Moisture stains present:		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Where:			
Window/doors:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	<input type="checkbox"/> Failed insulated glass seal(s)	
Outlets present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	GFCI protected:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Open ground/reverse polarity within 6' of water:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
	<b>Potential safety hazards present:</b>				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(See Remarks page)
Heat source present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="checkbox"/> No		(See Remarks page)
Exhaust fan:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Noisy

**General Comments**

## FAMILY ROOM

**Location:** East

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**

## DINING ROOM

**Location:** Middle

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**

## LIVING ROOM

**Location:** West

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**



## MASTER BED ROOM

**Location:** West

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes *Wall(s) Tested dry at inspection*

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**

## #2 BEDROOM

**Location:** NW

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**

## #3 BEDROOM

**Location:** North

Walls & Ceiling:  Satisfactory     Marginal     Poor     Typical Cracks     Holes  
 Moisture stains:     No     Yes

Flooring:     Satisfactory     Marginal     Poor     Squeak     Slope  
 Ceiling fan:     N/A     Satisfactory     Marginal     Poor

Electrical:    Switches:  Yes     No    Outlets:  Yes     No    Operates:  Yes     No  
                   Open ground/reverse polarity:     Yes     **Safety Hazard**     No     Covers missing

Heat source present:     Yes     Not visible    Holes:     Doors     Walls     Ceilings

Doors & Windows:     Sat.     Marg.     Poor     Cracked glass     Evidence of leaking insulated glass

**General Comments:**

## WINDOWS / FIREPLACES / ATTIC

<b>Interior Windows/Glass</b>	
General condition:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Painted shut
<input type="checkbox"/> Hardware missing	<input type="checkbox"/> Glazing compound needed <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken counter-balance mech.
<input type="checkbox"/> Surface deterioration:	<b>(See Remarks page)</b> <input checked="" type="checkbox"/> Representative number of windows operated
<b>Evidence of leaking insulated glass:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not determinable <input type="checkbox"/> N/A
Safety glazing:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Safety issue    Where:
Security bars present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Test release mechanism before moving in
<b>Fireplace</b>	
	<input checked="" type="checkbox"/> None    Location(s):
<input type="checkbox"/> Gas	<input type="checkbox"/> Wood <input type="checkbox"/> <b>Wood burning stove (See Remarks page)</b>
<input type="checkbox"/> Masonry	<input type="checkbox"/> Masonry insert <input type="checkbox"/> Metal <input type="checkbox"/> Electric
<input type="checkbox"/> Blower built-in	<i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Damper operates</i> <input type="checkbox"/> <i>Damper missing</i>
<input type="checkbox"/> Open joints or cracks in firebrick should be sealed	<input type="checkbox"/> Pre-fabricated panels damaged/worn
Hearth: Satisfactory:	<input type="checkbox"/> Yes <input type="checkbox"/> No    Mantle: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Loose
<input type="checkbox"/> <b>Recommend having flue cleaned and re-examined</b>	<input type="checkbox"/> Ventless
<b>Stairs and/or hallways</b>	
	<input type="checkbox"/> None
Handrail:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> <b>Safety Hazard</b>
Risers/Treads:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Risers/treads uneven
Floors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Squeak <input type="checkbox"/> Slope
Walls	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Damaged
<b>Smoke/CO Detectors</b>	
	<b>(See Remarks page)</b>
Smoke detector:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    CO detector: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Attic</b>	
	<input type="checkbox"/> None
Access:	<input type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input checked="" type="checkbox"/> Scuttle hole <input type="checkbox"/> Knee wall <input type="checkbox"/> <b>No access</b>
Inspected from:	<input checked="" type="checkbox"/> Access panel <input type="checkbox"/> In the attic <input type="checkbox"/> Other
<i>Location:</i>	<input type="checkbox"/> Bedroom hall <input type="checkbox"/> Bedroom closet <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Mud room
Flooring:	<input type="checkbox"/> Complete <input type="checkbox"/> Partial <input checked="" type="checkbox"/> None
Insulation: Type:	Fiberglass <input checked="" type="checkbox"/> Batts <input type="checkbox"/> Loose    Average inches: 9-12+
	Installed in: <input checked="" type="checkbox"/> Floor <input type="checkbox"/> Rafters <input type="checkbox"/> Walls <input type="checkbox"/> Not Visible
	<input type="checkbox"/> Recommend additional insulation
Vent fans:	<input type="checkbox"/> Present <input type="checkbox"/> Not tested <input type="checkbox"/> Thermostat controlled <input type="checkbox"/> <b>Safety Hazard</b>
Ventilation:	<input checked="" type="checkbox"/> Appears adequate <input type="checkbox"/> Recommend additional venting
Moisture stains present:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes    Where:
Mold like substance observed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes    Where:
Roof structure:	<input type="checkbox"/> Wood rafters/joists <input type="checkbox"/> Metal rafters/joists <input type="checkbox"/> Collar ties
	<input checked="" type="checkbox"/> Trusses <input type="checkbox"/> Other <input type="checkbox"/> Not visible
Roof sheathing:	<input type="checkbox"/> Plywood <input checked="" type="checkbox"/> OSB <input type="checkbox"/> 1x wood <input type="checkbox"/> Other
	<input type="checkbox"/> Rotted <input type="checkbox"/> Stained <input type="checkbox"/> Delaminated <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Fans exhausted to:	Attic: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Outside: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not visible <input type="checkbox"/> N/A
<b>(See Remarks page)</b>	
Chimney chase:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs repairs <input type="checkbox"/> Not visible
Structural problems observed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See comments below
Vapor barriers:	<input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Improperly installed
	<input type="checkbox"/> Kraft faced <input type="checkbox"/> Plastic <b>(See Remarks page)</b>
Electrical:	<input type="checkbox"/> Open junction box(es) <input type="checkbox"/> Handyman wiring <input type="checkbox"/> Visible knob-and-tube
<b>General Comments</b>	

