

APPLE VALLEY RESTORATIONS LLC

HOME INSPECTION

www.homeinspectionsfoxvalley.com

"Serving Wisconsin & the U.P."

Toll Free: 1-800-228-3963

HOME INSPECTION REPORT (SAMPLE)

Date of Inspection: _____

Time of Inspection: _____

Property Inspected Street address: _____

Property Inspected City & State: _____

Name of Client(s): _____

Client(s) Phone number(s): _____

Client(s) Email: _____

SAMPLE REPORT SAMPLE REPORT

EXPLANATION OF COLUMNS	F U N	M A R	U N S	N V I	N A P	C O M
FUNCTIONAL (FUN) Component or item which in the opinion of Apple Valley Restorations appeared to be performing it's intended function at the time of inspection and was in normal condition for its age.	X					
MARGINAL (MAR) Component or item which in the opinion of Apple Valley Restorations may need routine maintenance or minor repair, but does not immediately affect the home's habitability.		X				
UNSATISFACTORY (UNS) Component or item which in the opinion of Apple Valley Restorations appeared to be not performing it's intended function satisfactorily or is in an unsafe condition needing repair attention.			X			
NOT VISIBLE (NVI) Listed component or item was not able to be inspected due to its concealed condition or inaccessibility.				X		
NOT APPLICABLE (NAP) Listed component is not part of the property; was excluded from the sale or listing; or was excluded from the inspection possibly due to purchaser's request or our scope of inspection guidelines.					X	
COMMENTS (COM) For further information see comments marked with an "X" in the subsection that is being read or at the end of the section.						X

There will be an explanation in the **COMMENTS** sections for items marked **MARGINAL, UNSATISFACTORY, and COMMENT.**

GENERAL INFORMATION

1. MAIN ENTRY FACES: ____N ____S ____E ____W _____
2. ESTIMATE AGE: _____ YEARS OLD
3. BUILDING TYPE: ____1 family ____2 family ____condominium ____other _____
4. STORIES: ____1 ____1 1/2 ____2 ____3 ____split level/entry
5. SPACE BELOW GRADE: ____basement ____crawlspce ____walkout ____none
6. WATER SOURCE: ____public ____private
7. SEWAGE DISPOSAL: ____public ____private **SAMPLE REPORT**
8. UTILITY STATUS: ____on ____off ____winterized
9. SOIL CONDITION: ____wet ____dry ____damp ____frozen ____snow covered
10. WEATHER: ____clear ____rain ____cloudy ____snow ____degrees F.
11. STARTING TIME: _____ A.M. ____P.M.
12. AREA: ____city ____suburb ____rural ____town
13. GARAGE: ____attached ____detached ____tuckunder ____carport ____none
14. HOUSE OCCUPIED: ____yes ____no
15. PEOPLE PRESENT: ____buyer(s) ____realtor ____sellers ____tenants _____
16. STREET TYPE: ____paved ____gravel ; ____through ____highway ____dead end/cul-de-sac

