

APPLE VALLEY RESTORATIONS LLC

HOME INSPECTION

www.homeinspectionsfoxvalley.com

"Serving Wisconsin & the U.P."

Toll Free: 1-800-228-3963

HOME INSPECTION REPORT

Date of Inspection:

Time of Inspection:

Property Inspected Street address:

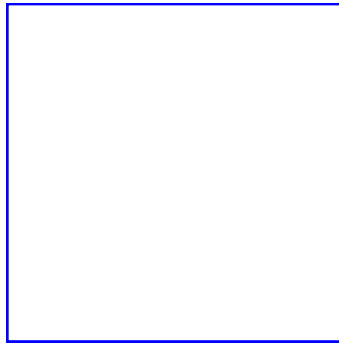
SAMPLE

Property Inspected City & State:

Name of Client(s):

Client(s) Phone number(s):

Client(s) Email:



EXPLANATION OF COLUMNS

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	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. We view in unfinished areas only.

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. In other words, it is defective.

		X			
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SAMPLE

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
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There will be an explanation in the **COMMENTS** sections for items marked **MARGINAL**, **UNSATISFACTORY**, and **COMMENT**. You will notice that I have some general comments in many sections, you can always use it as a checklist for yourself but what pertains to you today will have a checkmark.

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 _____ crawlspace _____ walkout _____ none
6. WATER SOURCE: _____ public _____ private
7. SEWAGE DISPOSAL: _____ public _____ private
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

SAMPLE

BASEMENT AND FOUNDATION

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

TYPE: Basement Crawl space Slab

1. **HEIGHT TO JOISTS** Ft. inches height varies

--	--	--	--	--	--

2. **STAIRS** open enclosed with railing wood concrete
 metal COMMENTS: railing is loose, it needs securing railing needed for safety
 spaces between spindles should be 4 inches or less replace broken/worn step(s)
 steps uneven low head clearance to ceiling

--	--	--	--	--	--

3. **FOUNDATION WALLS** poured concrete concrete block stone brick
 earth ICF COMMENTS: routine shrinkage
 settlement cracks north wall bows inches,
 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

SAMPLE

X All foundations/basements will have issues during its lifetime. Soil conditions are always changing and that causes movement in the structure. If I did not note any cracks, it is either because the walls are covered or I missed it. In all my years of inspecting I may have had 1 or 2 basements without cracks.

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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: _____

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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

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BASEMENT AND FOUNDATION CONTINUED

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

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

SAMPLE

COMMENTS: _____ normal bowing for a house of this age

_____ there is minimal rot noted on _____ joists _____ crack/ rotted joists need replacing at:

--	--	--	--	--	--

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 _____" _____

--	--	--	--	--	--

ADDITIONAL COMMENTS: _____

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CRAWL SPACE

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

TYPE: Basement Crawl space Slab

1. **HEIGHT TO JOISTS** Ft. inches height varies

--	--	--	--	--	--

2. **STAIRS** open enclosed with railing wood concrete
 metal COMMENTS: railing is loose, it needs securing railing needed for safety
 spaces between spindles should be 4 inches or less replace broken/worn step(s)
 steps uneven low head clearance to ceiling

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3. **FOUNDATION WALLS** poured concrete concrete block stone brick
 earth ICF COMMENTS: routine shrinkage cracks minor
settlement cracks north wall bows inches, **SAMPLE** 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

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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

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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.

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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

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CRAWL SPACE CONTINUED

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

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

SAMPLE

COMMENTS: _____ normal bowing for a house of this age

_____ there is minimal rot noted on _____ joists _____ crack/ rotted joists need replacing at:

--	--	--	--	--	--

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:

--	--	--	--	--	--

ADDITIONAL COMMENTS: _____

--	--	--	--	--	--

PLUMBING

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

SAMPLE

--	--	--	--	--	--

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: _____

Drain lines that are under the concrete or run from the street to the house are not visible. Houses with cast iron or clay pipes have a tendency to have more tree root problems.

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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.

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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

--	--	--	--	--	--

PLUMBING CONTINUED

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

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

SAMPLE

system according to the plumbing codes _____potential cross

connection for potable water supply

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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

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ADDITIONAL COMMENTS

--	--	--	--	--	--

HEATING SYSTEM

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

1. **SYSTEM DESIGN** Air: _____ forced _____ gravity Water: _____ forced _____ gravity
 _____ steam Fuel: _____ on _____ off _____ natural gas _____ propane _____ oil
 _____ electric _____ wood _____ coal

--	--	--	--	--	--

2. **HEATING APPLIANCE** Location: _____

Make: _____ Approximate age: _____ years

Model#: _____ Serial#: _____

Average life expectancy of a furnace or boiler is 15-20 years.

COMMENTS:

_____ Cannot view heat exchanger due to the design of the furnace.

_____ Flame burning improperly, have a licensed heating contractor adjust.

_____ It appears there is a cracked heat exchanger. Crack(s) were noted in the _____ chamber(s) of the heat exchanger. Have a licensed heating contractor verify the cracks. If necessary, verify the cracks.

_____ There is no sticker on the furnace or ducts indicating that the furnace has been tuned up or repaired in the last two years, have a licensed heating contractor do a tune up and re-evaluate the furnace.

_____ Carbon Monoxide test indicated higher than acceptable levels of CO. Have a licensed contractor make necessary repairs.