# BASEMENT

(See Remarks page)

<b>Stairs</b>	<input type="checkbox"/> None					
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <b>Safety Hazard</b>		
Handrail:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Headway over stairs:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
Under carriage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Not visible		

<b>Foundation Walls</b>	<input type="checkbox"/> Basement mostly/fully finished					<input type="checkbox"/> View blocked by storage				
	<input type="checkbox"/> Poured concrete	<input checked="" type="checkbox"/> Concrete block	<input type="checkbox"/> Brick	<input type="checkbox"/> Fieldstone	<input type="checkbox"/> Other					
Horizontal cracks:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None					
Step/diagonal cracks:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None					
Vertical cracks:	<input checked="" type="checkbox"/> North	<input checked="" type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> None					
Covered walls:	<input checked="" type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> None					
Movement apparent:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None					
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> <b>Have evaluated</b>		<input type="checkbox"/> <b>Monitor</b>					

\*\*\* Note: See below for basement diagram

**Condition reported above reflects visible portion only**

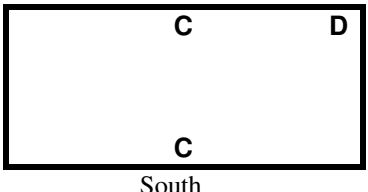
<b>Floor</b>	<b>(See vapor barrier remarks)</b>				
	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Dirt/Gravel	<input type="checkbox"/> Not visible	<input type="checkbox"/> Other	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical/excessive cracks	

<b>Basement Drainage</b>	<input type="checkbox"/> Recommend battery back up sump pump				
Indication of moisture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Fresh	<input checked="" type="checkbox"/> Old stains	
Sump Pump:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Working	<input type="checkbox"/> Not working	<input checked="" type="checkbox"/> Not tested
Floor drain(s) present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not tested	<input type="checkbox"/> Efflorescence present	

<b>Girders (1), Columns (2)</b>	<input type="checkbox"/> N/A				
	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Wood	<input type="checkbox"/> Block	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Not visible
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Stained/rusted	

<b>Joists /Trusses</b>							
	<input checked="" type="checkbox"/> Joist	<input type="checkbox"/> Trusses	<input type="checkbox"/> I-Joist	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Concrete	<input type="checkbox"/> Not visible

