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ROOFING			
Description		Sloped roofing material	Asphalt shingles \ Composition shingles \ Wood shingles/shakes \ Wood shingles \ Wood shakes \ Concrete tile \ Fiber cement shingles \ Slate shingles \ Clay tile \ Metal \ Roll roofing \ Modified bitumen membrane \ Built-up membrane \ Corrugated plastic \ Plastic \ Unknown \ Strip when reroofing
		Flat roofing material	Built-up \ Modified bitumen \ Synthetic rubber \ PVC \ Plastic single ply \ Roll roofing \ Metal \ Polyurethane foam \ Unknown \ Strip when reroofing
		Probability of leakage	High \ Medium \ Low
Limitation		Roof inspection limited/prevented by	Lack of access (too high/steep) \ Lack of access (too slippery/fragile) \ Gravel covering membrane \ Snow/ice/frost \ Deck/solar panels covering roof \ Wet roof surface hides flaws \ Trees
		Inspection performed	By walking on roof \ With binoculars \ With binoculars from the ground \ From roof edge \ From adjacent building \ From the ground
Recommendation	Sloped roofing	Asphalt shingles	Leak \ Old, worn out \ Near end of life expectancy \ Cupping, curling, clawing \ Cracked \ Granule loss \ Damage \ Missing, loose or torn \ Blisters \ Slots wide \ Patched \ Brittle \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming \ No underlayment
	Sloped roofing	Wood shingles and shakes	Leak \ Old, worn out \ Near end of life expectancy \ Rot \ Cupping, curling \ Buckling \ Damaged, broken or missing pieces \ Loose pieces \ Splitting \ Wear-through, burn-through \ Hip and ridge pieces falling apart \ Moss, mildew, etc. \ Patched \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too big \ Vulnerable areas \ Vulnerable to ice damming \ Interlay missing \ Low quality (knots, flame pattern) \ Too wide \ Spacing too tight \ Staples \ Solid sheathing \ Joints line up every other course
	Sloped roofing	Clay/concrete/fiber cement	Leak \ Old, worn out \ Near end of life expectancy \ Spalling \ Cracked \ Damage \ Missing, loose or broken pieces \ Missing or loose hip, ridge, rake, eave pieces \ Moss \ Efflorescence \ Color fading \ Patched \ Slope too low (no membrane) \ Overhangs too big or too small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Slate	Leak \ Old, worn out \ Near end of life expectancy \ Damage \ Missing, loose or broken pieces \ Cracked \ Brown, white surface \ Ribbons (weak areas) \ Soft, crumbly \ Delaminating \ Tarred \ Patched \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Metal	Leak \ Old, worn out \ Near end of life expectancy \ Dent, damage \ Missing, loose or broken pieces \ Buckled \ Rust \ Failed fasteners \ Open seams \ Patched \ Tarred \ Slope too low \ Overhangs too big or small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Roll roofing	Leak \ Old, worn out \ Near end of life expectancy \ Damage \ Cracked \ Buckling or wrinkling \ Blisters \ Granule loss \ Open seams \ Rusted nails \ Algae discoloration \ Exposed nails not sealed \ Seams facing uphill \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Composition shingles	Leak \ Old, worn out \ Near end of life expectancy \ Cupping, curling, clawing \ Cracked \ Granule loss \ Damage \ Missing, loose or torn \ Blistered \ Slots wide \ Patched \ Brittle \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming \ No underlayment

Recommendations (Roofing)	Sloped roof flashings	Flashings	Old \ Old and worn \ Replace when reroofing \ Inspect & repair, as needed. \ Inspect during annual tune-up.
	Sloped roof flashings	Valley flashings	Leak \ Missing \ Torn, patched \ Rust \ Fasteners exposed \ Too short \ Doesn't widen at bottom \ Closed valleys with wrong material \ Closed cut valleys not trimmed 2 inches back \ Metal pieces too long \ No upstand \ Points not cut \ Wood joints break into valley \ Shingles not sealed to metal \ Water overshoots gutter
	Sloped roof flashings	Chimney flashings	Leak \ Damage, loose, open seams, patched \ Missing top, bottom, side flashings \ Missing base or cap flashings \ Rust \ Cricket missing, loose, damaged \ Not let into mortar joints \ Overlap inadequate on base or cap flashings \ Cap flashing too short \ Side flashings too short \ Side flashings not set into shingles properly
	Sloped roof flashings	Roof/wall flashings	Leak \ Missing \ Damage, loose, open seams, patched \ Rust \ Open at top \ Nailed through shingles \ Not let into mortar joints \ Siding not cut back \ Too short
	Sloped roof flashings	Roof/sidewall flashings	Leak \ Loose, damaged, patched, open seams \ Pan missing, inappropriate \ Rust \ No step or counter flashings \ Too short or narrow \ Not let into mortar joints \ Siding not cut back \ Overlap inadequate \ Step flashings not set into shingles properly \ No kickout flashing
	Sloped roof flashings	Pipe/stack flashings	Leak \ Missing \ Damage \ Rust \ Exposed, missing fasteners \ Wrong material \ Vertically misaligned \ Top of flashing exposed or bottom buried \ In a valley
	Sloped roof flashings	Hip and ridge flashings	Leak \ Loose, misaligned, missing \ Rust \ Coming apart \ Poor fastening \ Excessive exposure \ Overlaps not alternated (wood) \ Exposed fasteners not sealed
	Sloped roof flashings	Skylights	Leak \ Damage, patched \ Rot \ Cracked, broken glazing \ Wrong, incomplete flashings \ Curb - low, missing \ Skylight poorly secured to roof \ Wrong application \ Window used as a skylight
	Sloped roof flashings	Drip edge flashings	Leak \ Missing \ Rust \ Behind gutter \ Not continuous \ Too short \ Loose \ Above underlayment \ Above eave protection
	Sloped roof flashings	Roof jacks	Missing \ Installation poor
	Flat roofing	Built-up	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctures, tears \ Splitting \ Blisters \ Alligatoring \ Ridging, fishmouths \ Patched \ Membrane movement, slippage \ Gravel erosion \ Exposed felts \ Ponding \ Debris on roof \ Multiple layers \ No gravel, paint etc. (UV protection) \ Air pocket \ Blisters, alligatoring
	Flat roofing	Modified bitumen	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctures, tears \ Cracked \ Blisters \ Openings at seams or flashings \ Loss of granules \ Patched \ No UV protection (paint, granules, etc.) \ Ponding \ Membrane movement or slippage \ Debris on roof \ Multiple layers
	Flat roofing	Roll roofing	Leak \ Old, worn out \ Near end of life expectancy \ Cracked \ Damage, punctures, tears \ Blisters \ Loss of granules \ Openings at seams or flashings \ Patched \ Ponding \ Debris on roof \ Multiple layers

Flat roofing	Metal	Leak \ Old \ Near end of life expectancy \ Rust \ Damage, punctures, tears, bent metal \ Open, loose seams \ Failed caulking \ Fasteners loose or backing out \ Fasteners corroded or missing \ Patched \ Ponding \ Asphalt on metal \ Debris on roof
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Recommendations (Roofing)	Flat roofing	Rubber single ply	Leak \ Old, worn out \ Near end of life expectancy \ Openings at seams or flashings \ Damage, punctures, tears \ Surface cracks, splitting \ Wrinkles, ridges, fishmouths \ Fastener failures \ Discoloration \ Patched \ Debris/oil on roof \ Multiple layers \ Ponding \ Taut, tenting \ Mastic on EPDM \ Leaning parapets/stacks \ Multiple layers
	Flat roofing	Plastic single ply	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctured, shattered \ Surface cracks, orange peeling \ Wrinkling, ridges, fishmouths \ Openings at seams or flashings \ Fastener failures \ Discoloration \ Patched \ Brittle \ Asphalt on PVC \ Ponding \ Polystyrene touching PVC \ Taut, shrinkage \ Leaning parapets/stacks \ Debris on roof \ Multiple layers
	Flat roofing	Polyurethane foam	Leak \ Old, worn out \ Near end of life expectancy \ Deteriorated \ Cracked \ Patched \ Damaged \ Blistered \ Delaminated \ Ponding \ Coating problems
	Flat roof flashings	Flashings	Old \ Old and worn \ Replace when re-roofing \ Inspect & repair as needed \ Inspect during annual tune-up
	Flat roof flashings	Wear or damage	Leak \ Old, worn out \ Damage, loose, bent \ Rust \ Rot \ Membrane stretched \ Sagging or slipping (base flashings) \ Caulking, sealant dried out, cracked \ Patched
	Flat roof flashings	Installation	Open at seams or ends \ Missing, too short \ Counter flashings not let into masonry \ Clamps or termination bars loose \ Incompatible materials \ Fasteners loose, rust, missing \ Pitch pockets not filled \ Ponding on wall flashings \ Pitch pockets - not ideal
	Flat roof flashings	Skylight	Skylight not well secured \ Skylight curb missing or too short \ Missing counter flashing

EXTERIOR		
Description	Gutter & downspout material	Aluminum \ Galvanized steel \ Plastic \ Copper \ Wood \ No gutters or downspouts
	Gutter & downspout type	Eave mounted \ Integral/built-in \ Scuppers \ Not visible
	Gutter & downspout discharge	Below grade \ Above grade
	Downspout discharge	Below grade \ Above grade
	Lot slope	Away from building \ Towards building \ Flat \ Ravine \ Hillside
	Wall surfaces - wood	Boards \ Hardboard, plywood or OSB \ Shingles
	Wall surfaces - masonry	Brick \ Stone \ Artificial stone \ Block
	Wall surfaces	Vinyl siding \ Metal siding \ Stucco \ Stucco/EIFS \ EIFS \ Asbestos cement shingles \ Fiber cement shingles \ Slate \ Clay shingles \ Asphalt shingles \ Insulbrick
	Soffit and fascia	Wood \ Hardboard/Plywood \ Aluminum \ Metal \ Vinyl \ Fiber cement board \ Stucco \ Exterior Insulation and Finishing System (EIFS) \ Stucco/EIFS
	Retaining wall	Wood \ Concrete \ Masonry \ Stone \ Other

Descriptions (Exterior)		Driveway	Asphalt \ Blacktop \ Concrete \ Stamped asphalt \ Stamped concrete \ Interlocking brick \ Pavers \ Cobblestones \ Flagstone \ Stone \ Gravel \ Tar and chip \ Earth \ No performance issues were noted.
		Walkway	Concrete \ Asphalt \ Blacktop \ Stamped concrete \ Stamped asphalt \ Interlocking brick \ Pavers \ Cobblestones \ Flagstone \ Stone \ Wood \ Synthetic wood \ Composite \ Pressure-treated wood \ Wood chips \ Gravel \ Crushed stone \ Earth \ Tar and chip \ Patio stones \ No performance issues were noted.
		Deck	Raised \ Ground level \ Wood \ Pressure-treated wood \ Synthetic wood \ Composite \ Plastic \ Vinyl \ Railings \ No performance issues were noted
		Porch	Concrete \ Wood \ Pressure treated wood \ Synthetic wood \ Composite \ Brick \ Interlocking brick \ Pavers \ Cobblestone \ Flagstone \ Stone \ No performance issues were noted
		Exterior steps	Concrete \ Wood \ Pressure-treated wood \ Synthetic wood \ Composite \ Brick \ Interlocking brick \ Pavers \ Cobblestones \ Flagstone \ Stone \ No performance issues were noted.
		Balcony	Wood \ Pressure-treated wood \ Synthetic wood \ Composite \ Plastic \ Vinyl \ Metal \ Steel \ Aluminum \ Wood railings \ Metal railings \ Steel railings \ Aluminum railings \ Glass railings \ No performance issues were noted.
		Patio	Concrete \ Stamped concrete \ Brick \ Interlocking brick \ Pavers \ Cobblestones \ Flagstone \ Stone \ Wood \ Synthetic wood \ Composite \ Gravel \ No performance issues were noted.
		Fence	Wood \ Synthetic wood \ Composite \ Vinyl \ Metal \ Wrought iron \ Aluminum \ Chain link \ Concrete \ No performance issues were noted.
		Garage	General
Limitation		Inspection limited/prevented by	Storage \ New finishes/paint/trim \ Car in garage \ Car/storage in garage \ Poor access under steps, deck, porch \ Vines/shrubs/trees against wall \ Inaccessible wall \ Snow \ Carpet
		Inspection limited by	
		Inspection prevented by	
		No or limited access to	Area below steps, deck, porches \ Garage \ North wall \ South wall \ East wall \ West wall \ Space between buildings
		Limited access to	
		No access to	
		Upper floors inspected from	Ground level
		Exterior inspected from	Ground level
Recommendation	Recommendations	Overview	No exterior recommendations are offered as a result of this inspection.
	Roof drainage	Gutters	Leak \ Clogged \ Rust \ Loose or damaged \ Missing \ Improper slope, ponding \ Undersized \ Discharging onto roof