SAMPLE

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3. **BURNER OR HEAT SOURCE**

COMMENTS: _____ burner is dirty, it should be cleaned by a licensed heating contractor

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4. **DRAFT REGULATOR** _____ inducer fan _____ damper _____ draft hood

COMMENTS: _____ exhaust is backing up into the house, have a licensed heating contractor repair the draft regulator so the exhaust exits the furnace properly

--	--	--	--	--	--

5. **EXPOSED VENT PIPES** _____ metal _____ plastic

COMMENTS: _____ vent pipe has rotted out and needs replacing _____ mortar should be placed around the vent pipe where it meets the chimney _____ vent pipe needs to pitch upward _____ inducer fan has condensation leak _____ different fuels need separate flues **KEEP ALL SNOW AND ICE OFF OF EXTERIOR VENT PIPES THAT PROTRUDE OUT THE SIDE OF THE HOUSE IN THE WINTER!**

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6. **BLOWER OR PUMP** Drive: _____ direct _____ belt

COMMENTS: _____ blower is dirty and should be cleaned _____ bearings are rattling in pump motor, they may need replacing soon _____ leak in gasket on pump causing water/oil to drip on the floor _____ noisy fan motor, have repaired

--	--	--	--	--	--

HEATING SYSTEM CONTINUED

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

7. **DISTRIBUTION PIPES OR DUCTS** _____ sheet metal _____ fiberglass
 _____ insulated flex ducts _____ copper _____ steel

--	--	--	--	--	--

Apple Valley Restorations recommends that every new home-owner should have the vents/ducts cleaned, especially if they have not been done in the last 5 years. Otherwise vacuum out the cold air vents. Do this on your dime after the current owners move out.

8. **ASBESTOS LIKE MATERIAL** _____ pipes _____ ducts _____ floor

--	--	--	--	--	--

COMMENTS: _____ have asbestos like material inspected by trained asbestos professional, if necessary have repaired/ removed. X There were 1000's of household products that contained asbestos, if remodeling or other repairs are made, have it checked out when in doubt.

SAMPLE

9. **AIR FILTERS** _____ disposable _____ washable _____ paper media
 _____ electric

--	--	--	--	--	--

COMMENTS: _____ disposable air filter needs replacing _____ air filter needs washing
 _____ paper media air filter needs replacing _____ electric air cleaner not operable

10. **CONTROLS** _____ high limit _____ fan _____

--	--	--	--	--	--

11. **THERMOSTATS** # _____ location(s) _____

--	--	--	--	--	--

COMMENTS: _____ thermostat set at _____ degrees, reads _____ degrees.

DON'T FORGET TO CHANGE BATTERIES A COUPLE TIMES A YEAR

12. **HUMIDIFIER** Make: _____ Model# _____

--	--	--	--	--	--

COMMENTS: _____ this type of humidifier is not recommended because of the damage it can cause on the heat exchanger by excessive water/moisture. _____ The humidifier was not tested

CENTRAL COOLING

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

--	--	--	--	--	--

SAMPLE

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.

4. **THERMOSTATS** _____same as heat _____

--	--	--	--	--	--

5. **DISTRIBUTION** _____same as heat _____

--	--	--	--	--	--

6. ADDITIONAL HEATING & COOLING COMMENTS:

--	--	--	--	--	--

ELECTRICAL

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

1. **SERVICE SIZE** _____ 60 amp _____ 100 amp _____ 200 amp _____ amp
 _____ 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 cor-
 rect 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

5. **SUB PANEL(S) INSTALLATION**

Location(s): _____

--	--	--	--	--	--

COMMENTS: _____ neutral and ground wires must be on separate bus bars

6. **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

ELECTRICAL CONTINUED

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

7. **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

--	--	--	--	--	--

8. **GROUND FAULT CIRCUIT INTERRUPTORS(GFCI)** In panel _____ amps

GFCI outlets for _____ basement _____ bath _____ exterior _____ garage

COMMENTS: _____ GFCI not functioning as intended, have it replaced

--	--	--	--	--	--

9. **WIRING IN UNFINISHED AREAS**

_____ cable _____ conduit _____ knob and tube

SAMPLE

COMMENTS: _____ wires run under the joists or along the electrical codes _____ broken/missing cover plates need re-

walls should run the joists or in conduit according to the placing 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:

--	--	--	--	--	--

10. **FIXTURES AND OUTLETS IN UNFINISHED AREAS**

COMMENTS: _____ outlets improperly wired at: _____

_____ old light fixture should be replaced _____ wired for reversed polarity on outlet _____ open ground on outlet

--	--	--	--	--	--

11. **SECURITY SYSTEM** _____ yes _____ no

A.V.R. does not test security systems

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12. **INTERCOM SYSTEM** System present? _____ yes _____ no

A.V.R. does not test intercom systems

--	--	--	--	--	--

ALL ELECTRICAL REPAIR WORK SHOULD BE DONE BY A LICENSED ELECTRICAL CONTRACTOR

ADDITIONAL COMMENTS

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APPLIANCES

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

1. RANGE

_____slip in _____built in _____free standing

_____natural gas _____electric _____propane _____electric w/exhaust fan

Make: _____

Viewed operating? _____yes _____no A.V.R. does not test timing devises

COMMENTS: _____ burners are not operating properly.