<b>Sub Floor</b>	<input type="checkbox"/> Indication of moisture stains/rotting				
** Areas around shower stalls, etc., as viewed from basement or crawl space					

<b>Basement Walls</b>					
Diagram indicates where wall not visible and type of covering:					
P = Paneling	C = Crack(s)				
D = Drywall	M = Monitor	West			East
S = Storage	E = Evaluate				
W = Main Water Shut Off					

<b>General Comments</b>	
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# CRAWL SPACE / SLAB ON GRADE

<b>Slab On Grade</b>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Not visible    Signs of settlement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracks visible from exterior <input type="checkbox"/> No anchor bolts <input type="checkbox"/> <b>No Access</b>
<b>Crawl Space</b>	<input type="checkbox"/> Full <input type="checkbox"/> Combination basement/crawl space <input checked="" type="checkbox"/> N/A
<b>Access to Crawl Space</b>	<input type="checkbox"/> View blocked by storage/insulation <input type="checkbox"/> Exterior <input type="checkbox"/> Interior hatch door <input type="checkbox"/> Via basement <input type="checkbox"/> <b>No Access</b> Inspected from: <input type="checkbox"/> Access panel <input type="checkbox"/> In the crawl space
<b>Foundation Walls</b>	<input type="checkbox"/> Concrete block <input type="checkbox"/> Poured concrete <input type="checkbox"/> Stone <input type="checkbox"/> Not visible <input type="checkbox"/> Brick <input type="checkbox"/> Piers & columns <input type="checkbox"/> Other <input type="checkbox"/> Cracks <input type="checkbox"/> Movement <input type="checkbox"/> <b>Have evaluated</b> <input type="checkbox"/> Monitor
<b>Floor</b>	<input type="checkbox"/> Dirt <input type="checkbox"/> Concrete <input type="checkbox"/> Gravel <input type="checkbox"/> Typical cracks <input type="checkbox"/> Large cracks noted
<b>Drainage</b>	<input type="checkbox"/> Outside drain <input type="checkbox"/> Sump pump    Tested: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None apparent Evidence of moisture damage: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Ventilation</b>	<input type="checkbox"/> Wall vents <input type="checkbox"/> Power vents <input type="checkbox"/> None apparent Tested: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Girders (1), Columns (2)</b>	<input type="checkbox"/> N/A Condition: <input type="checkbox"/> Steel <input type="checkbox"/> Wood <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Cracks
<b>Joists</b>	<input type="checkbox"/> Joists <input type="checkbox"/> Trusses <input type="checkbox"/> I-Joist
<b>Sub Floor</b>	<input type="checkbox"/> Not visible <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Other
<b>Moisture Stains</b>	<input type="checkbox"/> Walls <input type="checkbox"/> Sub floor <input type="checkbox"/> Other
<b>Insulation</b>	<input type="checkbox"/> None <input type="checkbox"/> Walls <input type="checkbox"/> Ceiling <input type="checkbox"/> Other
<b>Vapor Barrier</b>	<input type="checkbox"/> Yes <input type="checkbox"/> Not visible <input type="checkbox"/> Recommended ( <b>See Remarks page</b> ) <input type="checkbox"/> Kraft face <input type="checkbox"/> Plastic <input type="checkbox"/> Other <input type="checkbox"/> Not visible
<b>Crawl Space Walls</b>	Diagram indicates where wall not visible and type of covering: I = Insulation    C = Crack(s) D = Drywall    M = Monitor S = Storage    E = Evaluate W = Main Water Shut Off <div style="text-align: center; margin-top: 10px;"> </div>
<b>General Comments</b>	