Recommendations (Exterior)	Roof drainage	Downspouts	Leak \ Clogged \ Damage \ Loose connections \ Downspouts discharging below grade \ Missing \ Downspouts end too close to building \ Downspouts discharging onto roofs \ Not well secured \ Too few \ Undersized \ Should discharge 6ft. from building
	Roof drainage	Flat roof drains	Leak \ Clogged \ Drains not at low points \ Scuppers missing \ Too few drains \ Undersized \ Strainer missing
	Walls	Soffits and fascia	Rot or insect damage \ Loose or missing pieces \ Damage \ Paint or stain needed \ Vents missing, ineffective \ Rot \ Insect damage
	Walls	Trim	Paint \ Rot or insect damage \ Loose \ Rust \ Missing \ Caulking missing or deteriorated \ Paint or stain needed \ Rot \ Insect damage
	Walls	Flashings and caulking	Flashings missing \ Flashings incomplete or ineffective \ Caulking missing or ineffective
	Walls	Wood siding	Rot or insect damage \ Cracked, split or broken \ Buckled \ Warping \ Loose \ Stained \ Paint or stain - needed \ Too close to grade \ Rot \ Insect damage
	Walls	Plywood, hardboard, and OSB	Rot or insect damage \ Paint or stain - needed \ Buckling and cracking \ Delamination \ Swelling \ Mechanical damage \ Loose \ Too close to grade \ Inner-Seal \ Rot \ Insect damage
	Walls	Metal siding	Mechanical damage \ Buckled or wavy \ Rust \ Loose or missing pieces \ Flashing and caulking defects \ Discolored \ Metal siding not grounded \ Too close to grade
	Walls	Vinyl siding	Mechanical damage \ Buckled or wavy \ Loose or missing pieces \ Discolored \ Too close to grade
	Walls	Stucco and EIFS	Moisture penetration \ Mechanical damage \ Cracked \ Loose \ Crumbling \ Bulging \ Rusted lath and trim \ Too close to grade \ Patched \ Minor cracks \ No drip screed \ Incompatible flashings \ Paint or stain - needed
	Walls	Brick, stone and concrete	Cracked \ Mechanical damage \ Masonry deterioration \ Spalling \ Efflorescence \ Mortar deterioration \ Bowing walls \ Missing, ineffective weep holes or flashings \ Too close to grade \ Parging damaged or missing
	Walls	Fiber cement siding	Mechanical damage \ Loose or missing pieces \ Missing paint or caulking \ Nailing problems \ Too close to grade
	Walls	Clay and slate shingles	Damage \ Broken \ Loose or missing pieces \ Flashing or joint defects
	Walls	Insulbrick and asphalt shingles	Aging \ Loose, missing or torn tabs \ Curling \ Too close to grade \ Damaged
	Exterior glass	General	Water leaks \ Lintel missing \ Lintel sagging \ Lintel rusting \ Air leaks \ Paint or stain needed \ Caulking missing, loose or deteriorated
	Exterior glass	Glass (glazing)	Broken \ Cracked \ Missing \ Putty missing, cracked or deteriorated \ Loose \ Lost seal on double or triple glazing \ Excess condensation \ Safety glass not installed
	Exterior glass	Sashes	Rot or insect damage \ Rust \ Sash coming apart \ Inoperable \ Stiff \ Poor weatherstrip \ Loose fit \ Rot \ Insect damage
	Exterior glass	Frames	Rot or insect damage \ Rust \ Deformation \ Racked \ Drain holes blocked or missing \ Installed backwards \ Paint or stain needed \ Rot \ Insect damage

Recommendations (Exterior)	Exterior glass	Exterior trim	Insect damage \ Rot \ Rust \ Damage \ Missing or loose pieces \ Flashing loose, missing or deteriorated \ Caulking loose, missing or deteriorated \ Paint or stain needed \ No capillary break (drip edge) on sill \ Vines \ Sills with reverse slope \ Inadequate sill projection \ Sill deteriorated
	Exterior glass	Exterior drip caps	Missing \ Rust \ Ineffective
	Exterior glass	Storms and screens	Rot or insect damage \ Holes \ Rust \ Torn or holes \ Missing \ Glass broken, cracked or missing \ Putty missing, cracked or deteriorated
	Exterior glass	Skylight	Leak \ Evidence of ice dams \ Special glazing not provided \ Cracked glazing
	Exterior glass	Solarium	Leak \ Evidence of ice dams \ Special glazing not provided \ Cracked glazing
	Exterior glass	Window wells	Rot or insect damage \ Damage \ Rust \ Missing \ Wood/soil contact \ Rot \ Insect damage
	Exterior glass	Window well drains	Missing \ Obstructed \ Not connected
	Doors	General	Water leaks \ Lintel sagging \ Air leaks \ Caulking loose, missing or deteriorated \ Paint or stain needed
	Doors	Doors and frames	Rot or insect damage \ Rust \ Damage \ Inoperable \ Drain holes blocked or missing \ Installed backwards \ Loose or poor fit \ Stiff \ Racked \ Deformation \ Delaminated \ Swings open or closed by itself \ Plastic trim on metal door behind storm \ Dark paint on metal exposed to sun \ Rot \ Insect damage
	Doors	Exterior trim	Rot or insect damage \ Rust \ Damaged, cracked or loose \ Missing \ Caulking missing, deteriorated or loose \ Putty missing, loose or deteriorating \ No drip edge \ Paint or stain needed \ Sills with reverse slope \ Sill too low \ Inadequate sill projection \ Sill deteriorated \ Sill not well supported \ Rot \ Insect damage
	Doors	Exterior drip caps	Missing \ Ineffective
	Doors	Glass	Safety glass not installed \ Lost seal
	Basement entrances	Basement stairwells	Rot or insect damage \ Rust \ Leak \ Frost damage \ Walls cracking, leaning, bowing or spalling \ Paint or stain needed \ Drains missing, clogged or undersized \ Guard and handrail problems \ Step and landing problems \ Door threshold missing, too low, not watertight \ Cover inoperable \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Columns	Rot or insect damage \ Damage \ Rust \ Spalling \ Cracked \ Leaning \ Settled \ Heaved \ Wood/soil contact \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Beams	Rot or insect damage \ Damage \ Sag \ Rotation \ End support inadequate \ Wood/soil contact \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Joists	Rot or insect damage \ Sag \ Damage \ Ledgerboard problems \ Fastener problems \ Rotation \ Cantilevered joist problems \ End bearing inadequate \ Wood/soil contact \ Missing flashing at deck connection \ Rot \ Insect damage

Recommendations (Exterior)	Porches, decks, steps, patios and balconies	Floors	Rot or insect damage \ Damage \ Sag \ Movement \ Racking \ Rust \ Concrete spalled \ Concrete cracked \ Paint or stain needed \ No step up into building \ Carpet \ Poor quality materials \ Wood/soil contact \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Skirting	Rot or insect damage \ Damage \ Fastener problems \ Paint or stain needed \ Wood/soil contact \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Steps and landings	Rot or insect damage \ Masonry or concrete cracking \ Masonry or concrete spalling \ Steps or landings settling or heaving \ Steps springy, loose or sagging \ Steps slope \ Stair run too small or not uniform \ Stair rise too big or not uniform \ Tread widths too small or not uniform \ Landings missing or undersized \ Carpet over wood steps or landing \ Wood/soil contact \ Paint or stain needed \ Trip hazard \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Handrails and guards	Missing \ Rot or insect damage \ Rust \ Damage at bottom \ Loose \ Weak \ Too low \ Ineffective \ Spindles missing \ Spindles too far apart \ Spindles climbable \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	Roof structure	Rot or insect damage \ Damage \ Settlement or other movement \ Rot \ Insect damage
	Porches, decks, steps, patios and balconies	General	Disrepair \ Rot \ Unsafe \ Poorly built \ Wood/soil contact
	Porches, decks, steps, patios and balconies	Patios	Trip hazards \ Slip hazards \ Slope toward building \ Unsealed gap at building
	Landscaping	Lot grading	Improper slope \ Soil erosion \ Porous material \ Clogged catch basins
	Landscaping	Driveway	Cracked or damaged surfaces \ Improper slope or drainage \ Uneven (trip hazard) \ Unsealed gap at building
	Landscaping	Walkway	Cracked or damaged surfaces \ Improper slope or drainage \ Uneven (trip hazard) \ Unsealed gap at building
	Landscaping	General	Water penetration \ Exposed foundations - cracked or spalled \ Planters and gardens against walls \ Trees or shrubs too close to building \ Vines \ Vines on building \ Disturbed ground \ Too close to grade or wood/soil contact \ Siding too close to grade \ Wood/soil contact
	Landscaping	Retaining wall	Rot or insect damage \ Rust \ Leaning \ Cracked \ Bowing or bulging \ Settling or shifting \ Mortar - deteriorated, missing \ Spalling \ Drainage system missing \ Rot \ Insect damage
	Landscaping	Fence	Boards damaged \ Damage \ Deteriorated \ Gate - adjustment needed \ Gate damaged \ Gate inoperative \ Gate latch - adjustment needed \ Gate latch operative \ Leaning \ Paint \ Rot or insect damage \ Rust \ Stain \ Rot \ Insect damage
	Garage	General	Disrepair \ Extensive rot \ Unsafe \ Poorly built \ Typical low quality structure
	Garage	Floor	Cracked \ Improper slope \ No drain
	Garage	Walls and ceilings	Not fireproof \ Not gastight \ Rot \ Insect damage

Recommendations (Exterior)	Garage	Man-door into garage	Door not fire rated or exterior type \ Door not tight-fitting and weatherstripped \ No self-closer \ Opens into bedroom \ No step up into building \ Lock not effective \ Latch not effective \ Does not close fully \ Weatherstripping missing or ineffective
	Garage	Vehicle doors	Rot or insect damage \ Dented \ Rusted \ Difficult to open or close \ Paint or stain needed \ Lock not effective \ Latch not effective \ Rot \ Missing safety cables \ Insect damage
	Garage	Vehicle door operators	Inoperative \ Fails to auto reverse \ Adjustment needed to open or close limit \ Extension cord for opener \ No dedicated electrical receptacle \ Sensors inoperative \ Sensors poorly located \ Sensors damaged \ Door locks not disabled \ Side ropes not removed
	Irrigation / Sprinkler System	Observations	Irrigation heads broken \ Irrigation heads did not pop up \ Pump not operational \ GFCI missing \ Leak \ Low or no water flow

STRUCTURE		
Description	Configuration	Basement \ Crawl space \ Slab-on-grade \ Piles and grade beams \ Piers \ Not visible
	Foundation material	Poured concrete \ Masonry block \ Stone \ Brick \ Insulating concrete forms \ Clay tile \ Wood \ Not visible \ Not visible/none
	Floor construction	Joists \ Wood I-joists \ Concrete \ Engineered wood \ Trusses \ Steel joists \ Not visible \ Steel columns \ Wood columns \ Concrete columns \ Masonry columns \ Fiberglass columns \ Aluminum columns \ Steel beams \ Wood beams \ Built-up wood beams \ Laminated wood beams \ Engineered wood beams \ Subfloor - plank \ Subfloor - plywood \ Subfloor - OSB (Oriented Strand Board)
	Exterior wall construction	Wood frame \ Wood frame, brick veneer \ Masonry \ Log \ Steel frame \ Post and beam \ Panelized construction \ Insulating Concrete Forms \ Cast-in-place concrete \ Straw bale \ Not visible
	Roof and ceiling framing	Rafters/roof joists \ Trusses \ Steel framing \ Plank sheathing \ Skip sheathing \ Plywood sheathing \ OSB (Oriented Strand Board) sheathing \ Waferboard sheathing \ Not visible
Limitation	Inspection limited/prevented by	Wall, floor and ceiling coverings \ Carpet/furnishings \ Storage \ New finishes/paint \ Insulation
	Attic/roof space	Entered but access was limited \ Inspected from access hatch \ No access
	Knee wall areas	Entered but access was limited \ Inspected from access hatch \ No access
	Crawl space	Entered but access was limited \ Inspected from access hatch \ No access
	Percent of foundation not visible	100 % \ 99 % \ 95 % \ 90 % \ 80 % \ 75 % \ 70 % \ 60 % \ 50 % \ 40 % \ 30 % \ 25 % \ 20 % \ 10 % \ 5 % \ 0 %
	Not included as part of a building inspection	Visible mold evaluation is not included in the building inspection report