You may have to change pigtails on ranges and dryers from a 3 prong pigtail to 4 prong pigtail

--	--	--	--	--	--

2. OVEN(S)

_____built in _____part of #1 _____natural gas _____electric _____propane

Make: _____

Viewed operating? _____yes _____no

--	--	--	--	--	--

SAMPLE

3. MICROWAVE

Make: _____

--	--	--	--	--	--

4. RANGE HOOD OR EXHAUST FAN

_____fan _____light _____vented _____recirculates

Make: _____

Viewed operating? _____yes _____no

--	--	--	--	--	--

5. GARBAGE DISPOSAL

Make: _____

Viewed operating? _____yes _____no

--	--	--	--	--	--

6. DISHWASHER

Make: _____

Viewed operating? _____yes _____no

--	--	--	--	--	--

7. REFRIGERATOR

Make: _____

Viewed operating? _____yes _____no

--	--	--	--	--	--

INTERIOR ROOMS

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

KITCHEN					
Location: @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly 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 ____needs refinishing					
Heat source: ____no heat source					
Plumbing Fixtures: ____tub/sink faucet leaks ____sink drains slow ____leaky drain					
Cabinets and countertops: ____cabinet doors do not close tightly ____countertop is loose					

DINING					
Location: @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly 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 ____needs refinishing					
Heat source: ____no heat source					

LIVING ROOM					
Location: @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly 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 ____needs refinishing ____broken lock					
Heat source: ____no heat source					
Fireplace: Type: ____gas ____wood ____wood burner stove ____electric ____vent less Material: ____masonry ____metal(pre-fabricated ____metal insert ____cast iron ____flue needs cleaning and then re-examined ____damper needs repair ____loose firebrick needs repair/replacement ____hearth should extend at least 18 inches from firebox ____too close to combustibles ____fireplace doors need repair ____mantel needs securing					

INTERIOR ROOMS

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

HALLWAYS AND STAIRS					
Location: _____ @level/story					
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock					
Heat source: _____no heat source					
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 and smoke detectors should be installed on every level					

SAMPLE

FAMILY ROOM					
Location: _____ @level/story					
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock					
Heat source: _____no heat source					
Fireplace: Type: _____gas _____wood _____wood burner stove _____electric _____vent less Material: _____masonry _____metal(pre-fabricated _____metal insert _____cast iron _____flue needs cleaning and then re-examined _____damper needs repair _____loose firebrick needs repair/replacement _____hearth should extend at least 18 inches from firebox _____too close to combustibles _____fireplace doors need repair _____mantel needs securing					

BEDROOM					
Location: _____ @level/story					
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing					
Heat source: _____no heat source					

INTERIOR ROOMS

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

BEDROOM					
Location: _____ @level/story					
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock					
Heat source: _____no heat source					

BEDROOM					
Location: _____ @level/story					
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock					
Heat source: _____no heat source					

BEDROOM					
Location: _____ @level/story					
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches					
Floors:					
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock					
Heat source: _____no heat source					

INTERIOR ROOMS

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BATHROOM						
Location:	@level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or 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 ____needs refinishing ____broken lock						
Heat source: ____no heat source						
Plumbing fixtures: ____toilet ____tub ____sink(s) #____ ____shower; ____tub/sink faucet leaks ____toilet leaks ____toilet bowl is loose SAMPLE						
Cabinets and countertops: ____cabinet doors do not close tightly ____countertop is loose						
Ventilation: ____fan ____window ____none; ____fan inoperable						

BATHROOM						
Location:	@level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or 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 ____needs refinishing ____broken lock						
Heat source: ____no heat source						
Plumbing fixtures: ____toilet ____tub ____sink(s) #____ ____shower; ____tub/sink faucet leaks ____toilet leaks ____toilet bowl is loose						
Cabinets and countertops: ____cabinet doors do not close tightly ____countertop is loose						
Ventilation: ____fan ____window ____none; ____fan inoperable						

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

BATHROOM						
Location: @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or 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 ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

BATHROOM						
Location: @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or 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 ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

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

BEDROOM						
Location: _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock						
Heat source: _____no heat source						

BEDROOM						
Location: _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock						
Heat source: _____no heat source						

BEDROOM						
Location: _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly 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 _____needs refinishing _____broken lock						
Heat source: _____no heat source						

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 **SAMPLE** 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

--	--	--	--	--	--

ATTIC CONTINUED

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

7. **EXHAUST DUCTS** _____kitchen _____bath

COMMENTS: _____all kitchen and bath exhaust ducts must be vented to

--	--	--	--	--	--

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 **SAMPLE** _____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".

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11. **FIREWALL BETWEEN UNITS** _____yes _____no

COMMENTS: _____needs repair/sealing (This is for multi-unit buildings)

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ADDITIONAL COMMENTS:

--	--	--	--	--	--

EXTERIOR

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

1. WALL COVERINGS

Masonry: _____ brick _____ stone _____ engineered stone _____ stucco _____ EIFS

Siding: _____ vinyl _____ metal _____ hardboard _____ wood(clapboard or shiplap) _____ wood shakes _____ wood panels
_____ asbestos/cement

COMMENTS: _____ broken/missing/rotted siding at _____

_____ vinyl siding warped due to improper installation at _____

_____ gaps in vinyl siding pieces due to improper installation at _____

_____ hardboard/plywood siding delaminated at _____

_____ EIFS siding has been known to have serious problems, even though no problems appear to be apparent, you may want to have an EIFS trained specialist re-evaluate it.