# PLUMBING

<b>Water Service</b>		Shut off location: <b>Basement - North</b>			
Water entry piping:	<input type="checkbox"/> Not visible	<input type="checkbox"/> Copper/Galv.	<input checked="" type="checkbox"/> Plastic/PB	<input type="checkbox"/> Lead	
Water lines:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Not visible
	Lead ( <i>other than solder joints</i> ):		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None apparent	
	Water flow:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	Cross connection:	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	<input type="checkbox"/> Above 80 psi	<b>(Needs evaluation)</b>
	Pipes:	<input type="checkbox"/> Corroded <input type="checkbox"/> Leaking	<input type="checkbox"/> Valves broken/missing	<input type="checkbox"/> Dissimilar metal	
Drain/waste/vent pipe:	<input type="checkbox"/> Cast iron	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Copper	<input type="checkbox"/> Not visible
	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Not visible
	Waste discharge:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Slow drain		
<b>Gas Lines</b>		<input type="checkbox"/> Not visible	<input type="checkbox"/> Shutoff missing	<input checked="" type="checkbox"/> Safety Hazard	
	<input type="checkbox"/> Copper	<input type="checkbox"/> Brass	<input checked="" type="checkbox"/> Black iron	<input type="checkbox"/> Stainless steel	<input type="checkbox"/> CSST
	<input type="checkbox"/> Leak(s) detected:				
<b>Well Pump</b>		<input type="checkbox"/> N/A	<b>(See Remarks page)</b>		
	<input checked="" type="checkbox"/> Submersible	<input type="checkbox"/> In basement	<input type="checkbox"/> Well house	<input type="checkbox"/> Well pit	<input type="checkbox"/> Shared well
Pressure gauge operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Pressure	45 psi
<b>Sanitary Pump</b>		<input type="checkbox"/> N/A			
Sealed crock:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Check valve:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Vented:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Heater #1</b>		<input type="checkbox"/> N/A <input type="checkbox"/> Safety Hazard			
Brand name:	AO Smith	Serial #:	ge99 4932573	Capacity:	50 gallons
	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	Approx. age:	9+
Relief valve:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Extension proper:</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Missing	
Vent pipe:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Improper pitch	<input type="checkbox"/> Rusted	
<b>Water Heater #2</b>		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Safety Hazard			
Brand name:	Serial #:	Capacity:	gallons	Approx. age:	
	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil		
Relief valve:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Extension proper:</b>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Missing	
Vent pipe:	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Improper pitch	<input type="checkbox"/> Rusted	
<b>Water Softener</b>		<b>(Unit not evaluated)</b>			
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Plumbing hooked up:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>General Comments</b>					

# HEATING SYSTEM

<b>Fuel Shutoff for Building</b>	Main fuel shutoff location: <u>Outside at the gas meter East</u>
<b>Forced Air System</b>	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Central Unit <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Floor Furnace Unit #1: <u>Rheem/Ruud</u> Serial # <u>ej5d702f339904094</u> Age: <u>9+</u> Unit #2:                      Serial #                      Age: <input type="checkbox"/> System not operated due to: Energy source: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> LP <input type="checkbox"/> Oil <input type="checkbox"/> Electric Hot air systems: <input type="checkbox"/> Belt drive <input checked="" type="checkbox"/> Direct drive <input type="checkbox"/> Gravity Heat exchanger: <input checked="" type="checkbox"/> Visual with mirror <input type="checkbox"/> N/A (sealed) <input type="checkbox"/> Not accessible Condition: <input type="checkbox"/> Rusted <input type="checkbox"/> Flame distortion <input type="checkbox"/> Other <b>View is extremely limited - See Remarks page about options</b> Distribution: <input checked="" type="checkbox"/> Metal duct <input type="checkbox"/> Insul. flex duct <input checked="" type="checkbox"/> Cold air returns Flue piping: <input type="checkbox"/> Metal <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Proper pitch <input type="checkbox"/> Rusted <input type="checkbox"/> N/A Filter: <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Electrostatic <input type="checkbox"/> Paper <input type="checkbox"/> N/A Condition: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Replace/clean <input type="checkbox"/> Missing Operated:            When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did not fire Operation:            Satisfactory: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Recommend HVAC technician examine</b> <input type="checkbox"/> Before closing Controls: <input checked="" type="checkbox"/> Disconnect <input checked="" type="checkbox"/> Normal operating and safety controls observed Heat pump: <input type="checkbox"/> Aux. Elec. <input type="checkbox"/> Aux. Gas <input type="checkbox"/> Aux. geothermal <input checked="" type="checkbox"/> N/A Emergency heat tested: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Boiler System</b>	<input checked="" type="checkbox"/> N/A Brand name:            Serial #:                      Approx. age: <input type="checkbox"/> System not operated due to: Energy source: <input type="checkbox"/> Gas <input type="checkbox"/> LP <input type="checkbox"/> Oil <input type="checkbox"/> Electric Distribution: <input type="checkbox"/> Hot water <input type="checkbox"/> Baseboard <input type="checkbox"/> Steam <input type="checkbox"/> Radiator Circulator: <input type="checkbox"/> Pump <input type="checkbox"/> Gravity <input type="checkbox"/> Multiple zones Controls:            Temp/pressure gauge exist: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Operating:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No Relief valve: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Missing            Extension proper: <input type="checkbox"/> Yes <input type="checkbox"/> No Operated:            When turned on by thermostat: <input type="checkbox"/> Fired <input type="checkbox"/> Did not fire Operation:            Satisfactory: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Recommend HVAC technician examine</b> <input type="checkbox"/> Before closing
<b>Others</b>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Electric baseboard <input type="checkbox"/> Radiant ceiling cable <input type="checkbox"/> Gas space heater <input type="checkbox"/> Woodburning stove <b>(See Remarks page)</b>
<b>General Comments</b>	