Recommendations (Structure)	Recommendations	Overview	No structure recommendations are offered as a result of this inspection.
	Foundations	Foundation	Settled \ Typical minor cracks \ Typical minor settlement \ Cracked \ Cracked horizontally \ Mechanical damage \ Bowed, bulging or leaning \ Rot or insect damage \ Spalling, crumbling or broken material \ Mortar deteriorating or missing \ Crushed \ Lateral movement \ Pilasters moving \ Wood/soil contact \ Basement lowered \ Steep slope or unstable soil \ Foundations too short \ Lateral support poor \ Cold joints \ Honeycombing \ Not well secured \ Large trees close to building \ Foundations too thin \ Prior repairs \ Parging damaged or missing \ Rot \ Insect damage
	Foundations	Performance opinion	No defects noted \ Acceptable \ Suspect \ Not acceptable \ Further evaluation required \ Not determined
	Floors	Columns or piers	Rot, insect or fire damage \ Mechanical damage \ Spalling concrete or brick \ Leaning \ Buckling \ Settled \ Heaved \ Crushed \ Mortar deterioration \ Poorly secured at top or bottom \ Missing \ Prior repairs \ No footing \ Rot \ Insect damage \ Fire damage
	Floors	Beams	Rot, insect or fire damage \ Notches or holes \ Rotated or twisted beams \ Rust \ Poor bearing, crushed or loose shims \ Sag \ Missing \ Weak connection to column \ Weak connection to joists \ Poor connections in built-up beams \ Inadequate lateral support \ Concentrated loads \ Prior repairs \ Rot \ Insect damage
	Floors	Sills	Rot or insect damage \ Crushed \ Split at anchor bolts \ Missing \ Anchor bolts missing \ Anchor nuts missing \ Anchors not centered in sill \ Anchor bolts not secure in foundation \ Anchor bolts too short \ Anchor nuts not tightened \ Anchor washers missing \ At or below grade level \ Gaps under sills \ Rot \ Insect damage
	Floors	Joists	Rot, insect or fire damage \ Split or damaged \ Notches or holes \ Sag or springy \ Missing \ Poor end bearing, joist hanger connections \ No blocking, bracing or bridging \ Ineffective blocking, bracing or bridging \ Concentrated loads \ Weak openings \ Weak cantilevers \ Weak mortise and tenon joints \ Prior repairs \ Rot \ Insect damage
	Floors	Engineered wood	Rot, insect or fire damage \ Split or damaged \ Notches or holes \ Sag or springy \ Missing \ Poor end bearing, joist hanger connections \ No blocking, bracing or bridging \ Ineffective blocking, bracing or bridging \ Concentrated loads \ Weak openings \ Weak cantilevers \ Prior repairs \ Rot \ Insect damage
	Floors	Concrete slabs	Cracked \ Spalling \ Shaling \ Settled \ Heaved \ Rusted re-bar \ Hollow below slab \ Post-tensioned cable ends not protected
	Walls	Wood frame walls	Rot, insect or fire damage \ Mechanical damage \ Notches or holes \ Leaning, bowing, buckling \ Lintel sagging \ Door frame out of square \ Girts missing \ Sheathing missing or ineffective \ Firestopping missing \ Poor nailing \ Bottom plates have poor bearing \ Top plates weak or sagging \ Offset excessive \ Wood too close to soil \ Rot \ Insect damage
	Walls	Masonry veneer walls	Weak or missing foundation \ Weep holes missing or ineffective \ Flashing at weep holes missing or ineffective \ Wavy masonry \ Excess corbelling \ Hollow units on their sides \ Prior repairs \ Masonry or wood too close to grade \ Cracked \ Bowing, leaning or bulging \ Masonry missing \ Masonry deteriorating \ Efflorescence \ Lintels sagging \ Lintels rusting \ Mortar missing \ Mortar deteriorating

Recommendations (Structure)	Walls	Solid masonry walls	Foundations weak or missing \ Wavy masonry \ Excess corbelling \ Hollow units on their side \ Prior repairs \ Masonry too close to grade \ Lateral support is suspect \ Cracked \ Bowing, leaning or bulging \ Masonry missing \ Masonry deteriorating \ Efflorescence \ Lintels sagging \ Lintels rusting \ Mortar missing \ Mortar deteriorating
	Walls	Arches	Missing \ Masonry missing \ Dropped, rotating or leaning \ Masonry units moving \ Cracked \ Masonry deteriorating \ Mortar missing \ Mortar deteriorating \ Efflorescence \ Prior repairs
	Walls	Lintels	Missing \ Rot, fire or insect damage \ Rust \ Mechanical damage \ Sagging or undersized \ Rotating or leaning \ End bearing poor \ Wood supporting masonry \ Rot \ Insect damage
	Walls	Party walls	Incomplete in attic \ Penetrated in attic \ Ice dams
	Roof framing	Rafters/trusses	Too small or overspanned \ End bearing inadequate \ Weak connections \ Bearing on ridge board \ Weak framing at opening \ Concentrated loads \ Rot, fire or insect damage \ Split \ Sagging \ Ridge sagging \ Notches, holes \ Mechanical damage \ Rafter spread \ Truss uplift \ Missing webs \ Buckled webs \ Modified or spliced \ Sagging lookout rafters \ Rot \ Insect damage
	Roof framing	Collar ties/rafter ties	Missing \ Rot, insect or fire damage \ Mechanical damage \ Buckling \ Loose or poor connections \ Need lateral bracing \ Rot \ Insect damage
	Roof framing	Knee walls/purlins	Missing \ Rot, insect or fire damage \ Mechanical damage \ Purlins sagging \ Buckling \ Single top plate, sag \ Poor connections \ Purlins installed on side \ Rot \ Insect damage
	Roof framing	I joists	Rot, insect or fire damage \ Notched \ No ridge beams \ Toe bearing or endbearing inadequate \ Weak connections \ Birds mouths \ Rot \ Insect damage
	Roof framing	Sheathing	Rot, insect or fire damage \ Sagging \ Delaminated \ Water stains \ Too thin \ Buckled \ Mold \ FRT deterioration (Fire Retardant Treated) \ Missing H-clips \ Rot \ Insect damage

ELECTRICAL		
Description	Service entrance cable and location	Overhead \ Overhead copper \ Overhead aluminum \ Overhead – cable type not determined \ Underground copper \ Underground aluminum \ Underground – not visible \ Not visible
	Service size	100 Amps (240 Volts) \ 30 Amps(120 Volts) \ 60 Amps (240 Volts) \ 75 Amps (240 Volts) \ 125 Amps (240 Volts) \ 150 Amps (240 Volts) \ 200 Amps (240 Volts) \ 400 Amps (240 Volts)
	Main disconnect/service box rating	100 Amps \ 200 Amps \ 60 Amps \ 125 Amps \ 150 Amps \ 400 Amps
	Main disconnect/service box type and location	Breakers – basement \ Breakers – first floor \ Breakers – utility room \ Breakers – garage \ Breakers – exterior wall \ Fuses – basement \ Fuses – first floor \ Fuses – utility room \ Fuses – garage \ Fuses – exterior wall \ Not found
	Number of circuits installed	10 \ 11 \ 12 \ 13 \ 14 \ 15 \ 16 \ 17 \ 18 \ 19 \ 20 \ 21 \ 22 \ 23 \ 24 \ 25 \ 26 \ 27 \ 28 \ 29 \ 30 \ 31 \ 32 \ 33 \ 34 \ 35 \ 36 \ 37 \ 38 \ 39 \ 40 \ 41 \ 42 \ 43 \ 44 \ 45 \ 46 \ 47 \ 48 \ 49 \ 50 \ 51 \ 52 \ 53 \ 54 \ 55 \ 56 \ 57 \ 58 \ 59 \ 60
	System grounding material and type	Copper – water pipe and ground rod \ Copper – water pipe \ Copper – ground rods \ Copper – Ufer \ Copper – other \ Aluminum – water pipe \ Aluminum – ground rods \ Aluminum – Ufer \ Aluminum – other \ Not visible

Descriptions (Electrical)	Distribution panel rating	100 Amps \ 200 Amps \ 60 Amps \ 125 Amps \ 150 Amps \ 400 Amps
	Distribution panel type and location	Breakers - basement \ Breakers - first floor \ Breakers - utility room \ Breakers - garage \ Breakers - exterior wall \ Breakers \ Fuses - basement \ Fuses - first floor \ Fuses - utility room \ Fuses - garage \ Fuses - exterior wall \ Fuses \ Not found
	Auxiliary panel (subpanel) rating	100 Amps \ 200 Amps \ 60 Amps \ 125 Amps \ 150 Amps \ 400 Amps
	Auxiliary panel (subpanel) type and location	Breakers - basement \ Breakers - first floor \ Breakers - utility room \ Breakers - garage \ Breakers - exterior wall \ Fuses - basement \ Fuses - first floor \ Fuses - utility room \ Fuses - garage \ Fuses - exterior wall \ Not found
	Distribution wire material and type	Copper - non-metallic sheathed \ Copper - metallic sheathed \ Copper - conduit \ Copper - knob and tube \ Aluminum - non-metallic sheathed \ Aluminum - metallic sheathed \ Aluminum - conduit \ Aluminum to major appliances \ Copper clad aluminum
	Type and number of outlets (receptacles)	Grounded - typical \ Grounded - minimal \ Grounded - upgraded \ Ungrounded - minimal \ Ungrounded - typical \ Ungrounded - upgraded \ Grounded and ungrounded - typical \ Grounded and ungrounded - minimal \ Grounded and ungrounded - upgraded
	Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)	None \ No GFCI \ No AFCI \ GFCI - bathroom \ GFCI - outside \ GFCI - panel \ GFCI - whirlpool \ GFCI - basement \ GFCI - garage \ GFCI - kitchen \ GFCI - bathroom and exterior \ AFCI - panel \ AFCI - bedroom
	Smoke detectors	Present \ None noted
	Carbon monoxide (CO) detectors	Present \ None noted
Limitation	Inspection limited/prevented by	Restricted access \ Storage \ Insulation \ Power was off \ Power was off in some areas
	Panel covers	Not safe to remove \ Disconnect covers are not removed by the building inspector
	Fuse block	Not pulled
	System ground	Not found \ Not accessible \ Continuity not verified \ Quality of ground not determined
	Circuit labels	The accuracy of the circuit index (labels) was not verified. \ The circuits are not labeled at the panel
Recommendation	Overview	No electrical recommendations are offered as a result of this inspection.
	Service drop	Damaged, frayed wires \ Branches, vines interfering with wires \ Poor connection to service conductors \ Inadequate window or door clearance \ Height over roof \ Height over balcony \ Height over deck \ Height over roadway \ Height over driveway \ Height over walking area \ Height over pools \ Excessive height
	Service conductors	No masthead \ No drip loop \ Drip loop too low (touching roof) \ Mast rot \ Mast rust \ Mast bent \ Mast loose \ Mast not weather-tight \ Wires too close to roof \ Conduit or cable damaged \ Conduit or cable covered by siding \ Conduit or cable not weather-tight \ Insulation missing or damaged \ Conductors not adequately separated
	Service size	Inadequate service size \ Marginal service size \ Rating of service box improper \ Service conductor size mis-matched \ Fuse, breaker size in service box mis-matched

Recommendations (Electrical)	Service box	Box rating too small \ Box location poor \ Obsolete service box \ Box not weather-tight \ Inappropriate mounting surface \ Not well secured \ Multiple disconnects \ Unprotected openings \ No single main disconnect \ Poor access \ Damage \ Rust \ Overheating
	Service box - fuse, breaker, wire	Wrong fuse or breaker size \ Poor connections \ Illegal taps \ Fuses upstream of disconnect switch \ Fused neutral \ Neutral wire bypasses service box \ Service entrance wires exposed in building \ Breaker bridge missing
	System grounding	Missing \ Undersized ground wire \ Corroded ground wire \ Spliced ground wire \ Poor connections \ Connections not accessible \ Box not bonded to ground \ Neutral not bonded to ground at box \ Neutral bonded to ground downstream of box \ No ground for subpanel \ No jumper for meters and valves \ Wire attached to abandoned pipe \ Wire attached to plastic pipe \ Ground rod cut
	Distribution panel	Damaged panel or components \ Rust or water in panel \ Obsolete \ Loose panel \ Undersized panel \ Inappropriate mounting surface \ Poor access \ Panel crowded \ Panel upside-down \ Openings in panel \ Not rated for aluminum \ Circuits not labeled \ Overheating \ Poor location \ Double taps
	Distribution fuses/breakers	Fuses or breakers too big \ No fuses or breakers for subpanel \ Wrong size fuses or breakers for subpanel and feeder \ Fuse holder loose or broken \ Wrong breaker for panel \ No links for multi-wire circuits \ Fuses bypassed \ Fused neutrals \ Too many breakers \ Loose breakers or fuses \ Double taps \ Breaker bridge missing
	Panel wires	Damage \ Exposed on walls or ceilings \ Under carpets \ Too close to ducts, pipe, chimneys, etc. \ Too close to edge of studs or joists \ In steel studs without protection \ Exposed in attics \ Buried cable
	Wiring - damaged or exposed	Missing \ Open splices \ Undersized wire \ Not well secured \ Loose connections \ Not on dedicated circuit \ Abandoned wire \ Flexible conduit needed \ Permanent wiring used as extension cord \ Extension cord used as permanent wiring \ Improper color coding \ Wrong type \ Double taps \ Too close to duct, pipe, vent or chimney \ Too close to edge of stud \ In steel studs without protection \ Extension cord for garage door opener
	Wiring - installation	Damaged or frayed \ Wire insulation or sheathing brittle \ Connections need boxes \ Buried in insulation \ Fused neutrals \ Replace when renovating \ Outdated
	Knob-and-tube	Overheating \ Connectors not compatible with aluminum \ Anti-oxidant missing \ Corrosion resistant paste missing
	Aluminum	Indoor wire use outdoors \ Buried wire \ Extension cord for garage door opener \ Not suitable for use \ Solid wire run overhead \ Wires not well secured to walls \ Wires run on roof surfaces \ Wires through gutters or downspouts \ Wires too close to grade \ Extension cords for exterior outlets
	Outdoor wiring	Damage \ Inoperative \ Loose \ Overheating \ Obsolete \ Improper potlights \ Not grounded \ Conventional lights in wet areas \ Poor stairway lighting \ Heat lamps over doors \ Improper closet lighting \ Isolating links needed on pull chains \ Missing
	Lights	3-way not working as intended \ Damage \ Faulty \ Inoperative \ Loose \ Location poor (for Garbage Disposal) \ Location poor (for Boiler or Furnace) \ Location poor (near Bath Tub or Shower Stall) \ Obsolete \ Rust \ Warm or hot to the touch
	Switches	Damage, rust \ Cover loose or missing \ Missing, loose \ Overcrowded \ Overheating \ Not grounded \ Concealed boxes