--	--	--	--	--	--

SAMPLE

2. PAINT AND FINISHES _____ paint _____ stain

COMMENTS: _____ body of house needs paint/stain _____ trim needs paint/stain

_____ soffit/fascia needs paint/stain

--	--	--	--	--	--

3. TRIM _____ wood _____ metal _____ vinyl _____ hardboard

COMMENTS: _____ trim rotted/missing at _____

--	--	--	--	--	--

4. SOFFIT-FASCIA _____ wood _____ metal _____ vinyl _____ hardboard

COMMENTS: _____ soffit-fascia rotted/missing at _____

--	--	--	--	--	--

5. FOUNDATION _____ block _____ concrete _____ stone _____ wood

COMMENTS: _____ foundation needs tuckpointing

--	--	--	--	--	--

6. BASEMENT WINDOWS _____ wood _____ metal _____ vinyl _____ glass block

COMMENTS: _____ window(s) broken at: _____

_____ storm window(s) missing at: _____

_____ window casing(s) rotted at: _____

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EXTERIOR CONTINUED

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

7. **WINDOW WELLS** _____metal _____plastic _____wood _____masonry

COMMENTS: _____repair damaged window well _____clean debris out window well _____egress window wells should be accessible at all times for safety

--	--	--	--	--	--

8. **HOSE FAUCETS** In use? _____yes _____no _____not tested _____not on

COMMENTS: _____no anti-siphon valve, consider adding an anti-siphon valve _____faucet leaks _____not tested, below 35 degrees outside

--	--	--	--	--	--

9. **ENTRY DOORS** _____wood _____metal **SAMPLE** _____fiberglass

_____with storm door _____with screen door _____with combination screen/
storm door

Number of doors: _____

COMMENTS: _____wood door delaminated _____storm/screen door needs adjusting to close properly
_____storm/screen door needs a closer

--	--	--	--	--	--

10. **GLASS PATIO DOORS** _____wood _____metal _____fiberglass _____slider

_____hinged _____single pane _____double/triple pane Number of doors: _____

COMMENTS: _____seal on insulated glass broken, causing window to fog
_____lock does not function properly, there is a stick behind the door to keep it "locked".

--	--	--	--	--	--

11. **WINDOW FRAMES, SASH AND SILLS**

COMMENTS: _____rotted frame/sash/sill at: _____

--	--	--	--	--	--

12. **STORMS AND SCREENS** _____wood _____metal _____vinyl

COMMENTS: _____rotted storm/screen at: _____
_____torn screen at: _____

--	--	--	--	--	--

EXTERIOR CONTINUED

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

13. CAULKING

COMMENTS: _____caulking needed around doors and windows _____caulking needed around utility penetrations

--	--	--	--	--	--

14. ELECTRICAL _____lights _____outlets

COMMENTS: _____consider adding GFCI outlets _____light not functioning _____outlet not functioning
 _____cover plate missing on outlet _____low overhead clearance of wires

--	--	--	--	--	--

SAMPLE

15. DECKS AND BALCONIES _____wood _____metal _____concrete

_____with railing

COMMENTS: _____replace rotted boards _____install guardrail/handrail _____repair/replace broken concrete
 _____guardrails and handrails should be a minimum of 36 inches high with spaces no greater than 4 inches between the balusters

--	--	--	--	--	--

16. PORCHES BALCONIES _____wood _____metal _____concrete

_____with railing

COMMENTS: _____replace rotted boards _____install guardrail/handrail _____repair/replace broken concrete
 _____guardrails and handrails should be a minimum of 36 inches high with spaces

no greater than 4 inches between the balusters

--	--	--	--	--	--

ADDITIONAL COMMENTS

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GROUNDS

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

1. **WALKS** _____concrete _____stone _____brick _____asphalt

COMMENTS: _____uneven walks, trip hazard _____replace/repair broken walk _____mud jack/replace settled walk at:

--	--	--	--	--	--

2. **DRIVEWAY** _____concrete _____stone _____brick _____asphalt

COMMENTS: _____uneven driveway, trip hazard _____replace/repair broken areas of driveway _____mud jack/replace settled driveway _____seal asphalt driveway

--	--	--	--	--	--

3. **PATIOS** _____concrete _____stone _____brick _____asphalt

COMMENTS: _____patio heavily cracked _____patio drains toward the house foundation

--	--	--	--	--	--

4. **RETAINING WALLS** _____concrete _____stones **SAMPLE** _____wood _____concrete block

COMMENTS: _____retaining wall leans _____visible wood has rot

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5. **GRADING AND DRAINAGE AROUND HOUSE**

COMMENTS: ___X___The grade around the house should have at least a 1/2 -1 inch pitch per foot for the first 5-10 feet from the house. If the grade around the foundation is not done correctly, eventually there will be foundation problems.

--	--	--	--	--	--

6. **PLANTS AND SHRUBS IN CONTACT WITH HOUSE**

COMMENTS: _____in contact with house _____in contact with power lines

--	--	--	--	--	--

7. **TREE LIMBS**

COMMENTS: _____in contact with house _____in contact with power lines

--	--	--	--	--	--

8. **LAWN SPINKLER SYSTEM**

System present? _____yes _____no

Viewed in operation? _____yes _____no

Backflow preventer? _____yes _____no

--	--	--	--	--	--

If you want a thorough evaluation have a lawn sprinkler specialist evaluate the system.

Water lines are buried in the ground and are susceptible to water line breaks if the lines are not cleared of water in the cold seasons.