## COOLING SYSTEM

<b>System Components</b>	<input type="checkbox"/> N/A		
Energy source:	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Central air:	<input checked="" type="checkbox"/> Air-cooled	<input type="checkbox"/> Water-cooled	<input type="checkbox"/> Heat pump
Operated:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not operated due to outside temperature
Temperature differential:	Unit 1:	Unit 2:	(See Remarks page)
Operation:	Satisfactory:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> <b>Recommend HVAC technician examine</b> <input type="checkbox"/> Before closing
Refrigerant lines:	<input type="checkbox"/> Leak	<input type="checkbox"/> Damaged	<input type="checkbox"/> Insulation missing <input checked="" type="checkbox"/> Satisfactory
Through wall unit(s):	<input checked="" type="checkbox"/> N/A	Operated: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service
<b>General Comments</b>			

## ELECTRICAL

<b>Main Panel</b>	Location: <b>Mud room</b> Adequate clearance to panel <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Amps: <b>200</b> 120/240 Volts	<input checked="" type="checkbox"/> Breakers	<input type="checkbox"/> Fuses
Appears grounded:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GFCI present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
AFCI present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Main Wire:</b>	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper clad aluminum <input type="checkbox"/> Not visible
<b>Branch Wire:</b>	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> <b>Aluminum</b>	<input type="checkbox"/> Copper clad aluminum <input type="checkbox"/> Not visible
	<input type="checkbox"/> Romex	<input type="checkbox"/> BX cable	<input checked="" type="checkbox"/> Conduit <input checked="" type="checkbox"/> Not visible
	<input type="checkbox"/> Multiple tapping	<input type="checkbox"/> Branch wires undersized	<input type="checkbox"/> <b>Federal Pacific panel (see Remarks)</b>
	<input type="checkbox"/> Multiple tapping of main disconnect	<input type="checkbox"/> <b>Safety Hazard</b>	
	<input type="checkbox"/> Panel not accessible	<input type="checkbox"/> Not evaluated	Reason:
<b>Sub Panel(s)</b>	<input checked="" type="checkbox"/> None apparent		
Location 1:	Location 2:	Location 3:	
	<input type="checkbox"/> Panel not accessible	<input type="checkbox"/> Not evaluated Reason:	
	<input type="checkbox"/> Breakers	<input type="checkbox"/> Fuses	
<b>Branch Wiring:</b>	<input type="checkbox"/> Copper	<input type="checkbox"/> <b>Aluminum</b>	<input type="checkbox"/> Copper clad aluminum
	GFIC present:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
	AFCI present:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
	Neutral/ground separated:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Have electrician separate
	Neutral isolated:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Have electrician isolate
	<input type="checkbox"/> Multiple tapping	<input type="checkbox"/> Branch wires undersized	<input type="checkbox"/> <b>Safety Hazard</b>
<b>Electrical Fixtures</b>			
A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:			
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> <b>Safety Hazards observed</b>
	<input type="checkbox"/> Open grounds	<input type="checkbox"/> Reverse polarity	<input checked="" type="checkbox"/> <b>GFCIs not operating</b> <input type="checkbox"/> Ungrounded 3-prong outlets
	<input type="checkbox"/> <b>Solid conductor aluminum branch wiring circuits</b>		(See Remarks page)
	<input checked="" type="checkbox"/> <b>Recommend a licensed electrician repair</b>		
<b>General Comments:</b>			