BASEMENT & FOUNDATION

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

Type: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab					
1. HEIGHT TO JOISTS _____ Ft. _____ inches _____ height varies					
2. STAIRS <input type="checkbox"/> open <input type="checkbox"/> enclosed <input type="checkbox"/> with railing <input type="checkbox"/> wood <input type="checkbox"/> concrete <input type="checkbox"/> metal COMMENTS: <input type="checkbox"/> railing is loose, it needs securing <input type="checkbox"/> railing needed for safety <input type="checkbox"/> spaces between spindles should be 4 inches or less <input type="checkbox"/> replace broken/worn step(s) _____ steps uneven <input type="checkbox"/> low head clearance to ceiling					
3. FOUNDATION WALLS <input type="checkbox"/> poured concrete <input type="checkbox"/> concrete block <input type="checkbox"/> stone <input type="checkbox"/> brick <input type="checkbox"/> earth <input type="checkbox"/> ICF COMMENTS: <input type="checkbox"/> routine shrinkage cracks <input type="checkbox"/> minor settlement cracks <input type="checkbox"/> north wall bows _____ inches, <input type="checkbox"/> south wall bows _____ inches, <input type="checkbox"/> west wall bows _____ inches, <input type="checkbox"/> east wall bows _____ inches <input type="checkbox"/> no repair is needed on the _____ wall(s) at this time <input type="checkbox"/> repair or replacement is need on _____ wall(s) <input type="checkbox"/> viewed in unfinished areas only See section on GROUNDS regarding grading & drainage to help eliminate basement failure.					
4. FLOOR <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> earth <input type="checkbox"/> gravel COMMENTS: <input type="checkbox"/> routine shrinkage cracks <input type="checkbox"/> floor coverings limit visibility <input type="checkbox"/> floor appears heaved due to frost					
5. INDICATIONS OF MOISTURE Floor: <input type="checkbox"/> wet <input type="checkbox"/> damp <input type="checkbox"/> stains; Wall: <input type="checkbox"/> wet <input type="checkbox"/> damp <input type="checkbox"/> stains COMMENTS: <input type="checkbox"/> normal seepage for a home of this age <input type="checkbox"/> minimal seepage from form holder brackets when basement concrete was poured <input type="checkbox"/> stains in corner(s) appear to have been caused by the lack of extensions on the downspouts for the gutter system <input type="checkbox"/> water entering through window wells <input type="checkbox"/> water entering through crack(s) along _____ wall.					
6. DRAINAGE sump at: _____ floor drain at: _____					
7. SUMP PUMP pump tested? <input type="checkbox"/> yes <input type="checkbox"/> no Discharges to: _____ COMMENTS: <input type="checkbox"/> sump pump inoperable <input type="checkbox"/> sump pump needs securing <input type="checkbox"/> sump pump covered with what appears to be a radon eradication system <input type="checkbox"/> clean debris out of sump pit <input type="checkbox"/> sump pump is not allowed to drain into city sewer					
8. COLUMNS AND PIERS <input type="checkbox"/> wood <input type="checkbox"/> metal <input type="checkbox"/> masonry <input type="checkbox"/> bearing wall COMMENTS: <input type="checkbox"/> wood post are rotted and should be replaced					
9. BEAMS AND GIRDERS <input type="checkbox"/> steel <input type="checkbox"/> wood <input type="checkbox"/> wood engineered beam _____" x _____" <input type="checkbox"/> wood built up _____2" x _____" COMMENTS: <input type="checkbox"/> minimal/moderate/severe rot noted in wood beams <input type="checkbox"/> beam appears to sag <input type="checkbox"/> repair or replace beam					
10. FIRST FLOOR STRUCTURE _____" x _____" _____"o.c. <input type="checkbox"/> joists <input type="checkbox"/> trusses <input type="checkbox"/> engineered/laminated joists <input type="checkbox"/> metal <input type="checkbox"/> concrete <input type="checkbox"/> wood logs COMMENTS: <input type="checkbox"/> normal bowing for a house of this age <input type="checkbox"/> there is minimal rot noted on _____ joists <input type="checkbox"/> crack/ rotted joists need replacing at: _____ <input type="checkbox"/> viewed in unfinished areas only					
11. FIRST FLOOR SUBFLOOR <input type="checkbox"/> boards <input type="checkbox"/> plywood <input type="checkbox"/> oriented strand board <input type="checkbox"/> particle board <input type="checkbox"/> concrete COMMENTS: <input type="checkbox"/> minimal/moderate/severe rot noted at: _____					
12. INSULATION thickness _____ type _____ Found. wall _____" Box sill _____" Floor _____"					
ADDITIONAL COMMENTS: _____ _____ _____ _____					
SAMPLE REPORT					