Recommendations (Electrical)	Junction boxes	Damage \ Inoperative \ Reversed polarity \ Ungrounded \ Ground needed for 3-slot outlet \ Open hot \ Open neutral \ Worn receptacles \ Broken pin or blade in slots \ Loose \ Overheating \ Overheated neutral \ No GFI (Ground Fault Interrupter) \ GFI test faulty \ No AFI \ AFI test faulty \ Wrong type \ Ground Fault Interrupter (GFI) needed \ Arc Fault Interrupter (AFI) needed
	Outlets (receptacles)	Too few outlets \ Too close to bathtub or shower \ Too far from basin \ Within 18 inches of garage floor \ In floors or countertops \ Above electric baseboard heaters \ Dedicated circuits needed
	Outlets (receptacles) - number or location	Missing \ Damaged \ Loose
	Cover plates	None \ Inoperative \ Damaged
	Smoke detectors	None \ Inoperative \ Damaged
	Carbon monoxide (CO) detectors	No heating recommendations are offered as a result of this inspection.

HEATING		
Description	Fuel/energy source	Gas \ Oil \ Electricity \ Wood \ Propane
	System type	Furnace \ Boiler \ Electric baseboard heaters \ Space heaters \ Fireplace \ Heat pump \ Wood stove \ Hot water radiant heat \ Electric radiant heat \ Combination heating system \ Steam boiler \ Heat recovery ventilator
	Furnace manufacturer	Amana \ American Standard \ Armstrong Air-ease \ Bryant \ Carrier \ Comfort-Aire \ Frigidaire \ Goodman \ Heil \ Keeprite \ Lennox \ Nordyne \ Payne \ Rheem \ Ruud \ Trane \ Unitary \ York
	Boiler manufacturer	Buderus \ Burnham \ Dunkirk \ Hydrotherm \ Laars \ Munchkin \ Olsen \ Peerless \ Raypak \ Rinnai \ Slant/Fin \ Utica \ Viessman \ Weil McLain
	Heat distribution	Ducts and registers \ Radiators \ Convectors \ Baseboards \ Hot water radiant piping \ Electric radiant heat \ None
	Approximate capacity	200,000 BTU/hr \ 150,000 BTU/hr \ 120,000 BTU/hr \ 110,000 BTU/hr \ 100,000 BTU/hr \ 95,000 BTU/hr \ 90,000 BTU/hr \ 85,000 BTU/hr \ 80,000 BTU/hr \ 75,000 BTU/hr \ 70,000 BTU/hr \ 65,000 BTU/hr \ 60,000 BTU/hr \ 55,000 BTU/hr \ 50,000 BTU/hr \ 30 kW \ 25 kW \ 20 kW \ 15 kW \ 10 kW \ 5 kW
	Efficiency	Conventional \ Mid-efficiency \ High-efficiency
	Approximate age	New \ 1 year \ 2 years \ 3 years \ 4 years \ 5 years \ 6 years \ 7 years \ 8 years \ 9 years \ 10 years \ 11 years \ 12 years \ 13 years \ 14 years \ 15 years \ 16 years \ 17 years \ 18 years \ 19 years \ 20 years \ 21 years \ 22 years \ 23 years \ 24 years \ 25 years \ 26 years \ 27 years \ 28 years \ 29 years \ 30 years \ 31 years \ 32 years \ 33 years \ 34 years \ 35 years \ 36 years \ 37 years \ 38 years \ 39 years \ 40 years \ 41 years \ 42 years \ 43 years \ 44 years \ 45 years \ 46 years \ 47 years \ 48 years \ 49 years \ 50 years \ > 50 years \ Old \ Near end of life expectancy
	Typical life expectancy	Furnace (conventional or mid-efficiency) 18 to 25 years \ Furnace (high efficiency) 15 to 20 years \ Combination heating system 5 to 10 years \ Boiler (cast iron) 25 to 50 years \ Boiler (copper tube) 15 to 25 years \ Boiler (steel) 20 to 25 years
	Main fuel shut off at	Meter \ Basement \ Utility room \ Crawlspace \ Exterior wall \ Garage \ Attic \ Not found
	Failure probability	High \ Medium \ Low

Descriptions (Heating)	Oil tank type/age	New \ 1 year \ 2 years \ 3 years \ 4 years \ 5 years \ 6 years \ 7 years \ 8 years \ 9 years \ 10 years \ 11 years \ 12 years \ 13 years \ 14 years \ 15 years \ 16 years \ 17 years \ 18 years \ 19 years \ 20 years \ 21 years \ 22 years \ 23 years \ 24 years \ 25 years \ > 25 years \ 200 gal. (900L) \ 100 gal. (454L) \ 250 gal. (1127L) \ 14 gauge steel \ 12 gauge steel \ Double bottom steel \ Stainless steel \ Bunkered \ Twinned \ Roth (double wall galvanized steel / poly inner tank) \ Raised (on stand) \ Unknown
	Supply temperature	70° \ 75° \ 80° \ 85° \ 90° \ 95° \ 100° \ 105° \ 110° \ 115° \ 120° \ 125° \ 130° \ 135° \ 140° \ 145° \ 150° \ 155° \ 160° \ 165° \ 170° \ 170°+ \ Rounded to nearest 5 degrees
	Return temperature	40° \ 45° \ 50° \ 55° \ 60° \ 65° \ 70° \ 71° \ 72° \ 73° \ 74° \ 75° \ 80° \ 85° \ Rounded to nearest 5 degrees
	Temperature difference	35° \ 40° \ 45° \ 50° \ 55° \ 60° \ 65° \ 70° \ 75° \ 80° \ 85° \ 90° \ 95° \ 100° \ 105° \ 110° \ Rounded to nearest 5 degrees
	Exhaust pipe (vent connector)	Single wall \ Double wall \ Triple wall \ Coaxial (exhaust pipe inside combustion air inlet pipe) \ Type B \ Type C \ Type L \ PVC plastic \ ABS plastic \ Galvanized steel \ Stainless steel \ Black steel (not galvanized) \ Masonry
	Auxiliary heat	Wood fireplace \ Wood stove \ Gas fireplace \ Gas logs \ Gas space heater \ Electric baseboard heater \ Electric heater \ Coal stove
	Fireplace	Wood-burning fireplace \ Wood stove \ Gas fireplace \ Gas logs \ Zero clearance \ Factory-built \ Coal-burning fireplace \ Wood-burning fireplace - not in service \ Coal-burning fireplace - not in service \ Non-functional \ Decorative only
	Chimney/vent	Masonry \ Metal \ Wood over metal \ Stucco over metal \ Fiber cement \ Mutual \ Abandoned \ Removed \ Partially removed \ None \ Plastic \ PVC plastic \ ABS plastic \ High temperature plastic \ Sidewall venting
	Chimney liner	Metal \ Clay \ Cement \ B-vent (double-wall metal liner) \ Not visible \ None \ Not required \ Required \ Required for upgrade/conversion
	Carbon monoxide test	0 parts per million - approximate \ 5 parts per million - approximate \ 10 parts per million - approximate \ 15 parts per million - approximate \ 20 parts per million - approximate \ 25 parts per million - approximate \ 30 parts per million - approximate \ 35 parts per million - approximate \ 40 parts per million - approximate \ 45 parts per million - approximate \ >50 parts per million \ >100 parts per million
	Combustion air source	Interior of building \ Outside \ Outside - sealed combustion
	Humidifiers	Drum type \ Duct mounted bypass humidifier \ Trickle/cascade type \ Atomizing type \ Steam type
Limitation	Inspection prevented/limited by	System was shut off \ System was inoperative \ A/C or heat pump operating \ Oil tank was not visible \ Chimney clean-out not opened \ Chimney interiors and flues are not inspected \ Top of chimney too high to see well \ No access \ Restricted access
	Safety devices	Not tested as part of a building inspection
	Warm weather	Prevents testing heating effectiveness \ Prevented testing in heating mode
	Air conditioner or heat pump	Operating in cooling mode prevented test of heating system
	Zone, boiler and radiator valves	Not tested as part of a building inspection
	Boiler pump	Not tested

Limitations (Heating)		Heat loss calculations	Not done as part of a building inspection
		Data plate on equipment	Incomplete \ Missing \ Not legible
		Fireplace/wood stove	Quality of chimney draw cannot be determined \ Fireplace was in use \ Stove was in use \ Access restricted \ Dataplate not visible, illegible or inaccessible \ Dataplate not found \ Connection to chimney not inspected \ Turned off
		Heat exchanger	Not visible \ Not accessible \ Only a small portion visible
		Electronic air cleaner	Not inspected \ Outside the scope of a building inspection \ Cannot verify proper operation
Recommendation	Recommendations	Overview	Old \ Near end of life expectancy \ Inoperative
	Gas furnace	Life expectancy	Leak \ Mechanical damage \ Rust \ Undersized \ Poor location \ Poor access \ Gas shut off and locked \ Ice
	Gas furnace	Gas meter	Leak \ Mechanical damage \ Rust \ Inadequate support \ Improper connections \ Inappropriate materials \ Missing shut off valves \ No drip leg \ Piping in chimney or duct systems \ Plastic pipe exposed above grade \ Copper tubing not properly labeled \ Brass gas connector \ Copper gas connector \ Concealed connection \ Piping not properly bonded
	Gas furnace	Gas piping	Inadequate combustion air
	Gas furnace	Combustion air	Gas odor or leak \ Inoperative \ Delayed ignition \ Rust \ Scorching \ Dirt or soot \ Short cycling \ Poor flame color or pattern \ Flame wavers when fan comes on \ Less than 18 inches above garage floor
	Gas furnace	Gas burners	Missing \ Scorched \ Rust \ Loose
	Gas furnace	Heat shield	Cracks, holes or rust \ Soot or deposits \ Excess temperature rise
	Gas furnace	Heat exchanger	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearances \ Missing components
	Gas furnace	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Gas furnace	Thermostat	Inoperative \ Unbalanced or vibration \ Rust \ Overheating \ Noisy \ Fan belt loose, worn, damaged \ Poorly secured \ Dirty \ Too small \ Running continuously \ Bearings worn
	Gas furnace	Distribution air fan (blower)	Mechanical damage \ Scorching \ Set wrong or defective \ Improperly wired \ Rust or dirty \ Missing cover
	Gas furnace	Fan/limit switch	Rust, dirty, obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Draft hood spillage or backdraft \ Vent connector too big or too small \ Vent connector too long \ Poor manifolding \ Connector extends too far in chimney \ Poor support \ Improper material
	Gas furnace	Venting system	Dirty, obstructed or collapsed \ Disconnected ducts \ Weak airflow \ Leaky joints \ Balancing damper adjustment \ Undersized \ Rust (in-slab ducts) \ Excessively long runs, excessive elbows \ Wire or pipes in ducts \ Insulation missing, damaged \ Registers or grilles in garage \ Missing \ Too few \ Poor location \ Return chase or plenum contain pipes, wires or vents \ No heat source
	Gas furnace	Ducts, registers and grilles	Missing \ Dirty \ Loose or collapsed \ Wrong size \ Installed backwards
	Gas furnace	Mechanical air filter	Missing components \ Dirty \ Inoperative \ Mis-wired \ Damaged cells \ Improper orientation