# PHOTO SUMMARY



Front porch slopes, balusters loose  
recommend replace



Repair siding south face



Fill in low spots, reconnect  
downspout, window well  
covers recommended



Recommend remove this deck



Repair siding, deck rail too low, spot  
repair roof, see next photo



One of two repairs needed on roof



## PHOTO SUMMARY



2nd area of repair to roof



Repair light fixture, 2<sup>nd</sup> BR



Missing whirlpool motor



MBB shower, head leaks,  
moisture damage to wall



Result of water leak at sink in mud room  
Missing plug at gas line



One of two cracks that  
should be repaired

## PHOTO SUMMARY



Crack north wall that should be repaired



Broken window – basement east



Water heater should be replaced

## **GROUNDS REMARKS**

### **Service Walks/Driveways**

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

**Patios** that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

### **Exterior Wood Surfaces**

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

### **Grading and Drainage**

*Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.*

*Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass to foundation.*

### **Roof and Surface Water Control**

*Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.*

### **Window Wells**

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

### **Retaining Walls**

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

### **Railings**

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

## ROOF COVERING REMARKS

### Valleys & Flashings

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

### Stone Roofs - Coverings

This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

### Flat Roofs

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
<i>Wood Shingles*</i>	10-40 years <sup>1</sup>	Treat with preservative every 5 years to prevent decay
<i>Clay Tiles*</i>	20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
<i>Cement Tiles*</i>	20 + years	
<i>Slate Shingles*</i>	30-100 years <sup>2</sup>	Extremely durable, but brittle and expensive
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
<i>Single Ply Membrane</i>	15-25 years (mfr's claim)	New material; not yet passed test of time

\* Not recommended for use on low slope roof      <sup>1</sup> Depending on local conditions and proper installation

<sup>2</sup> Depending on quality of slate

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

## **CHIMNEY / GUTTERS / SIDING / TRIM REMARKS**

### **Chimneys**

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for wood burning chimney and chimney caps for fossil fuels

**Unlined Chimney** - should be re-evaluated by a chimney technician.

**Have flue cleaned and re-evaluated.** The flue lining is covered with soot or creosote and no representation can be made as to the condition.

**NOT EVALUATED-** *The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.*

### **Cricket Flashing**

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

### **Gutters and Downspouts**

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

### **Siding**

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants.

**EIFS** - This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal sidings will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

### **Doors and Windows**

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with.)

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

### **Caulking**

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

## **EXTERIOR / ELECTRICAL / AC / GARAGE REMARKS**

### **Exterior Doors**

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

### **Electrical**

Overhead wires from the mast to the main panel that are exposed to the weather may fray and crack. If this occurs, wires should be replaced by a licensed electrician.

Any outdoor overhead service conductor wires should have adequate clearance above the ground (10 feet) and from balcony and windows (3 feet), for safety reasons.

Underground system - Some exterior boxes that are at ground level have a grade line on them. You should insure that the grade remains below this line to prevent moisture from entering the main panel.

### **Overhead Door Openers**

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be teste occasionally to ensure it is working.

### **Garage Sill Plates**

Sill plates within the garage should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

### **A/C Compressors**

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

### **Burners**

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

## **KITCHEN / LAUNDRY / UTILITY ROOM REMARKS**

### **Plaster on Wood Lath**

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

### **Plaster on Gypsum Lath (Rock Lath)**

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

### **Wood Flooring**

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

### **Nail Pops**

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually of no structural significance.

### **Carpeting**

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

### **Appliances**

Dishwashers are tested to see if the motor operates and water sprays properly (full cycles are not run). Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

*No representation is made to continued life expectancy of any appliance.*

### **Asbestos and Other Hazards**

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. *However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.*

*Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.*

### **Windows**

A representative number of windows are inspected.