CRAWL SPACE

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

ACCESS _____ exterior _____ interior hatch/door _____ via basement _____ no access Inspected from: _____ access panel _____ inside the crawl space					
1. HEIGHT TO JOISTS _____ Ft. _____ inches _____ height varies					
2. VAPOR BARRIER _____ yes _____ no _____ not visible _____ plastic _____ kraft face _____ COMMENTS: _____ vapor barrier needed to help keep moisture out of crawl space					
3. FOUNDATION WALLS _____ poured concrete _____ concrete block _____ stone _____ brick _____ earth _____ ICF COMMENTS: _____ routine shrinkage cracks _____ minor settlement cracks _____ north wall bows _____ inches, _____ south wall bows _____ inches, _____ west wall bows _____ inches, _____ east wall bows _____ inches _____ no repair is needed on the _____ wall(s) at this time _____ repair or replacement is need on _____ wall(s) _____ viewed in unfinished areas only See section on GROUNDS regarding grading & drainage to help eliminate basement failure.					
4. FLOOR _____ concrete _____ wood _____ earth _____ gravel COMMENTS: _____ routine shrinkage cracks _____ floor coverings limit visibility _____ floor appears heaved due to frost					
5. INDICATIONS OF MOISTURE Floor: _____ wet _____ damp _____ stains; Wall: _____ wet _____ damp _____ stains COMMENTS: _____ normal seepage for a home of this age _____ minimal seepage from form holder brackets when basement concrete was poured _____ stains in corner(s) appear to have been caused by the lack of extensions on the downspouts for the gutter system _____ water entering through window wells _____ water entering through crack(s) along _____ wall.					
6. DRAINAGE sump at: _____ floor drain at: _____					
7. SUMP PUMP pump tested? _____ yes _____ no Discharges to: _____ COMMENTS: _____ sump pump inoperable _____ sump pump needs securing _____ sump pump covered with what appears to be a radon eradication system _____ clean debris out of sump pit _____ sump pump is not allowed to drain into city sewer					
8. COLUMNS AND PIERS _____ wood _____ metal _____ masonry _____ bearing wall COMMENTS: _____ wood post are rotted and should be replaced					
9. BEAMS AND GIRDERS _____ steel _____ wood _____ wood engineered beam _____ " x _____ " _____ wood built up _____ 2" x _____ " COMMENTS: _____ minimal/moderate/severe rot noted in wood beams _____ beam appears to sag _____ repair or replace beam					
10. FIRST FLOOR STRUCTURE _____ " x _____ " _____ "o.c. _____ joists _____ trusses _____ engineered/laminated joists _____ metal _____ concrete _____ wood logs COMMENTS: _____ normal bowing for a house of this age _____ there is minimal rot noted on _____ joists _____ crack/ rotted joists need replacing at: _____ _____ viewed in unfinished areas only					
11. FIRST FLOOR SUBFLOOR _____ boards _____ plywood _____ oriented strand board _____ particle board _____ concrete COMMENTS: _____ minimal/moderate/severe rot noted at: _____					
12. INSULATION _____ thickness _____ type Found. wall _____ " Box sill _____ " Floor _____ "					
13. VENTILATION _____ wall vents _____ power vent _____ no vents apparent COMMENTS: _____ vents needed to help keep moisture out of crawl space					
ADDITIONAL COMMENTS: _____ _____ _____ SAMPLE REPORT _____ _____					