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 _____

SAMPLE

COMMENTS: _____ shingles pitted _____ shingles cracked

_____ clean off moss and algae on shingles _____ replace

_____ shingles missing _____ shingles curled

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

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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

--	--	--	--	--	--

ROOF CONTINUED

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

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.

SAMPLE

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ADDITIONAL COMMENTS

--	--	--	--	--	--

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: _____

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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

SAMPLE

--	--	--	--	--	--

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

--	--	--	--	--	--

GARAGE CONTINUED

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

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 **SAMPLE** 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

GARAGE CONTINUED

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

13. SERVICE DOOR(S) AND WINDOWS

Type: wood metal plastic fiberglass

--	--	--	--	--	--

COMMENTS: door is rotted broken window# _____ rotted window casing

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 **SAMPLE** 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

16. HEATING

Type: _____ Fuel: _____

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Make _____ Model#: _____

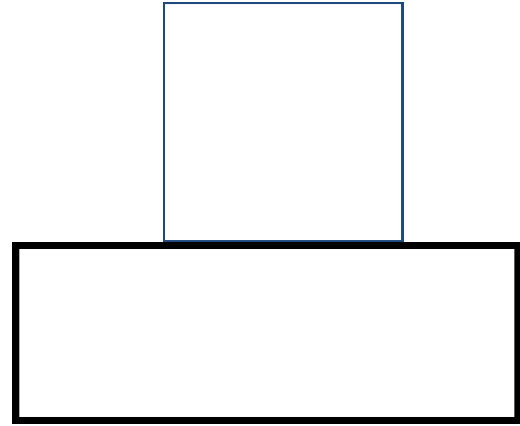
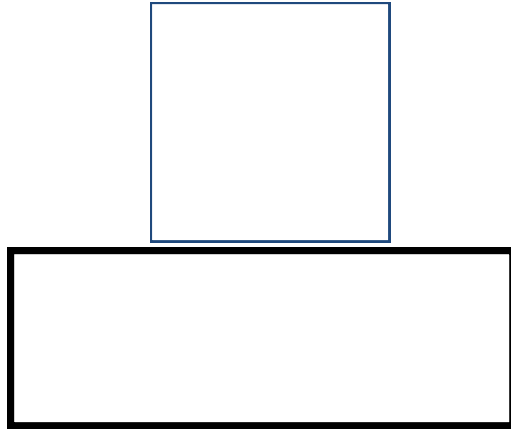
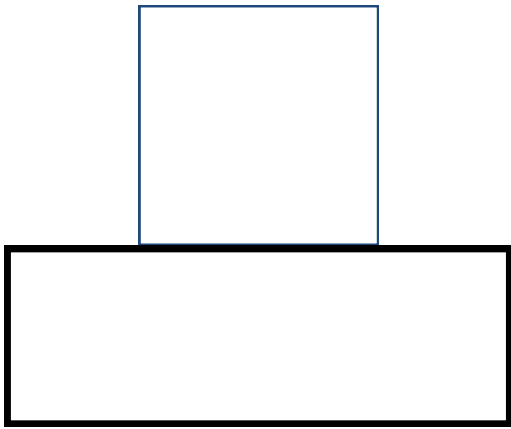
Viewed operating? yes no

COMMENTS: lacks proper impact protection read safety manual on proper venting and safety issues