Recommendations (Heating)	Gas furnace	Electronic air cleaner	Leak \ Inoperative motor or solenoid valve \ Clogged pad, mesh or nozzle \ Dirty \ No duct damper \ Poor location
	Gas furnace	Humidifier	Excess temperature rise \ Condensate problems \ Poor vent location, arrangement \ Induced draft fan problems \ Vent damper stuck \ Heat exchanger problems \ Poor combustion air intake location \ Spillage switch problems \ Electronic ignition problems \ Airflow proving switch problems
	Gas furnace	Mid- and high-efficiency gas furnace	Leak, clogged coils \ Inoperative water heater \ Inoperative, inefficient pumps \ Inadequate heat for building \ Water control problems \ Domestic water too hot \ Control problems \ Fan problems \ Filter problems \ Cabinet problems
	Gas furnace	Combination system	Undersized \ Oversized
	Gas furnace	Capacity	Old \ Near end of life expectancy \ Inoperative
	Oil furnace	Life expectancy	Leak \ Old \ Rust \ Empty \ Not suitable for outdoor use \ Unsafe location \ Underground
	Oil furnace	Oil tank	Leak \ Damage or corrosion \ Missing cap \ Abandoned
	Oil furnace	Fill and vent pipes	Leak \ Corrosion, damage, crimped \ Unprotected \ Undersized
	Oil furnace	Oil supply lines	Leak \ Missing \ Dirty
	Oil furnace	Oil filter	Inadequate combustion air
	Oil furnace	Combustion air	Leak \ Inoperative \ Incomplete combustion - soot \ Dirty \ Short cycling \ Vibrating, noisy \ Too close to combustibles
	Oil furnace	Burner	Crumbling, cracked, collapsed \ Saturated
	Oil furnace	Refractory/fire pot	Inoperative \ Missing \ Tripped
	Oil furnace	Primary controller	Leak \ Cracks or holes \ Rust \ Excess temperature rise \ Clogged \ Soot or deposits
	Oil furnace	Heat exchanger	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearances \ Missing components
	Oil furnace	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Oil furnace	Thermostat	Missing \ Spillage \ Inoperative \ Rust \ Misadjusted \ Inadequate draft air \ Improper location
	Oil furnace	Barometric damper/draft regulator	Rust, dirty, obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Poor connection to chimney \ Vent connector too big, too small \ Vent connector too long \ Poor manifolding \ Poor support \ Improper material
	Oil furnace	Venting system	Mechanical damage \ Scorching \ Set wrong or defective \ Improperly wired \ Rusting or dirty \ Missing cover
	Oil furnace	Fan/limit switch	Inoperative \ Unbalanced or vibration \ Rust \ Overheating \ Noisy \ Fan belt loose, worn, damaged \ Poorly secured \ Dirty \ Too small \ Running continuously \ Bearings worn
	Oil furnace	Distribution air fan (blower)	Dirty, obstructed or collapsed \ Disconnected ducts \ Weak airflow \ Leaky joints \ Balancing damper adjustment \ Undersized \ Rust (in-slab ducts) \ Excessively long runs, excessive elbows \ Wire or pipes in ducts \ Insulation missing, damaged \ Registers or grilles in garage \ Missing \ Too few \ Poor location \ Return chase or plenum contain pipes, wires or vents
	Oil furnace	Ducts, registers and grilles	Missing \ Dirty \ Loose or collapsed \ Wrong size \ Installed backwards
	Oil furnace	Mechanical air filter	Missing components \ Inoperative \ Dirty \ Mis-wired \ Damaged cells \ Improper orientation

Recommendations (Heating)	Oil furnace	Electronic air cleaner	Leak \ Inoperative motor or solenoid valve \ Clogged pad, mesh or nozzle \ Dirty \ No duct damper \ Poor location
	Oil furnace	Humidifier	Reliability \ Poor vent location, arrangement \ Corroded vents \ Excess temperature rise
	Oil furnace	Mid-efficiency oil furnace	Undersized \ Oversized
	Oil furnace	Capacity	Old \ Near end of life expectancy \ Inoperative
	Electric furnace	Life expectancy	Inadequate heat \ Individual elements, sequencers or relays inoperative \ Excess temperature rise
	Electric furnace	General	Mechanical damage \ Rust \ Missing components
	Electric furnace	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator
	Electric furnace	Thermostat	Inoperative \ Unbalanced or vibration \ Rust \ Overheating \ Noisy \ Fan belt loose, worn or damaged \ Poorly secured \ Dirty \ Too small \ Running continuously \ Bearings worn
	Electric furnace	Distribution air fan (blower)	Mechanical damage \ Scorching \ Set wrong or defective \ Improperly wired \ Rust or dirty \ Missing cover
	Electric furnace	Fan/limit switches	Dirty, obstructed or collapsed \ Disconnected ducts \ Leaky joints \ Balancing damper adjustment \ Weak airflow \ Excessive elbows \ Excessively long runs \ Undersized \ Missing \ Too few \ Poor location
	Electric furnace	Ducts, registers and grilles	Missing \ Dirty \ Loose or collapsed \ Wrong size \ Installed backwards
	Electric furnace	Mechanical air filter	Missing components \ Dirty \ Inoperative \ Miswired \ Damaged cells \ Improper orientation
	Electric furnace	Electronic air cleaner	Leak \ Inoperative motor or solenoid valve \ Clogged pad, mesh or nozzle \ Dirty \ No duct damper \ Poor location
	Electric furnace	Humidifiers	Oversized \ Undersized
	Electric furnace	Capacity	Old \ Near end of life expectancy \ Inoperative
	Wood furnace	Life expectancy	Inadequate combustion air
	Wood furnace	Combustion air	Inoperative valve or motor \ Warped or stuck \ Poor adjustment
	Wood furnace	Combustion air damper	Inoperative \ Noisy or vibrating \ Running continuously
	Wood furnace	Forced draft combustion fan	Deteriorated brick \ Poor door seal \ Warped or cracked metal firebox \ Warped grate \ Warped door \ Dirty combustion chamber
	Wood furnace	Combustion chamber	Cracks or holes \ Rust \ Soot or creosote deposits
	Wood furnace	Heat exchanger	Mechanical damage \ Scorching \ Obstructed air intakes \ Rust \ Combustible clearances \ Missing components \ Not listed or certified
	Wood furnace	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment, calibration \ Poor location \ Anticipator problems
	Wood furnace	Thermostat	Inoperative \ Unbalanced or vibration \ Rust \ Overheating \ Noisy \ Fan belt loose, worn or damaged \ Poorly secured \ Dirty \ Too small \ Running continuously \ Bearings worn
	Wood furnace	Distribution air fan (blower)	Set wrong or defective \ Mechanical damage \ Scorching \ Rust \ Dirty \ Improperly wired \ Missing cover
	Wood furnace	Fan control	Missing \ Set wrong

Recommendations (Heating)	Wood furnace	High temperature limit switch	Missing \ Inoperative \ Spillage \ Rust \ Inadequate draft air \ Poorly adjusted
	Wood furnace	Barometric damper	Rust, dirty or obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Creosote deposits \ Vent connector too big or too small \ Extends too far into chimney \ Poor connection to chimney \ Poor manifolding \ Poor support \ Vent connector too long \ Improper material (galvanized)
	Wood furnace	Venting system	Ducts obstructed or collapsed \ Dirty ducts \ Disconnected ducts \ No air or weak airflow \ Leak \ Poor register location or balancing \ Registers or grills in garages \ Too few return grills \ Combustible return ducts \ Combustible clearances \ Rust \ Add-on furnace not downstream from other \ Missing \ Too few \ Poor location \ Uninsulated ducts \ Return chase or plenum contain pipes, wires or vents
	Wood furnace	Ducts, registers and grilles	Missing \ Dirty \ Loose or collapsed \ Wrong size \ Installed backwards
	Wood furnace	Mechanical air filter	Missing components \ Inoperative \ Dirty \ Mis-wired \ Damaged cells \ Improper orientation
	Wood furnace	Electronic air cleaner	Leak \ Inoperative motor or solenoid valve \ Clogged pad, mesh or nozzle \ Dirty \ No duct damper \ Poor location
	Wood furnace	Humidifier	Undersized \ Oversized
	Wood furnace	Capacity	Old \ Near end of life expectancy \ Inoperative
	Gas hot water boiler	Life expectancy	Leak \ Mechanical damage \ Rust \ Undersized \ Poor location \ Poor access \ Gas shut off and locked \ Ice
	Gas hot water boiler	Gas meter	Leak \ Mechanical damage \ Rust \ Inadequate support \ Improper connections \ Inappropriate materials \ Missing shut off valves \ No drip leg \ Piping in chimney or duct systems \ Plastic pipe exposed above grade \ Copper tubing not properly labeled \ Brass gas connector \ Copper gas connector
	Gas hot water boiler	Gas piping	Inadequate combustion air
	Gas hot water boiler	Combustion air	Gas odor or leak \ Inoperative \ Delayed ignition \ Rust \ Scorching \ Dirt or soot \ Short cycling \ Poor flame color or pattern \ Flame wavers when fan comes on \ Less than 18 inches above garage floor
	Gas hot water boiler	Gas burners	Missing \ Scorched \ Rust \ Loose
	Gas hot water boiler	Heat shield	Missing \ Leaking \ Installed backwards
	Gas hot water boiler	Backflow preventer	Missing \ Leak \ Inoperative \ Installed backwards \ Set too low
	Gas hot water boiler	Pressure reducing valve	Leak \ Clogged \ Rust \ Excess temperature rise
	Gas hot water boiler	Heat exchanger	Leak \ Inoperative, damaged \ Obstructed \ Missing
	Gas hot water boiler	Air vent	Missing \ Defective, not wired correctly \ Set too high
	Gas hot water boiler	High temperature limit switch	Leak \ Inoperative \ Missing

Recommendations (Heating)	Gas hot water boiler	Low water cutout	Missing \ Pipe threaded, capped or corroded at the bottom \ No pipe extension \ Poor location \ Pipe dripping or leaking \ Set wrong \ Wrong size \ Pipe too small
	Gas hot water boiler	Pressure relief valve	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearance \ Missing components
	Gas hot water boiler	Cabinet	Inoperative
	Gas hot water boiler	Outdoor air thermostat	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Gas hot water boiler	Thermostat	Leak \ Inoperative \ Hot \ Noisy
	Gas hot water boiler	Circulator pump	Inoperative \ Set incorrectly
	Gas hot water boiler	Pump control	Inoperative \ Set incorrectly
	Gas hot water boiler	Primary control (aquastat)	Rust, dirty, obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Draft hood spillage or backdraft \ Vent connector too big or too small \ Vent connector too long \ Poor manifolding \ Connector extends too far in chimney \ Poor support \ Improper material
	Gas hot water boiler	Venting system	Leak \ Rust \ Poor support \ Crimped \ Too small \ No insulation
	Gas hot water boiler	Pipes	Leak \ Inoperative
	Gas hot water boiler	Zone controls	Leak \ Inoperative
	Gas hot water boiler	Flow control valves	Rust \ Leak \ Waterlogged \ Poor location for tank \ Too small \ Poor discharge location for open tank
	Gas hot water boiler	Expansion tank	Leak \ Inoperative \ Rust
	Gas hot water boiler	Isolating valves	Missing \ Leak \ Cold \ Rust \ Too small (cool rooms) \ Poor location \ Obstructed airflow \ Damaged baseboard fins \ Balancing valve problems \ Bleed valve problems
	Gas hot water boiler	Radiators, convectors and baseboards	Leak \ Cool rooms or parts of rooms \ Balancing valve problems \ Bleed valve problems
	Gas hot water boiler	Radiant heating	Heat exchanger problems \ Combustion air and venting problems \ Safety and operating control problems \ Fuel supply and burner problems \ Ignition problems \ Condensate handling problems \ Induced draft and forced draft fan problems \ Cabinet problems
	Gas hot water boiler	Mid- and high-efficiency boiler	Leak \ Tempering valve - missing, set wrong, defective \ Poor hot water pressure or flow \ Rust
	Gas hot water boiler	Tankless coil	Oversized \ Undersized
	Gas hot water boiler	Capacity	Old \ Inoperative \ Near end of life expectancy
	Oil hot water boiler	Life expectancy	Leak \ Old \ Rust \ Empty \ Not suitable for outdoor use \ Unsafe location \ Underground