PLUMBING	F U N	M A R	U N S	N V I	N A P	C O M
1. WATER SERVICE _____copper _____steel _____lead _____plastic Main valve at: _____meter _____tank COMMENTS: Main shut off valve as well as all water supply valves are not tested/turned. Many valves leak when turned because lack of use, they usually stop dripping after a few days.						
2. WATER CONDITIONER _____softener _____filter viewed operating? _____yes _____no COMMENTS: OUR INSPECTORS DO NOT CYCLE THE SOFTENERS OR FILTERS						
3. VISIBLE WATER PIPES _____copper _____steel _____lead _____plastic(PVC, CPVC, PEX, Polybutylene) COMMENTS: _____leak in water line(s) at: _____ _____low water pressure _____water pressure over 80psi _____cross connection, potential to suck sewage into potable(drinking) water _____dissimilar metals.						
4. WASTE AND VENT PIPES _____plastic _____copper _____cast iron _____steel _____lead COMMENTS: _____waste line shows excessive corrosion at: _____ _____waste line must have downward pitch. Waste line improperly pitched at: _____						
5. MAIN WASTE CLEANOUT _____at base of stack _____at front wall _____at rear wall						
6. WATER HEATER Location: _____ Fuel: _____gas _____electric _____oil Capacity: _____gallons. Make: _____ Approximate age: _____ Model#: _____ Serial#: _____ Average life of water heaters is 10-15 years. COMMENTS: _____large amounts of corrosion at the base of the tank, the water heater appears to be nearing the end of its usefulness.						
7. WATER HEATER VALVES _____cold supply _____temperature and pressure relief COMMENTS: _____cold supply leaks or appears to have leaked _____there should be an extension of the pressure relief valve that extends 6 inches off of the floor. Read owner's manual for installation instructions. _____the temperature and pressure relief valve leaks or has leaked and should be replaced						
8. WATER HEATER VENTING _____metal _____metal joins heating vent _____power fan COMMENTS: _____flue is rotted and needs replacing _____mortar should be placed around the flue where it meets the chimney _____flue must have upward pitch _____condensation leak in power fan _____power fan inoperable						
9. FUEL PIPE AND LINES _____steel _____copper _____flexible brass connector _____CSST _____stainless steel _____black iron COMMENTS: _____leak on shutoff valve for water heater/furnace/boiler _____leak at elbow/T connection/union at: _____						
10. FIXTURES IN UNFINISHED AREAS _____toilet _____sink _____shower _____laundry tub COMMENTS: _____drain for _____not connected properly into the sewer system according to the plumbing codes _____potential cross connection for potable water supply						
11. LAUNDRY CONNECTIONS Location: _____ _____hot _____cold _____gas _____vent _____110v _____220v _____drain _____tub COMMENTS: _____dryer should be vented to the outside _____wash machine not connected properly into the sewer system according to the plumbing codes						

ADDITIONAL COMMENTS

SAMPLE REPORT

CENTRAL COOLING	F U N	M A R	U N S	N V I	N A P	C O M
1. SYSTEM DESIGN _____electric refrigeration _____gas _____						
2. UNIT TYPE _____air cooled _____water cooled _____geothermal _____heat pump						
3. COOLING APPLIANCE INSTALLATION Make: _____ Approximate age: _____ Model#: _____ Serial#: _____ Viewed operating? _____yes _____no COMMENTS: temperature was below 65 degrees. Manufacturers do not recommend air conditioners be operated under 65 degrees. _____electricity to the air conditioner must be on at least 24 hours before operation. _____air conditioner should be leveled. IF AIR CONDITIONER HAS NOT BEEN SERVICED BY A LICENSED HVAC CONTRACTOR WITHIN THE LAST TWO YEARS, HAVE IT SERVICED FOR A TUNE UP, CLEANING & OTHER NECESSARY REPAIRS.						
4. THERMOSTATS _____same as heat _____						
5. DISTRIBUTION _____same as heat _____						