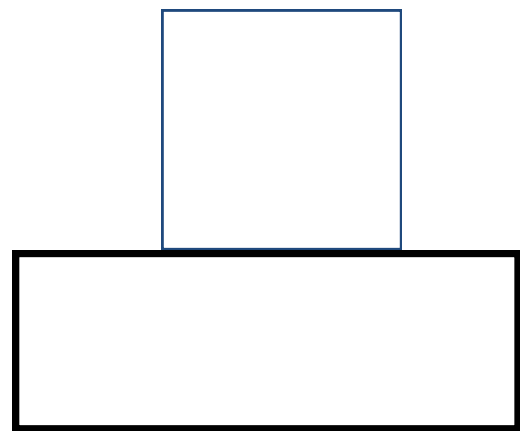
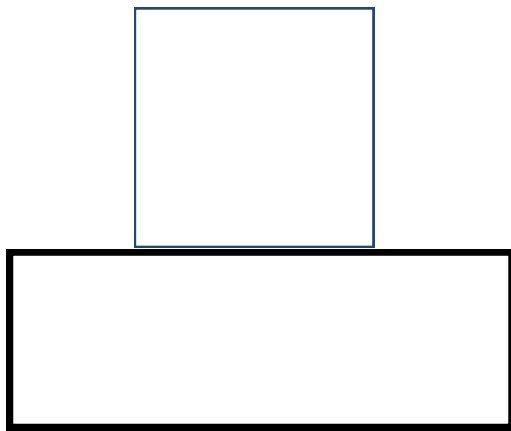
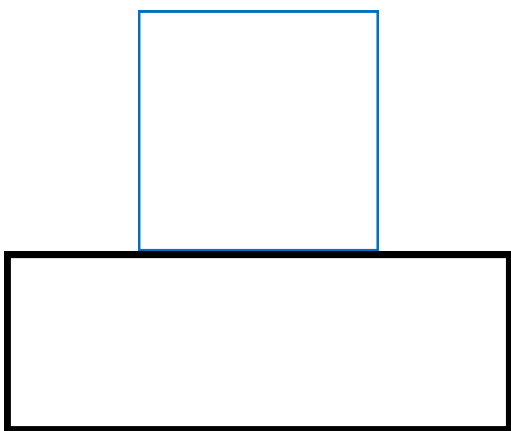
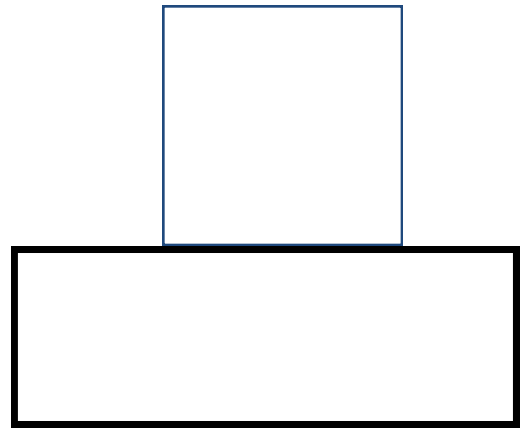
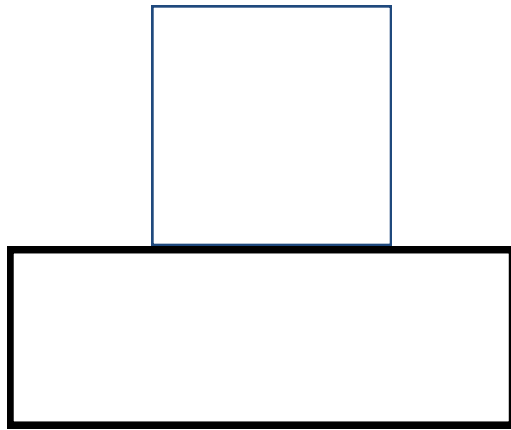
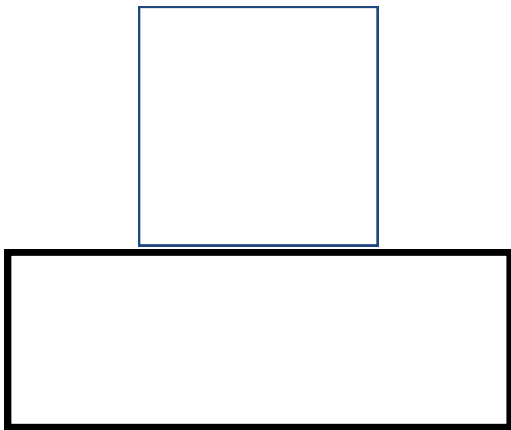
ADDITIONAL COMMENTS