Recommendations (Heating)	Oil hot water boiler	Oil tank	Leak \ Damaged or corroded \ Missing caps \ Abandoned
	Oil hot water boiler	Fill and vent pipes	Leak \ Corrosion, damage, crimped \ Unprotected \ Undersized
	Oil hot water boiler	Oil supply lines	Leak \ Missing \ Dirty
	Oil hot water boiler	Oil filter	Inadequate combustion air
	Oil hot water boiler	Combustion air	Missing \ Inoperative \ Tripped
	Oil hot water boiler	Primary controller	Leaking \ Inoperative \ Incomplete combustion, soot \ Dirty \ Short cycling \ Vibrating, noisy \ Too close to combustibles
	Oil hot water boiler	Burner	Crumbling, cracked, collapsed \ Saturated
	Oil hot water boiler	Refractory/fire pot	Leak \ Clogged \ Rust \ Excess temperature rise
	Oil hot water boiler	Heat exchanger	Rust, dirty, obstructed \ Poor slope \ Poor connection to chimney \ Combustible clearance \ Poor connections \ Vent connector too big, too small \ Vent connector too long \ Poor manifolding \ Poor support \ Improper material
	Oil hot water boiler	Venting system	Missing \ Spillage \ Inoperative \ Rust \ Misadjusted \ Inadequate draft air \ Improper location
	Oil hot water boiler	Barometric damper/draft regulator	Leaking \ Inoperative, damaged \ Obstructed \ Missing
	Oil hot water boiler	Air vent	Missing \ Defective, not wired correctly \ Set too high
	Oil hot water boiler	High temperature limit switch	Missing \ Leak \ Installed backwards
	Oil hot water boiler	Backflow preventer	Leaking \ Inoperative
	Oil hot water boiler	Low water cutout	Missing \ Pipe threaded, capped or corroded at the bottom \ No piped extension \ Poor location \ Pipe dripping or leaking \ Set wrong \ Wrong size \ Pipe too small
	Oil hot water boiler	Pressure relief valve	Missing \ Leaking \ Inoperative \ Installed backwards \ Set too low
	Oil hot water boiler	Pressure reducing valve	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearance \ Missing components
	Oil hot water boiler	Cabinet	Inoperative \ Set incorrectly
	Oil hot water boiler	Primary control (aquastat)	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Oil hot water boiler	Thermostat	Inoperative
	Oil hot water boiler	Outdoor air thermostat	Leak \ Inoperative \ Hot \ Noisy
	Oil hot water boiler	Circulator pump	Inoperative \ Set incorrectly
	Oil hot water boiler	Pump control	Leak \ Rust \ Poor support \ Crimped \ Too small \ No insulation

Recommendations (Heating)	Oil hot water boiler	Pipes	Leaking \ Inoperative
	Oil hot water boiler	Zone controls	Leak \ Inoperative
	Oil hot water boiler	Flow control valves	Rust \ Waterlogged \ Leak \ Poor location for tank \ Too small \ Poor discharge location for open tank
	Oil hot water boiler	Expansion tank	Leak \ Inoperative \ Rust
	Oil hot water boiler	Isolating valves	Missing \ Leak \ Cold \ Rust \ Too small (cool rooms) \ Poor location \ Obstructed airflow \ Damaged baseboard fins \ Balancing valve problems \ Bleed valve problems
	Oil hot water boiler	Radiators, convectors and baseboards	Leak \ Cool rooms or parts of rooms - inoperative? \ Balancing valve problems \ Bleed valve problems
	Oil hot water boiler	Radiant heating	Heat exchanger problems \ Combustion air and venting problems \ Safety and operating control problems \ Fuel supply and burner problems \ Ignition problems \ Condensate handling problems \ Induced draft and forced draft fan problems \ Cabinet problems
	Oil hot water boiler	Mid- and high-efficiency boiler	Leak \ Tempering valve - missing, set wrong, defective \ Poor hot water pressure or flow (clogged?) \ Rust
	Oil hot water boiler	Tankless coil	Oversized
	Oil hot water boiler	Capacity	Old \ Near end of life expectancy \ Inoperative
	Electric boiler	Life expectancy	Inadequate heat \ Excess temperature rise \ Undersized \ Individual elements, sequencers or relays inoperative
	Electric boiler	General	Leak \ Missing \ Installed backwards
	Electric boiler	Backflow preventer	Missing \ Leak \ Inoperative \ Installed backwards \ Set too low
	Electric boiler	Pressure reducing valve	Leak \ Inoperative \ Obstructed \ Missing
	Electric boiler	Air vent	Missing \ Defective or not wired correctly \ Set too high
	Electric boiler	High temperature limit switch	Leak \ Inoperative
	Electric boiler	Low water cut-out	Missing \ Pipe threaded, capped or corroded at bottom \ No piped extension \ Poor location \ Pipe dripping or leaking \ Set wrong \ Wrong size \ Pipe too small
	Electric boiler	Pressure relief valve	Mechanical damage \ Rust \ Not well secured \ Combustible clearance \ Missing components \ Scorching
	Electric boiler	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator
	Electric boiler	Thermostat	Leak \ Inoperative \ Hot \ Noisy
	Electric boiler	Circulator pump	Inoperative \ Set incorrectly
	Electric boiler	Pump control	Leak \ Rust \ Poor support \ Crimped \ Too small \ No insulation
	Electric boiler	Pipes	Leak \ Inoperative
	Electric boiler	Zone control	Leak \ Inoperative
	Electric boiler	Flow control valve	Rust \ Waterlogged \ Leak \ Poor location for tank \ Too small \ Poor discharge location for open tank

Recommendations (Heating)	Electric boiler	Expansion tank	Leak \ Inoperative \ Rust
	Electric boiler	Isolating valves	Obstructed airflow \ Missing \ Damaged baseboard fins \ Too small \ Won't warm up \ Rust \ Poor location \ Leak \ Balancing valve problems \ Bleed valve problems
	Electric boiler	Radiators, convectors and baseboards	Service boiler
	Electric boiler	General	Old \ Near end of life expectancy \ Inoperative
	Wood boiler	Life expectancy	Inadequate combustion air
	Wood boiler	Combustion air	Inoperative valve or motor \ Warped or stuck \ Poor adjustment
	Wood boiler	Combustion air damper	Inoperative \ Noisy or vibrating \ Running continuously
	Wood boiler	Forced draft combustion fan	Deteriorated brick \ Poor door seal \ Warped or cracked metal firebox \ Warped grate \ Warped door \ Dirty combustion chamber
	Wood boiler	Combustion chamber	Cracks or holes \ Rust \ Soot or creosote deposits
	Wood boiler	Heat exchanger	Rust \ Poor slope \ Poor connections \ Combustible clearance \ Creosote deposits \ Too big or too small \ Extends too far into chimney \ Poor connection to chimney \ Poor manifolding \ Poor support \ Too long \ Improper material (galvanized)
	Wood boiler	Venting system	Missing \ Inoperative \ Spillage \ Rust \ Inadequate draft air \ Poorly adjusted
	Wood boiler	Barometric damper	Leak \ Missing \ Installed backwards
	Wood boiler	Backflow preventer	Missing \ Leak \ Inoperative \ Installed backwards \ Set too low
	Wood boiler	Pressure reducing valve	Inoperative \ Set incorrectly
	Wood boiler	Primary control (Aquastat)	Leak \ Inoperative \ Hot \ Noisy
	Wood boiler	Circulator pump	Inoperative \ Set incorrectly
	Wood boiler	Pump control	Missing \ Pipe threaded, capped or corroded at bottom \ No pipe extension \ Poor location \ Pipe dripping or leaking \ Set wrong \ Wrong size \ Pipe too small
	Wood boiler	Pressure relief valve	Mechanical damage \ Rust \ Not listed or certified \ Obstructed air intakes \ Combustible clearances \ Missing components \ Scorching
	Wood boiler	Cabinet	Inoperative
	Wood boiler	Outdoor air thermostat	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Wood boiler	Thermostat	Leak \ Rust \ Poor support \ Crimped \ Too small \ No insulation
	Wood boiler	Pipes	Leak \ Missing \ Inoperative
	Wood boiler	Air vent	Leak \ Inoperative
	Wood boiler	Zone controls	Leak \ Inoperative
	Wood boiler	Flow control valves	Rust \ Leak \ Waterlogged \ Poor location for tank \ Too small \ Poor discharge location for open tank
	Wood boiler	Expansion tank	Leak \ Inoperative \ Rust

Recommendations (Heating)	Wood boiler	Isolating valves	Obstructed airflow \ Missing \ Damaged baseboard fins \ Too small \ Won't warm up \ Rust \ Poor location \ Leak \ Balancing valve problems \ Bleed valve problems
	Wood boiler	Radiators, convectors and baseboards	Oversized \ Undersized
	Wood boiler	Capacity	Old \ Near end of life expectancy \ Inoperative
	Gas steam boiler	Life expectancy	Ice \ Leak \ Poor location \ Rust \ Poor access \ Mechanical damage \ Gas shut off and locked \ Undersized
	Gas steam boiler	Gas meter	Rust \ Inappropriate materials \ Leak \ Plastic pipe exposed above grade \ Inadequate support \ Improper connections \ Inappropriate materials \ Mechanical damage \ Missing shut off valves \ No drip leg \ Piping in chimney or duct systems \ Copper tubing not properly labeled \ Brass gas connector \ Copper gas connector
	Gas steam boiler	Gas piping	Inadequate combustion air
	Gas steam boiler	Combustion air	Gas odor or leak \ Inoperative \ Delayed ignition \ Rust \ Scorching \ Dirt or soot \ Short cycling \ Poor flame color or pattern \ Flame wavers when fan comes on \ Less than 18 inches above garage floor
	Gas steam boiler	Gas burners	Missing \ Scorched \ Rust \ Loose
	Gas steam boiler	Heat shield	Clogged \ Rust \ Leak
	Gas steam boiler	Heat exchanger	Rust, dirty, obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Draft hood spillage or backdraft \ Vent connector too big or too small \ Vent connector too long \ Poor manifolding \ Connector extends too far in chimney \ Poor support \ Improper material
	Gas steam boiler	Venting system	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearance \ Missing components
	Gas steam boiler	Cabinet	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Gas steam boiler	Thermostat	Leak \ Inoperative
	Gas steam boiler	Low water cut-out	Inoperative \ Automatic water feed problem (boiler feed pump) \ Check valve stuck open or closed \ Air vent on receiver blocked \ Improper pump discharge pressure \ Check valve missing \ Float adjustment problem
	Gas steam boiler	Condensate and boiler feed pump	Leak \ Radiators won't warm up \ Clogged \ Improper slope \ Low spots \ Inoperative trap
	Gas steam boiler	Distribution pipes and radiators	Leak \ Inoperative \ Rust
	Gas steam boiler	Isolating valve	Missing \ Connection to boiler at wrong location \ Clogged \ Too small
	Gas steam boiler	Equalizer	Inoperative \ Blocked \ Set too high \ Set too low
	Gas steam boiler	Pressuretrol	Leak \ Dirty
	Gas steam boiler	Water gauge	Missing \ Clogged \ Lacking a close nipple \ Too low \ Too small
	Gas steam boiler	Hartford loop	Missing \ Leak \ Inoperative or damaged \ Obstructed \ Stuck open or closed \ Poor location
	Gas steam boiler	Air vents	Missing \ Leak \ Damage \ Stuck open or closed
	Gas steam boiler	Steam traps	Boiler generates too little heat \ Water level fluctuates during operation \ Water level not visible

Recommendations (Heating)	Gas steam boiler	General operating problems	Undersized \ Oversized
	Gas steam boiler	Capacity	Old \ Near end of life expectancy \ Inoperative
	Oil steam boiler	Life expectancy	Leak \ Old \ Rust \ Empty \ Not suitable for outdoor use \ Unsafe location \ Underground
	Oil steam boiler	Oil tank	Leak \ Damaged or corroded \ Missing caps \ Abandoned
	Oil steam boiler	Fill and vent pipes	Leak \ Corrosion, damage, crimped \ Unprotected \ Undersized
	Oil steam boiler	Oil supply lines	Leak \ Missing \ Dirty
	Oil steam boiler	Oil filter	Inadequate combustion air
	Oil steam boiler	Combustion air	Inoperative \ Missing \ Tripped
	Oil steam boiler	Primary controller	Leaking \ Inoperative \ Incomplete combustion - soot \ Dirty \ Short cycling \ Vibrating, noisy \ Too close to combustibles
	Oil steam boiler	Burner	Crumbling, cracked, collapsed \ Saturated
	Oil steam boiler	Refractory/fire pot	Leak
	Oil steam boiler	Heat exchanger	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearance \ Missing components
	Oil steam boiler	Cabinet	Rust, dirty, obstructed \ Poor slope \ Poor connections \ Combustible clearance \ Poor insertion into chimney \ Vent connector too big, too small \ Vent connector too long \ Poor manifolding \ Poor support \ Improper material
	Oil steam boiler	Venting system	Missing \ Spillage \ Inoperative \ Rust \ Misadjusted \ Inadequate draft air \ Improper location
	Oil steam boiler	Barometric damper/draft regulator	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator problems
	Oil steam boiler	Thermostat	Leaking \ Inoperative
	Oil steam boiler	Low water cut-out	Inoperative \ Automatic water feed problem (boiler feed pump) \ Check valve stuck open or closed \ Air vent on receiver blocked \ Improper pump discharge pressure \ Check valve missing \ Float adjustment problem
	Oil steam boiler	Condensate and boiler feed pump	Leak \ Radiators won't warm up \ Clogged \ Improper slope \ Low spots \ Inoperative trap
	Oil steam boiler	Distribution pipes and radiators	Leak \ Inoperative \ Rust
	Oil steam boiler	Isolating valve	Missing \ Connection to boiler at wrong location \ Clogged \ Too small
	Oil steam boiler	Equalizer	Inoperative \ Blocked \ Set too high \ Set too low
	Oil steam boiler	Pressuretrol	Leak \ Dirty
	Oil steam boiler	Water gauge	Missing \ Clogged \ Lacking a close nipple \ Too low \ Too small
	Oil steam boiler	Hartford loop	Missing \ Leak \ Inoperative or damaged \ Obstructed \ Stuck open or closed \ Poor location
	Oil steam boiler	Air vents	Missing \ Leak \ Damage \ Stuck open or closed
	Oil steam boiler	Steam traps	Boiler generates too little heat \ Water level fluctuates during operation \ Water level not visible
	Oil steam boiler	General operating problems	Undersized \ Oversized