ADDITIONAL COMMENTS: HEATING AND COOLING

SAMPLE REPORT

ELECTRICAL	F U N	M A R	U N S	N V I	N A P	C O M
1. SERVICE SIZE _____110/120 _____110/120-220/240 _____ COMMENTS: _____consideration should be given to increasing the electrical service to a 100 amp or larger service _____the electrical service is to be considered unsafe because there is more than one 240 volt appliance on a 60 amp service						
2. SERVICE INSTALLATION AND PANEL Power: _____on _____off Conductors: _____aluminum _____copper _____not visible Entry: _____overhead _____underground ; _____cable _____conduit Main Panel at: _____garage _____basement _____exterior _____ Ground connection to: _____water pipe _____ground rods _____ COMMENTS: _____entrance cable worn, it should be replaced _____there are more than 6 main disconnects, have a licensed electrician correct the situation _____there appears to be no ground wire connected to the panel, an electrician should install a ground wire _____panel needs the area of a "normal size refrigerator box" access around it to be able to get to it easily.						
3. 110/120 VOLT CIRCUITS Protection: _____breakers _____fuses Wire: _____copper _____aluminum COMMENTS: _____corroded contacts in the electrical panel, have contacts cleaned _____breakers/fuses #(s) _____are oversized, have corrected _____breakers/fuses #(s) _____are double/triple lugged, have corrected						
4. 220/240 VOLT CIRCUITS Protection: _____breakers _____fuses Wires: _____copper _____aluminum COMMENTS: _____corroded contacts in the electrical panel, have contacts cleaned _____breakers/fuses #(s) _____are oversized, have corrected _____breakers/fuses #(s) _____are double/triple lugged, have corrected						

INTERIOR ROOMS

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. KITCHEN						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Plumbing fixtures: _____ tub/sink faucet leaks						
Piping (water, waste and vent) _____ sink drains slow _____ leaky drain						
Heat source: _____ no heat source						
Cabinets and countertops: _____ cabinet doors do not close tightly _____ counter top is loose						

2. DINING ROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						

3. LIVING ROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						
Fireplace Type: _____ gas _____ wood _____ wood burner stove _____ electric _____ ventless Material: _____ masonry _____ metal(pre-fabricated) _____ metal insert _____ cast iron _____ flue needs cleaning and then re-examined _____ damper needs repair _____ loose firebrick needs tuckpointing _____ hearth should extend at least 18 inches from firebox _____ to close to combustibles _____ fireplace doors need repair _____ mantel needs securing _____						

SAMPLE REPORT

INTERIOR ROOMS CONTINUED	F U N	M A R	U N S	N V I	N A P	C O M
4. HALLWAYS AND STAIRS						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Stairs and railings: _____ steps uneven _____ hand railing needed _____ ideally balusters should have spaces no more than 4 inches apart especially if you have young children.						
Smoke detectors _____ battery _____ 110/120 volt _____ smoke detectors are needed on every level. A.V.R. recommends replacing smoke and carbon monoxide detectors every 5 years.						
Carbon monoxide detectors should be installed on every level						
Heat source: _____ no heat source						

5. FAMILY ROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						
Fireplace Type: _____ gas _____ wood _____ wood burner stove _____ electric _____ ventless Material: _____ masonry _____ metal(pre-fabricated) _____ metal insert _____ cast iron _____ flue needs cleaning and then re-examined _____ damper needs repair _____ loose firebrick needs tuckpointing _____ hearth should extend at least 18 inches from firebox _____ to close to combustibles _____ fireplace doors need repair _____ mantel needs securing _____						

SAMPLE REPORT

6. BEDROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						

INTERIOR ROOMS CONTINUED	F	M	U	N	N	C
	U	A	N	V	A	O
	N	R	S	I	P	M
7. BEDROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						

8. BEDROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						

SAMPLE REPORT

9. BATHROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors: _____ rotted floor						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan _____ GFCI outlets should be added _____ open ground on GFCI						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						
Ventilation: _____ fan _____ window _____ none; _____ fan inoperable						
Plumbing fixtures: _____ toilet _____ tub _____ sink(s) # _____ shower; _____ tub/sink faucet leaks _____ toilet leaks _____ toilet bowl is loose						
Piping (waste, water, and vent) _____ sink/tub drains slow _____ leaky drain _____ low water pressure						

INTERIOR ROOMS CONTINUED	F U N	M A R	U N S	N V I	N A P	C O M
10. BEDROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors: _____						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						

11. BATHROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors: _____ rotted floor						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan _____ GFCI outlets should be added _____ open ground on GFCI						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						
Ventilation: _____ fan _____ window _____ none; _____ fan inoperable						
Plumbing fixtures: _____ toilet _____ tub _____ sink(s) # _____ shower; _____ tub/sink faucet leaks _____ toilet leaks _____ toilet bowl is loose						
Piping (waste, water, and vent) _____ sink/tub drains slow _____ leaky drain _____ low water pressure						