## **BATHROOM REMARKS**

### **Stall Shower**

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

### **Ceramic Tile**

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

### **Exhaust Fans**

Bathrooms with a shower should have exhaust fans where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

### **Safety Hazards**

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. (See **Electrical section**)

### **Whirlpool Tubs**

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.



## **ROOMS (INTERIOR ) REMARKS**

### **Door Stops**

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

### **Closet Guides**

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

### **Cold Air Returns**

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

### **AN INSPECTION VERSUS A WARRANTY**

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

## **WINDOWS / FIREPLACES / ATTIC REMARKS**

### **Window Frames and Sills**

Window frames and sills often are found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows above (Chimneys/Gutters/Siding).

### **Fireplaces**

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

### **Woodburners**

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork verifying that it was installed by a professional contractor.

### **Ventilation**

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation, such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

### **Insulation**

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

### **Smoke Detectors**

Smoke detectors should be tested monthly. At least one detector should be on each level.

### **Vapor Barriers**

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

### **Safety Glazing**

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

### **Insulated Glass**

The broken seals are not always detectable due to dirty windows, covered windows, etc. In most cases, leaking glass seals take some time before they are evident.

## **BASEMENT REMARKS**

### **Basement**

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred, and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors, such as improper grading, improperly functioning gutter and downspout system, etc. Normally, if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

### **Foundation (Covered Walls)**

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. *No representation is made as to the condition of these walls.*

**Monitor** indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, re-inforcement may be necessary.

**Have Evaluated** — We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

### **Vapor Barrier**

Floors that are dirt or gravel should be covered with a vapor barrier.

### **Moisture Present**

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered, and it is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. *No representation is made to future moisture that may appear.*

### **Palmer Valve**

Many older homes have a valve in the floor drain. This drain needs to remain operational.

### **Drain Tile**

*We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.*

### **Basement Electrical Outlets**

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

## **CRAWL SPACE / SLAB ON GRADE REMARKS**

### **Crawl Spaces**

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside, or not accessible at all. Ductwork, plumbing and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

### **Have Evaluated**

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

### **Monitor**

Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

## PLUMBING REMARKS

### Wells

*Examination of wells is not included in this visual inspection.* It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

### Septic Systems

*The check of septic systems is not included in our visual inspection.* You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

### Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced. Polybutylene pipes are grey pipes that have a history of failure and should be examined by a licensed plumber.

### Hose Bibs

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

### Water Heater

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. *Missing relief valves or improper extension present a safety hazard.*

### Water Softeners

During a visual inspection, it is not possible to determine if water is being properly softened.

### Plumbing

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

### Shut-Off Valves

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

### Polybutylene Piping

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

***MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION;  
THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE  
CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN  
THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS  
INTENDED AT THE TIME OF INSPECTION.***

## HEATING SYSTEM REMARKS

**HEATING AND AIR CONDITIONING** units have limited lives. Normal lives are:

GAS-FIRED HOT AIR.....	15-25 years
OIL-FIRED HOT AIR.....	20-30 years
CAST IRON BOILER.....	30-50 years
(Hot water or steam)	or more
STEEL BOILER.....	30-40 years
(Hot water or steam)	or more
COPPER BOILER.....	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water).....	10-15 years
AIR CONDITIONING COMPRESSOR...	8-12 years
HEAT PUMP.....	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course, a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary things. **Caution: do not add water to a hot boiler!** Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

**Have HVAC Technician Examine** - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

**Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.**

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If furnace has not been serviced in last 12 months, you may want to have a furnace technician examine.

**CO Test** - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

**Combustible Gas Test (Potential Safety Hazard)** - If a combustible gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

## COOLING SYSTEM / ELECTRICAL REMARKS

### Electrical

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amps is sometimes difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically opens the circuit when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I. The G.F.C.I. senses the flow of electricity through a circuit. If more current is flowing through the black ("hot") wire than the white ("neutral") wire, there is a current leakage. The G.F.C.I., which can sense a ground leak of as little as .005 amps, will shut off the current in 1/40 of a second, which is fast enough to prevent injury.