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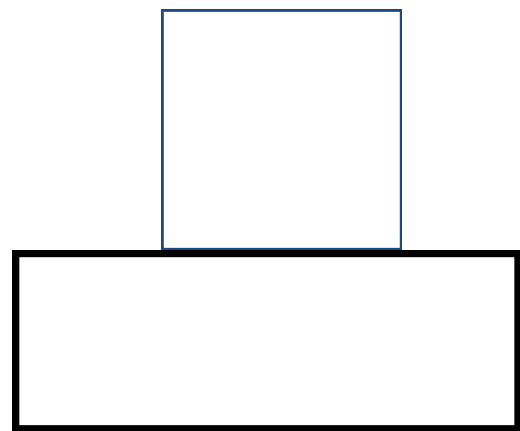
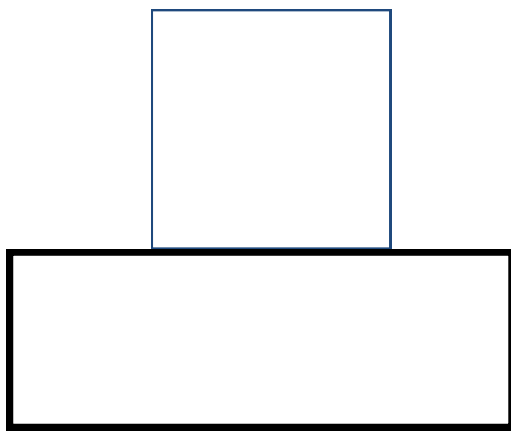
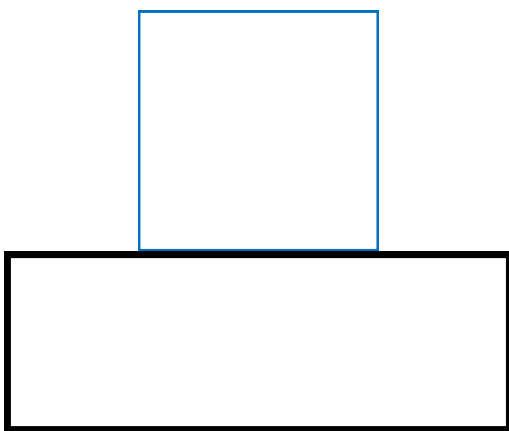
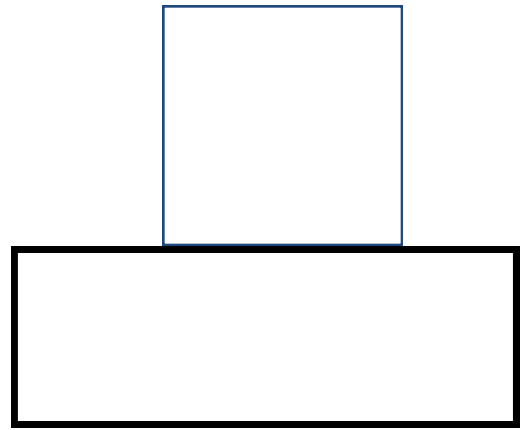
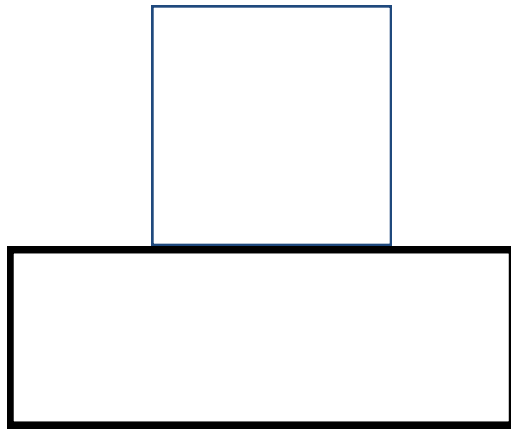
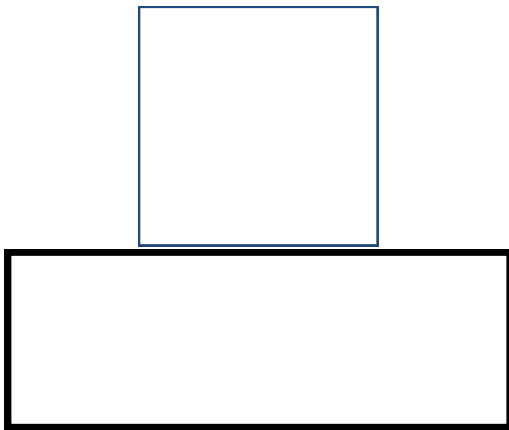
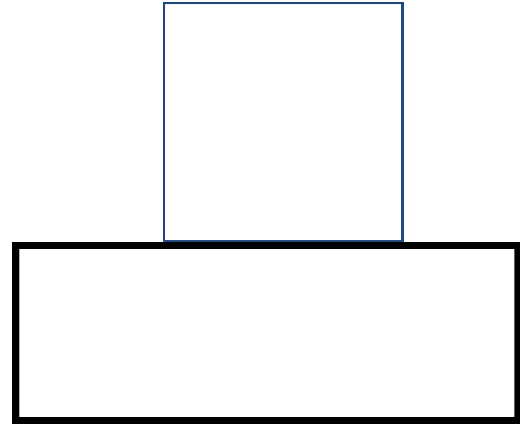
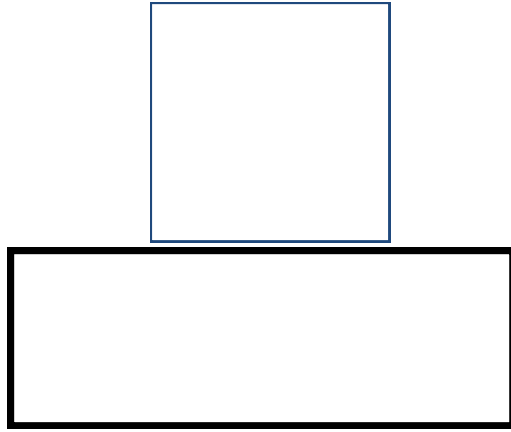
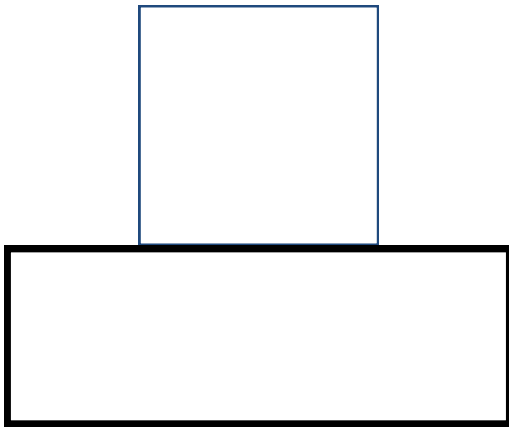
PICTURE PAGE 1