SAMPLE REPORT

12. BATHROOM						
Location: _____ @ _____ level/story						
Ceiling and walls: _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall/ceiling _____ inches.						
Floors: _____ rotted floor						
Electrical: _____ add more outlets _____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. _____ cover plate needed on outlet/light switch. _____ secure ceiling fan _____ GFCI outlets should be added _____ open ground on GFCI						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ need refinishing _____ broken lock						
Heat source: _____ no heat source						
Ventilation: _____ fan _____ window _____ none; _____ fan inoperable						
Plumbing fixtures: _____ toilet _____ tub _____ sink(s) # _____ shower; _____ tub/sink faucet leaks _____ toilet leaks _____ toilet bowl is loose						
Piping (waste, water, and vent) _____ sink/tub drains slow _____ leaky drain _____ low water pressure						

ATTIC

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **ACCESS** at: _____
 Inspect from: _____ access panel _____ inside attic
 by: _____ stairs _____ ladder _____ hatch _____ pull down stairs
 COMMENTS: _____ step(s) broken _____ pull down stairs do not close securely/properly

2. **ROOF FRAMING** _____ trusses _____ rafters _____ wood _____ metal
 COMMENTS: _____ cracked/broken rafter needs replacing at: _____
 _____ bow in roof, have evaluated by contractor or engineer. Some roofs bow because the builder installed a rafter upside down when building.

3. **ROOF SHEATHING** _____ plywood _____ oriented strand board _____ boards
 COMMENTS: _____ sheathing delaminated/rotted at: _____
 _____ water/moisture stains on sheathing

4. **CHIMNEY-FLUE** _____ metal _____ masonry
 COMMENTS: _____ current/past water leakage stains around chimney

5. **WIRING** _____ cable _____ conduit
 COMMENTS: _____ consideration should be given to replacing knob and tube wiring
 _____ open junction boxes or splices need closure at: _____

6. **PLUMBING VENTS**
 COMMENTS: _____ plumbing vents must extend through the roof _____ water stains around plumbing vents

7. **EXHAUST DUCTS** _____ kitchen _____ bath
 COMMENTS: _____ all kitchen and bath exhaust ducts must be vented to the outside, this will help keep moisture out of the house and the roof structure from rotting

8. **INSULATION** Depth: _____ inches _____ batt _____ loose
 Type: _____ cellulose _____ fiberglass _____ rockwool _____ woodchips _____ vermiculite
 _____ styrofoam _____ foam
 COMMENTS: _____ ideally there should be 12+ inches of insulation on the attic floor
 _____ the insulation should be removed from between the rafters _____ consideration should be given to removing the wood chip insulation, it is considered a fire hazard.

9. **INSULATION (OTHER AREAS)** Depth: _____ inches _____ batt _____ loose
 Type: _____ cellulose _____ fiberglass _____ rockwool _____ woodchips _____ vermiculite
 _____ styrofoam _____ foam
 COMMENTS: _____ ideally there should be 12+ inches of insulation on the attic floor
 _____ the insulation should be removed from between the rafters _____ consideration should be given to removing the wood chip insulation, it is considered a fire hazard.

10. **VENTILATION** _____ soffit _____ roof pods _____ ridge _____ power fan
 _____ gable end vents
 COMMENTS: _____ more soffit venting should be added _____ more roof venting should be added
 _____ the debris should be cleaned out of the vents _____ add baffles in the soffit venting
 _____ the power fan did not operate during the inspection, it operates on the amount of heat/humidity in the attic
 _____ ridge venting cannot be combined with other roof venting because the lower roof vent will operate as the soffit venting. It is not uncommon to get fine snow/rain mist through the vents if the wind is blowing "just right".