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick, and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat.

Federal Pacific electrical panels may be unsafe. See [www.google.com](http://www.google.com) and search for "Federal Pacific" for additional and up-to-date information.

*Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.*

### Arc Faults

In some areas, arc faults are required in new homes, starting in 2002. These control outlets in the bedrooms.

### Reverse Polarity

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps, though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service. Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

### Cooling

**Testing A/C System and Heat Pump** - The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

## COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding several hundred dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE	
Masonry fireplace	Each	\$3,000 -	\$6,000
Install prefab fireplace	Each	2,000 -	4,000
Insulate attic	Square foot	.75 -	1.25
Install attic ventilating fan	Each	200 -	300
Install new drywall over plaster	Square foot	1.75 -	2.75
Install new warm air furnace	Each	2,000 -	3,000
Replace central air conditioning electric 3T, on existing ductwork	Each	1,400 -	2,000
Install humidifier	Each	300 -	500
Install electrostatic air cleaner	Each	800 -	1,500
Increase elec. svc. to 60-100 amps	Each	600 -	1,200
Run separate elec. line for dryer	Each	125 -	200
Run separate elec. line for A/C	Each	135 -	200
Install hardwired smoke detector	Each	100 -	180
Install new disposal	Each	250 -	400
Install new dishwasher	Each	500 -	750
Install new hot water boiler	Each	2,000 -	4,000
Install new 30-40 gal water heater	Each	350 -	650
Install new 30 gal. water heater	Each	300 -	500
Dig and install new well	Each	get estimate	
Install new septic system	Each	get estimate	
Regrade around exterior	Each	500 -	900
Install new sump pump and pit	Each	400 -	600
Build new redwood or pressure-treated deck	Square foot	20 -	30
Install storm windows	Each	60 -	150
Install wood replacement windows	Each	400 -	800
Install aluminum or vinyl replacement windows	Each	300 -	800
Install new gutters and downspouts	Linear foot	3.50 -	5.00
Install asphalt shingle over existing roofing	Square foot	1.20 -	1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 -	4.00
Instl 1-ply membrane rubberized roof	Square foot	get estimate	
Instl new 4-ply built-up tar & gravel	Square foot	get estimate	
Remove asbestos from pipes in bsmt (with probable minimum)	Linear foot	get estimate	
Concrete drive or patio	Square foot	3.00 -	4.00
with removal of old	Square foot	2.25 -	3.00
Clean chimney flue	Each	100 -	200
Add flue liner for gas fuel		900 -	1,200
Add flue liner for oil or wood		2,800 -	3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.



## PREVENTIVE MAINTENANCE TIPS

- I. FOUNDATION & MASONRY:** *Basements, Exterior Walls:* To prevent seepage and condensation problems.
- Check basement for dampness & leakage after wet weather.
  - Check chimneys, deteriorated chimney caps, loose and missing mortar.
  - Maintain grading sloped away from foundation walls.
- II. ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
- Check for damaged, loose or missing shingles, blisters.
  - Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
  - Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
  - Check fascias and soffits for paint flaking, leakage & decay.
- III. EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
- Check painted surface for paint flaking or paint failure. Cut back shrubs.
  - Check exterior masonry walls for cracks, looseness, missing or broken mortar.
- IV. DOORS AND WINDOWS:** To prevent air and weather penetration problems.
- Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.
- V. ELECTRICAL:** For safe electrical performance, mark & label each circuit.
- Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
  - Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
  - Check exposed wiring & cable for wear or damage.
  - If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.
- VI. PLUMBING:** For preventive maintenance.
- Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
  - Draw off sediment in water heaters monthly or per manufacturer's instructions.
  - Have septic tank cleaned every 2 years.
- VII. HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
- Change or clean furnace filters, air condition filters, electronic filters as needed.
  - Clean and service humidifier. Check periodically and annually.
  - Have oil burning equipment serviced annually.
- VIII. INTERIOR:** General house maintenance.
- Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
  - Close crawl vents in winter and open in summer.
  - Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.
- IX. Know the location of:**
- Main water shutoff valve.
  - Main electrical disconnect or breaker.
  - Main emergency shutoff switch for the heating system.