Recommendations (Heating)	Oil steam boiler	Capacity	Designed for coal. Consult a specialist before using. \ Deteriorated, missing or loose masonry or mortar \ Cracked masonry or refractory \ Rust out, burn out, buckled or cracked metal firebox \ Inappropriate materials \ Lintels rusted, sagging or loose \ Too shallow \ Inadequate clearance from combustibles \ Draft suspect
	Fireplace	Firebox	Too small \ Gaps or cracks \ Settled \ Too thin \ Evidence of overheating \ Inappropriate material \ Wood forms not removed
	Fireplace	Hearth and extension	Ash dump missing \ Cleanout door missing \ Cleanout door too close to combustibles \ Wood forms not removed \ Floor below bottom of cleanout door
	Fireplace	Ashpit	Combustible clearances \ Evidence of overheating \ Loose \ Settled (gap at wall) \ Too thick \ Cracked
	Fireplace	Fireplace face or breast	Gas leak \ Combustible clearance \ Inadequate seal at firebox wall or floor \ Pipe rusted \ Pipe obstructed \ Inoperative
	Fireplace	Fireplace gas igniter	Inappropriate installation \ Cracked or broken glass \ Frame warped \ Frame rust \ Inoperative
	Fireplace	Glass doors	Fan inoperative \ Obstructed intakes or outlets
	Fireplace	Fireplace heat circulator	Combustible clearance \ Hood and screen at firebox missing, damaged or loose \ Disconnected \ Damper stuck \ Damper missing \ Intake poor location \ Intake not weather-tight \ Intake not screened \ Inappropriate material \ Missing \ Rust \ Uninsulated
	Fireplace	Fireplace outdoor combustion air	Missing \ Inoperative \ Obstructed \ Damper or frame rusted \ Frame loose \ Too low \ Undersized
	Fireplace	Fireplace damper	Leak \ Cracked \ Deteriorating concrete, masonry or mortar \ Settled \ Heaved
	Fireplace	Fireplace footing and foundation	Unvented \ Not suitable for use in a bedroom or bathroom \ Damper in existing fireplace not fixed open \ Glass door problem
	Fireplace	Gas fireplace	Not functional \ Inspect chimney, and sweep, if needed before using
	Fireplace	General	Leak \ Unsteady or not well secured \ Warped, cracked or gaps \ Door loose, warped or poorly fit \ Door gasket - loose, missing, brittle or incomplete \ Ceiling - combustible clearance inadequate \ Floor - combustible clearance inadequate \ Front wall - combustible clearance inadequate \ Side or back wall - combustible clearance inadequate
	Wood stove	Cabinet, door and clearances	Warped or cracked \ Firebrick cracked, crumbling or incomplete \ Creosote deposits \ Catalytic combustor clogged \ Owner's manual missing
	Wood stove	Combustion chamber	Rust or obstructed \ Poor slope \ Pieces poorly connected \ Seams on bottom \ Combustible clearance \ Creosote deposits \ Goes through walls or closets \ Poor connection to chimney \ Multiple appliances connected to chimney \ Excess length or elbows \ Wrong material \ No expansion provision \ Heat reclaimer installed
	Wood stove	Venting	Missing or too few heaters \ Inoperative heaters \ Damaged or rusted heaters \ Obstructed heaters \ Dirty or bent fins on heaters \ Fan noisy, inoperative, loose or dirty \ Electrical receptacle above heater \ Loose or missing covers \ Thermostat overloaded \ 120 volt heaters installed on 240 volt circuits
	Space heater	Electric baseboard heater/space heater	Inadequate heat
	Space heater	Electric radiant	Unvented \ Not labeled for use in a fireplace \ Fireplace damper not fixed open
	Space heater	Room heater	Mechanical damage \ Scorching \ Obstructed air intake \ Rust \ Combustible clearances \ Missing components

Recommendations (Heating)	Space heater	Heater cabinet	Cracks, holes or rust in heat exchanger \ Unvented furnace \ Unvented furnace in bedroom or bathroom \ Soot or deposits on heat exchanger \ Ducts added \ Not listed, certified or approved \ Fan/limit switch set wrong or defective
	Space heater	Wall furnace	Firebox cracked or rusted \ Not listed, certified or approved \ Not permitted \ Restricted airflow causing overheating \ Cap missing or damaged \ Thermostat remote
	Space heater	Floor furnace	Inoperative \ Overheating \ Dirty \ Noisy \ Fan belt loose, worn out, damaged \ Unbalanced or vibration \ Poorly secured \ Rust \ Running continuously \ Too small
	Space heater	Furnace blower	Damage \ Dirty \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Anticipator
	Space heater	Thermostat	Oversized \ Undersized
	Space heater	Capacity	Inspect (and/sweep if needed) before using \ Creosote build-up
	Chimney and vent	Inspect/sweep chimney	Missing \ Debris \ Wood forms not removed \ Rust (metal firebox) \ Uneven slope \ Excess slope \ Walls not smooth
	Chimney and vent	Throat, smoke shelf & smoke chamber	Unlined chimney flue
	Chimney and vent	Flue	Creosote build-up \ Chimney too short above roof \ Total chimney height too short \ No chimney liner \ Combustible clearance \ Cracked \ Loose, missing or deteriorated masonry \ Loose, missing or deteriorated mortar \ Spalling \ Settling or leaning \ Pulling away from building \ Efflorescence \ Excessive offset from vertical \ Fire stopping missing or incomplete \ Ash pit door problems
	Chimney and vent	Masonry chimney	Flue or vent connector obstructed \ Vent connectors loose at chimney \ Vent connectors extending into chimney \ Too many appliances on one flue \ Abandoned openings for flue connections \ Draft inducer fan inoperative
	Chimney and vent	Masonry chimney vent connector	Missing \ Cracked \ No drip edge on cap \ Improper slope on cap \ No capillary break on cap \ Spalling \ Chimney extender stuck or rusted \ Screen missing or damaged \ Rain cap missing or damaged
	Chimney and vent	Masonry chimney cap	Chimney walls rusting or pitting \ Creosote buildup \ Combustible clearance \ Inadequate total chimney height \ Not labeled for application \ Sections not well secured \ Too many appliances on one flue \ Excessive offset from vertical \ Inadequate chimney height above roof \ Chimney not well supported \ Cap missing, obstructed or wrong type \ Adjacent chimneys with staggered height \ Inadequate fire stopping \ Not continuous through roof \ Screen missing or damaged
	Chimney and vent	Metal chimney or vent	Water ponding \ Improper slope for drainage \ Rust
	Chimney and vent	Metal cap	Missing \ Dirty
	Heat recovery ventilator	Heat exchanger cores	Missing \ Dirty
	Heat recovery ventilator	Filters	HRV not interlocked with furnace fan \ Ventilation fan switch not found \ Ventilation fan switch not labeled
	Heat recovery ventilator	Controls	Missing \ Damage \ Leak \ Flow measuring stations missing \ Warm-side fresh air duct not well-connected to furnace duct \ Balancing dampers missing \ Cold-side ducts not insulated \ Duct vapor barrier missing, damaged or incomplete \ Exhaust grilles missing \ Obstructed \ Poor location \ Poor termination or inlet location \ Termination or inlet points not found
	Heat recovery ventilator	Ducts and grilles	Missing \ Damage \ Loose \ Inadequate screening on inlet \ Inadequate backflow prevention on exhaust (flap)

Recommendations (Heating)	Heat recovery ventilator	Weather hoods	Not designed for use in attic \ Not properly suspended with chains or straps \ Door inoperable \ Cabinet damaged \ Mold in cabinet \ Dirt in cabinet
	Heat recovery ventilator	General	No air conditioning or heat pump recommendations are offered as a result of this inspection.

COOLING & HEAT PUMP			
Description	Air conditioning type	Air cooled \ Water cooled \ Independent system \ Ductless system \ Evaporative cooler \ Whole house fan \ Gas chiller \ None present	
	Heat pump type	Air source \ Water source \ Ground source \ Independent unit \ Ductless system \ Auxiliary heat \ Operating as A/C only \ None present	
	Manufacturer	Amana \ American Standard \ Arco \ Armstrong \ Bryant \ Carrier \ Goodman \ Heil \ Lennox \ Payne \ Rheem \ Trane	
	Cooling capacity	18,000 BTU/hr \ 20,000 BTU/hr \ 24,000 BTU/hr \ 30,000 BTU/hr \ 36,000 BTU/hr \ 42,000 BTU/hr \ 48,000 BTU/hr \ 60,000 BTU/hr \ 1 Ton \ 1.5 Tons \ 2 Tons \ 2.5 Tons \ 3 Tons \ 3.5 Tons \ 4 Tons \ 5 Tons	
	Compressor type	Electric \ Gas	
	Compressor approximate age	New \ 1 year \ 2 years \ 3 years \ 4 years \ 5 years \ 6 years \ 7 years \ 8 years \ 9 years \ 10 years \ 11 years \ 12 years \ 13 years \ 14 years \ 15 years \ 16 years \ 17 years \ 18 years \ 19 years \ 20 years \ 21 years \ 22 years \ 23 years \ 24 years \ 25 years \ 26 years \ 27 year \ 28 years \ 29 years \ 30 years \ 31 years \ 32 years \ 33 years \ 34 years \ 35 years \ 36 years \ 37 years \ 38 years \ 39 years \ 40 year \ 41 years \ 42 years \ 43 years \ 44 years \ 45 years \ 46 years \ 47 years \ 48 years \ 49 years \ 50 years \ > 50 years \ Old \ Near end of life expectancy	
	Typical life expectancy	10 to 15 years \ 12 to 15 years	
	Failure probability	High \ Medium \ Low	
	Supply temperature	40° \ 45° \ 50° \ 55° \ 60° \ 65° \ 70° \ 75° \ 80° \ 85° \ 90° \ 95° \ 100°	
	Return temperature	60° \ 65° \ 70° \ 75° \ 80° \ 85° \ 90° \ 95° \ 100° \ 105°	
	Temperature difference	0° \ 5° \ 10° \ 11° \ 12° \ 13° \ 14° \ 15° \ 16° \ 17° \ 18° \ 19° \ 20° \ 21° \ 22° \ 23° \ 24° \ 25° \ 26° \ Acceptable temperature difference: 14° to 22° \ This suggests good performance. \ This suggests performance issues. Service may be needed.	
	Evaporative cooler motor	One speed \ Two speed	
	Evaporative cooler damper location	North \ South \ East \ West \ Front of building \ Rear of building \ Right side of building \ Left side of building	
Limitation	Inspection limited/prevented by	Low outdoor temperature \ Power turned off \ System inoperative \ Outdoor unit covered	
	Heat gain/loss calculations	Not done as part of a building inspection	

Limitations (Cooling and Heat Pump)		Heat gain calculations	Not done as part of a building inspection
		Heat pump only tested in	Heating mode \ Cooling mode
		System data plate	Not found \ Not legible \ Not accessible \ Incomplete
		Whole house fan	House fan not tested \ Old \ Near end of life expectancy
		Window unit	Window A/C excluded from inspection
Recommendation	Recommendations	Overview	Old \ Near end of life expectancy \ Inoperative
	Air conditioning	Life expectancy	Inoperative \ Excess noise or vibration \ Excess electric current draw \ Inadequate cooling \ Short cycling \ Running continuously \ Out of level \ Missing electrical shutoff \ Wrong fuse or breaker size \ Electric wires too small \ Old \ Near end of life expectancy
	Air conditioning	Compressor	Damage \ Dirty \ Corrosion \ Clothes dryer exhaust too close \ Water heater exhaust too close
	Air conditioning	Air cooled condenser coil	Leak \ No water \ No backflow preventer \ Cooled by pool water
	Air conditioning	Water cooled condenser coil	Temperature split too low \ Temperature split too high \ Damage \ Dirty \ Corrosion \ Top of coil dry \ Frost \ No access to coil
	Air conditioning	Evaporator coil	Pan leaking \ Pan overflowing \ Rust or holes in pan \ Pan cracked \ Inappropriate pan slope \ Pan not well secured \ Dirt in pan \ No auxiliary pan \ No float switch \ Pan too small
	Air conditioning	Condensate system	Missing \ Leak \ Damage \ Blocked or crimped \ Disconnected \ Split \ Improper discharge point \ No trap \ No secondary drain line \ Non-standard material \ Discharge point not visible
	Air conditioning	Condensate drain line	Leak \ Inoperative \ Poor wiring
	Air conditioning	Condensate pump	Leak \ Damage \ Improper slope in lines \ Low points \ Missing insulation \ Lines too warm or too cold \ Lines touching each other \ Poor seal at building
	Air conditioning	Refrigerant lines	Capillary tube disconnected \ Capillary tube leaking \ Capillary tube crimped \ Thermostatic expansion valve clogged \ Thermostatic expansion valve loose \ Thermostatic expansion valve sticking
	Air conditioning	Expansion device	Inoperative \ Mechanical damage \ Excess noise or vibration \ Corrosion \ Dirty \ Obstructed airflow
	Air conditioning	Condenser fan	Inoperative \ Damage \ Excess noise or vibration \ Corrosion \ Dirty or missing filter \ Dirty \ Misadjustment of belt or pulleys \ Undersized
	Air conditioning	Evaporator fan	Dirty \ Disconnected or leaking \ Obstructed or collapsed \ Weak airflow \ Undersized \ Poor balancing \ Poor support \ Humidifier damper missing \ Incomplete \ Too few supply or return registers \ Poorly located registers \ Obstructed registers \ Missing \ Too few \ Poor location \ Return chase or plenum contain pipes, wires or vents
	Air conditioning	Duct system	Missing \ Incomplete
	Air conditioning	Duct insulation	Missing \ Damage