11. **FIREWALL BETWEEN UNITS** _____ yes _____ no
 COMMENTS: _____ needs repair/sealing (This is for multi-unit buildings)

ADDITIONAL COMMENTS

SAMPLE REPORT

ROOF	F	M	U	N	N	C
	U	A	N	V	A	O
	N	R	S	I	P	M
ROOF VISIBILITY: _____none _____portions _____all Visibility limited by: _____snow _____trees _____buildings _____roof design Viewed from: _____on roof _____ladder at eaves _____windows _____ground _____binoculars at ground _____camera						
1. SLOPE AND STYLE Slope: _____steep _____medium _____shallow _____flat Style: _____hip _____gable _____gambrel _____shed _____shed _____mansard						
2. ROOFING – SLOPED Estimate age of roofing: _____ to _____ years. _____asphalt shingles _____metal _____slate _____concrete tiles _____asbestos/cement _____wood shake _____wood shingles Number of layers _____ COMMENTS: _____shingles pitted _____shingles cracked _____shingles missing _____shingles curled _____clean off moss and algae on shingles _____replace shingles _____repair nail pops in shingles _____appears to be more than 2 layers of shingles, codes only allow for a maximum of 2 layers of shingles Normal life expectancy of the following shingles if installed and maintained correctly: Asphalt shingles 18-25 years Metal roofing 15 - 40+ years Slate shingles 30 – 100 years Wood shingle & Shake 10 – 40 years Concrete tiles 20+ years Asbestos/cement 30 -50 years. All asbestos cement covered roof have exceeded their life expectancy. Have a licensed asbestos abatement contractor remove them when replacing the shingles						
3. ROOFING – FLAT Estimate age of roofing: _____ to _____ years. _____EPDM(rubber) _____rolled roofing _____metal _____built up membrane covered with tar _____self-adhering membrane _____TPO COMMENTS: _____water ponding on roof or signs of it _____roof is pitted _____tears in roof _____seams are cracked Normal life expectancy of the following if installed and maintained correctly: Asphalt roofing 5 – 10 years Tar 3 -5 years Self-adhering membrane 10 -15 years EPDM and TPO 20 – 30 years						
4. FLASHING AND VALLEYS Valley style: _____closed _____metal _____woven shingles _____asphalt roll COMMENTS: _____seal around plumbing vents cracked, needs replacing _____valley needs repair/replacement _____shingles should be cut back 2 inches from the center of the valley _____flashing around vent is loose _____flashing around skylight is loose						
5. CHIMNEY(S) Number: _____ Flue: _____tile _____metal _____cement Cap: _____masonry _____cement Structure: _____masonry _____metal _____metal covered with a wood housing COMMENTS: _____needs tuckpointing _____needs repair/replacement _____did not inspect inside of the flue						
6. GUTTERS, DOWNSPOUTS, AND EXTENSIONS Type: _____aluminum _____galvanized _____plastic _____copper _____wood COMMENTS: _____replace rotted sections of gutters _____appears to be hail damage on gutters _____seal seams they leak _____gutters need to be pitched downward at least 1/4 inch per foot toward downspout _____install gutters where missing around house and garage _____add extensions on downspouts _____clean debris out of gutters yearly _____gutter covers and gutters must be kept cleaned for system to work properly. Water won't bond to a dirty surface therefore causing the water to "flow" over the gutters if the gutter covers are dirty.						