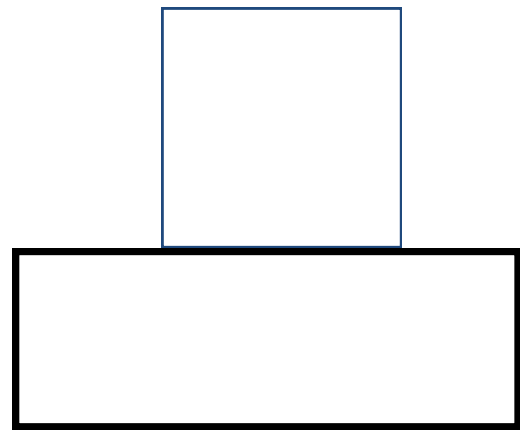
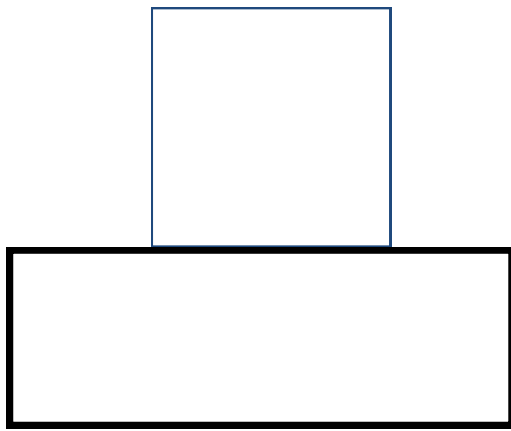
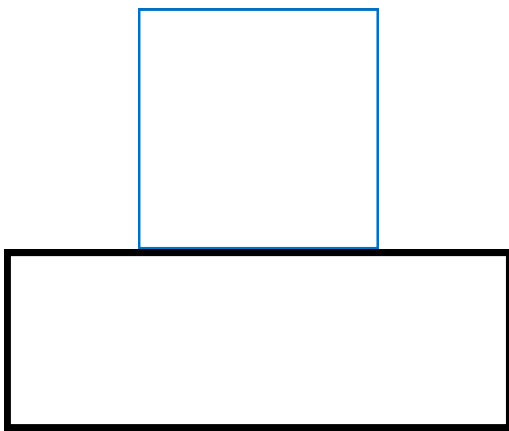
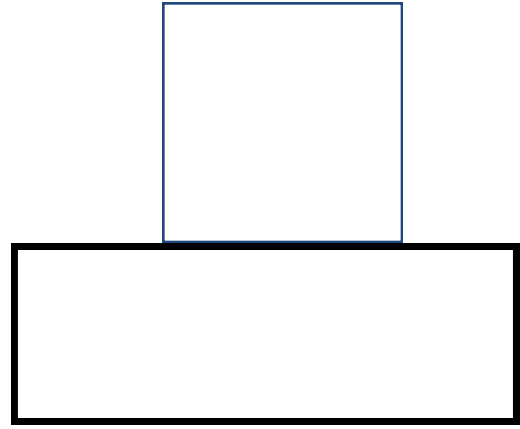
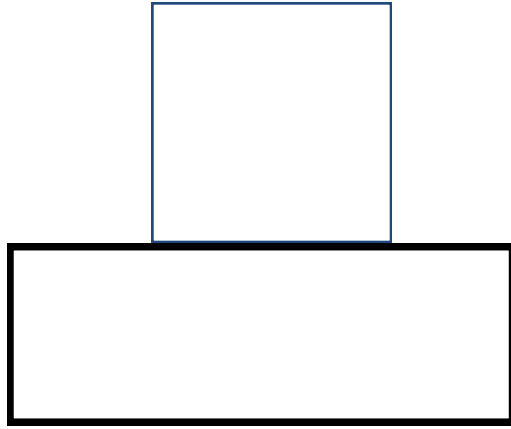
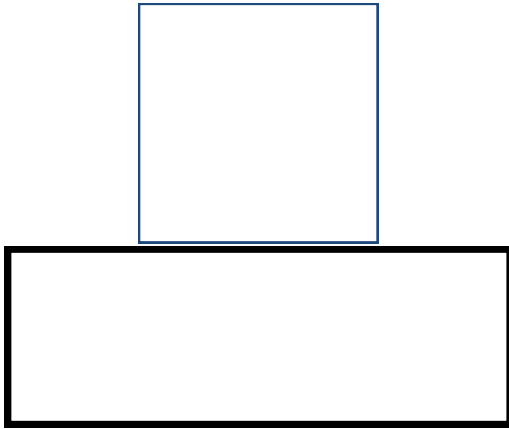
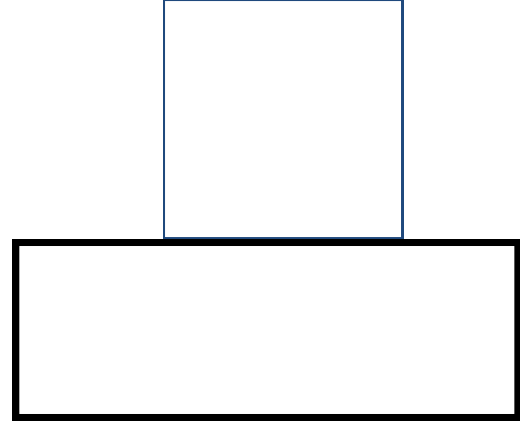
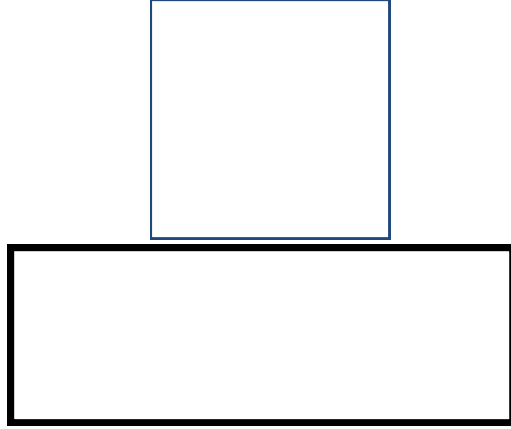
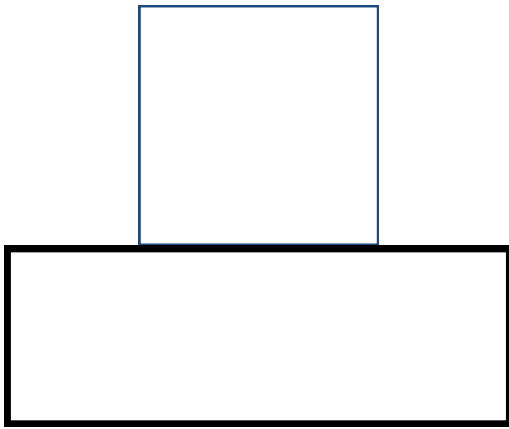
SAMPLE



PICTURE PAGE 2



PICTURE PAGE 3



PICTURE PAGE 4