ADDITIONAL COMMENTS

SAMPLE REPORT

GARAGE	F	M	U	N	N	C
	U	A	N	V	A	O
	N	R	S	I	P	M
1. TYPE: _____ attached _____ detached _____ tuckunder _____ carport						
Number of spaces: _____						
2. GRADE, SLOPE, AND DRAINAGE						
COMMENTS: _____ the grade around the garage should have at least a 1/2 -1 inch pitch per foot for the first 5-10 feet from the garage						
3. FOUNDATION _____ extension of house foundation						
_____ block _____ concrete _____ stone _____ wood						
COMMENTS: _____ foundation needs tuckpointing						
4. WALL STRUCTURE: _____ frame _____ masonry						
COMMENTS: _____ garage leans to the _____						
_____ garage walls bow						
5. EXTERIOR SIDING AND TRIM _____ same as house						
Masonry: _____ brick _____ stone _____ engineered stone _____ stucco _____ EIFS						
Siding: _____ vinyl _____ metal _____ hardboard _____ wood(clapboard or shiplap)						
_____ wood shakes _____ wood panels _____ asbestos/cement						
COMMENTS: _____ wood siding in contact with the ground has rotted _____ rotted trim at: _____						
6. FIRE RESISTIVE COVERINGS _____ on house garage wall _____ on ceiling						
Type: _____ drywall _____ plaster _____ masonry						
COMMENTS: _____ cracks/holes should be repaired _____ consider adding fire resistive barrier between house and garage						
7. ROOF STRUCTURE _____ extension of house, see comments under ROOF						
_____ hip _____ gable _____ shed _____ flat _____ gambrel _____ mansard;						
_____ trusses _____ rafters _____ joists						
COMMENTS: _____ cracked/broken/rotted rafter/truss/ joist needs repair at: _____						
8. ROOFING _____ same age-type roofing as house, see section on roofing						
_____ asphalt shingles _____ metal _____ slate _____ concrete tiles						
_____ asbestos/cement _____ wood shake _____ wood shingles _____ EPDM _____ rolled						
roofing						
Number of layers _____						
COMMENTS: _____ roofing is worn, consider replacing _____ hole in roof						
9. FLOOR _____ concrete _____ gravel _____ asphalt _____ dirt _____ wood						
COMMENTS: _____ floor is heavily cracked _____ routine settling cracks _____ burners						
less than 18 inches above floor						
10. VEHICLE DOORS _____ overhead _____ hinged _____ sliding						
Type: _____ metal _____ wood _____ fiberglass _____ plastic						
COMMENTS: _____ door binds on track, it needs adjusting _____ dents in garage door						
_____ wood panels rotted/delaminated						
11. OPENER(S) # _____ Make: _____						
COMMENTS: _____ safety reversing sensor did not properly function _____ safety						
reversing sensor not installed correctly, beam should be no more than 4 – 6 inches above						
floor _____ garage door did not reverse with pressure on the down cycle, all it may need is						
an adjustment on the controls _____ no safety reversing sensors MAKE SURE ALL						
SAFETY FEATURES ARE WORKING CORRECTLY ESPECIALLY IF CHILDREN ARE						
PRESENT.						
12. HOUSE DOOR						
Type: _____ metal _____ fiberglass _____ wood panel _____ wood hollow _____ wood solid						
COMMENTS: _____ door is not solid wood or metal of at least 1-3/8 inches thick, therefore it						
is not a fire rated door						
13. SERVICE DOOR(S) AND WINDOWS						
Type: _____ wood _____ metal _____ plastic _____ fiberglass						
COMMENTS: _____ door is rotted _____ broken window# _____						
_____ rotted window casing						

GARAGE CONTINUED

F U N	M A R	U N S	N V I	N A P	C O M

14. PLUMBING

_____cold _____hot _____floor drain
 COMMENTS: _____floor drain drains into the ground

15. ELECTRICAL

Wiring: _____cable _____conduit _____knob & tube
 _____outlets _____lights _____GFCI _____220/240 volt outlet
 COMMENTS: _____wires run under the joists or along the walls should run the joists or in
 conduit according to the electrical codes _____broken/missing cover plates need replacing
 at: _____
 _____open junction boxes or splices need closure at:

 _____consideration should be given to replacing remaining knob and tube wiring
 _____permanent extension cords and other temporary wiring needs removal/replacement at:

16. HEATING

Type: _____ Fuel: _____
 Make _____ Model#: _____
 Viewed operating? _____yes _____no
 COMMENTS: _____lacks proper impact protection _____read safety manual on proper
 venting and safety issues

ADDITIONAL COMMENTS