Recommendations (Cooling and Heat Pump)	Air conditioning	Duct vapor barrier	Dirty \ Inoperative \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Damage
	Air conditioning	Thermostat	Clogged pads \ Duct problems \ Electrical problems \ Louvers obstructed \ Poor support for pump and water system \ Roof jack damaged \ Old \ Near end of life expectancy \ Inoperative \ Pump inoperative \ Spider tubes defective \ Tube lips defective \ Water supply line defective \ Float bracket defective \ Air gap missing \ Air gap inadequate \ Fan defective \ Squirrel cage defective \ Fan belt defective \ Fan pulley defective \ Rust \ Housing defective \ Water tray defective \ Roof frame defective \ Seasonal damper defective \ Register defective
	Air conditioning	Evaporative cooler	Inoperative \ Excess noise or vibration \ Inadequate attic venting \ Old \ Near end of life expectancy
	Air conditioning	Whole house fan	Possibly oversized \ Possibly undersized \ Oversized \ Undersized
	Air conditioning	Capacity	Service air conditioner
	Air conditioning	General	Old \ Near end of life expectancy \ Inoperative
	Heat pump	Life expectancy	Inoperative in heating or cooling mode \ Excess noise or vibration \ Excess electric current draw \ Inadequate cooling \ Short cycling \ Running continuously \ Out of level \ Missing electrical shutoff \ Wrong fuse or breaker size \ Electric wires too small \ Old \ Near end of life expectancy
	Heat pump	Compressor	Damage \ Dirty \ Corrosion \ Clothes dryer exhaust too close \ Water heater exhaust too close \ Iced up \ Poor location
	Heat pump	Outdoor coil	Temperature split too low \ Temperature split too high \ Damage \ Dirty \ Corrosion \ Top of coil dry in cooling mode \ Frost \ No access to coil
	Heat pump	Indoor coil	Pan leaking \ Pan overflowing \ Rust or holes in pan \ Pan cracked \ Inappropriate pan slope \ Pan not well secured \ Dirt in pan \ No auxiliary pan \ No float switch
	Heat pump	Condensate system	Missing \ Leak \ Damage \ Blocked or crimped \ Disconnected \ Split \ Improper discharge point \ No trap \ No secondary drain line \ Non-standard material \ Discharge point not visible
	Heat pump	Condensate drain line	Leak \ Inoperative \ Poor wiring
	Heat pump	Condensate pump	Capillary tube disconnected \ Capillary tube leaking \ Capillary tube crimped \ Thermostatic expansion valve clogged \ Thermostatic expansion valve loose \ Thermostatic expansion valve sticking
	Heat pump	Expansion device	Leak \ Damage \ Improper slope in lines \ Low points \ Missing insulation \ Lines too warm or too cold \ Lines touching each other \ Poor seal at building
	Heat pump	Refrigerant lines	Inoperative \ Mechanical damage \ Excess noise or vibration \ Corrosion \ Dirty \ Obstructed airflow
	Heat pump	Outdoor fan	Inoperative \ Damage \ Excess noise or vibration \ Corrosion \ Dirty or missing filter \ Dirty \ Misadjustment of belt of pulleys \ Undersized
	Heat pump	Indoor fan	Dirty \ Disconnected or leaking \ Obstructed or collapsed \ Weak airflow \ Undersized for cooling \ Poor balancing \ Poor support \ Humidifier damper missing \ Incomplete \ Too few supply or return registers \ Poorly located registers \ Obstructed registers \ Missing \ Too few \ Poor location \ Return chase or plenum contain pipes, wires or vents

Recommendations (Cooling and Heat Pump)	Heat pump	Duct system	Incomplete \ Missing
	Heat pump	Duct insulation	Missing \ Damage
	Heat pump	Duct vapor barrier	Dirty \ Inoperative \ Loose \ Not level \ Poor adjustment or calibration \ Poor location \ Damage
	Heat pump	Thermostat	Missing \ Inoperative \ Runs continuously \ Poor location
	Heat pump	Backup heat	Oversized for cooling \ Undersized for heating
	Heat pump	Capacity	Service heat pump
	Heat pump	General	No insulation recommendations are offered as a result of this inspection.

INSULATION & VENTILATION		
Description	Attic/roof insulation material	Glass fiber \ Mineral wool \ Cellulose \ Vermiculite \ Wood shavings \ Plastic/foam board \ UFFI
	Attic/roof insulation amount/value	R-4 \ R-8 \ R-12 \ R-20 \ R-24 \ R-28 \ R-32 \ R-40 \ Not determined \ Not visible \ None found
	Attic/roof ventilation	Roof and soffit vents \ Roof vent \ Soffit vent \ Gable vent \ Ridge vent \ Fascia vent \ Turbine vent \ Power ventilator \ None found
	Attic/roof air/vapor barrier	Not visible \ Plastic \ Kraft paper \ Foil \ None found \ Not determined
	Wall insulation material	Glass fiber \ Mineral wool \ Cellulose \ Vermiculite \ Wood shavings \ Plastic/foam board \ UFFI \ Not determined \ Not visible
	Wall insulation amount/value	R-4 \ R-8 \ R-12 \ R-20 \ Spot checked only \ Not determined \ None found
	Wall air/vapor barrier	Plastic \ Kraft paper \ Foil \ None found \ Not determined
	Foundation wall insulation material	Glass fiber \ Mineral wool \ Cellulose \ Vermiculite \ Wood shavings \ Plastic/foam board \ UFFI \ Not determined
	Foundation wall insulation amount/value	R-4 \ R-8 \ R-12 \ R-20 \ Not determined \ Not visible \ None found
	Foundation wall air/vapor barrier	Plastic \ Kraft paper \ Foil \ None found \ Not determined
	Floor above crawlspace insulation material	Glass fiber \ Mineral wool \ Cellulose \ Vermiculite \ Wood shavings \ Plastic/foam board \ UFFI \ Not determined
	Floor above crawlspace insulation amount/value	R-4 \ R-8 \ R-20 \ R-28 \ R-12 \ Spot checked only \ Not determined \ Not visible \ None found

Descriptions (Insulation and Ventilation)		Floor above crawlspace air/vapor barrier	Plastic \ Kraft paper \ Foil \ None found \ Not determined
		Crawlspace ventilation	Wall Vents \ Into basement \ None Found
		Floor above porch/garage insulation material	Glass fiber \ Mineral wool \ Cellulose \ Vermiculite \ Wood shavings \ Plastic/foam board \ UFFI \ Not determined
		Floor above porch/garage insulation amount/value	R-4 \ R-8 \ R-12 \ R-20 \ R-28 \ Spot checked only \ Not determined \ Not visible \ None found
		Floor above porch/garage air/vapor barrier	Plastic \ Kraft paper \ Foil \ None found \ Not determined
Limitation		Inspection prevented by no access to	Attic \ Roof space \ Wall space \ Floor space \ Crawl space \ Knee wall areas \ Walls, which were spot checked only
		Attic inspection performed	From access hatch \ By entering attic, but access was limited
		Roof space inspection performed	From access hatch \ By entering space, but access was limited
		Crawl space inspection performed	From access hatch \ By entering space, but access was limited
		Roof ventilation system performance	Not evaluated
		Air/vapor barrier system	Continuity not verified
		Mechanical ventilation effectiveness	Not verified
Recommendation	Recommendations	Overview	Amount inadequate \ Amount less than current standards \ Gaps or voids \ Compressed \ Exposed combustible insulation \ Wet \ Inadequate in knee wall areas \ Inadequate at skylights and light wells \ Too close to chimney \ Covering recessed lights \ Covering can lights \ Possible Zonolite \ Missing at dropped ceilings
	Attic/roof	Insulation	Missing \ Wrong location \ Incomplete \ Air leakage excessive

Recommendations (Insulation and Ventilation)	Attic/roof	Air/vapor barrier	Missing \ Inadequate \ Damage \ Obstructed \ Snow or wet spots below roof vents \ Turbine vent noisy \ Turbine vent seized
	Attic/roof	Roof vents	Inoperative in summer \ Operating in winter \ Poor wiring
	Attic/roof	Power vent	Not insulated \ Not weatherstripped \ Not insulated and not weatherstripped \ Missing \ Inaccessible
	Attic/roof	Hatch	Handrails or guardrails missing or unsafe \ Excessive rise on steps \ Lighting missing or ineffective \ Inadequate run and tread width \ Treads sloped or not uniform \ Treads loose or broken \ Headroom inadequate \ Inadequate insulation \ Inadequate weatherstripping
	Attic/roof	Attic staircase	Dangerous to lower or raise \ Unsafe to climb \ Not insulated \ Not weatherstripped
	Attic/roof	Pull-down stairs	Incomplete \ Penetrated \ Ice dams
	Attic/roof	Party wall	Too little \ Exposed combustible insulation \ Sagging or voids \ Mold, rot \ Evidence insulation has been added
	Walls	Insulation	Missing \ Wrong location \ Incomplete
	Walls	Air/vapor barrier	Too little insulation \ Exposed combustible insulation \ Evidence insulation has been added \ No vapor barrier
	Floors	Floors over unheated areas	Not protected at top \ Not suitable for use below grade \ None
	Foundation	Exterior insulation	Vapor barrier in wrong location \ No moisture barrier \ No vapor barrier \ Wet \ Insulation at embedded joists \ None at rim joist \ None \ Loose, sagging or voids \ Exposed combustible insulation \ Too little
	Foundation	Interior insulation	Missing \ Inadequate \ Obstructed
	Foundation	Crawlspace ventilation	No vapor barrier
	Foundation	Crawlspace floor	No plumbing recommendations are offered as a result of this inspection.

PLUMBING		
Description	Water supply source	Public \ Private \ Not determined
	Service piping into building	Copper \ Plastic \ PE (polyethylene) \ Galvanized steel \ Lead \ Not visible
	Supply piping in building	Copper \ Plastic \ Galvanized steel \ Brass \ Polybutylene (PB) \ CPVC (Chlorinated PolyVinylChloride) \ Not visible
	Main water shut off valve at the	North \ South \ East \ West \ Basement \ Front of the basement \ Crawlspace \ Exterior wall \ Utility room \ Meter \ Garage
	Water flow and pressure	Functional \ Typical for neighborhood \ Below average \ Above average
	Water heater fuel/energy source	Gas \ Electric \ Oil \ Propane

Descriptions (Plumbing)	Water heater type	Conventional \ Induced draft \ Combination system \ Tankless/indirect \ Rental \ Owned
	Water heater manufacturer	American Water Heater Group \ Bosch \ Bradford White \ General Electric \ Hot Point \ Rheem \ Rinnai \ A.O. Smith \ State
	Tank capacity	30 gallons \ 33.3 gallons \ 40 gallons \ 41.6 gallons \ 50 gallons \ 60 gallons \ 75 gallons \ 100 gallons \ 74 liters \ 102 liters \ 113 liters \ 150 liters \ 151 liters \ 189 liters \ 190 liters \ 225 liters \ 227 liters \ 284 liters
	Water heater approximate age	New \ 1 year \ 2 years \ 3 years \ 4 years \ 5 years \ 6 years \ 7 years \ 8 years \ 9 years \ 10 years \ 11 years \ 12 years \ 13 years \ 14 years \ 15 years \ 16 years \ 17 years \ 18 years \ 19 years \ 20 years \ 21 years \ 22 years \ 23 years \ 24 years \ 25 years \ 26 years \ 27 year \ 28 years \ 29 years \ 30 years \ 31 years \ 32 years \ 33 years \ 34 years \ 35 years \ 36 years \ 37 years \ 38 years \ 39 years \ 40 year \ 41 years \ 42 years \ 43 years \ 44 years \ 45 years \ 46 years \ 47 years \ 48 years \ 49 years \ 50 years \ > 50 years
	Typical life expectancy	8 to 12 years
	Water heater failure probability	High \ Medium \ Low
	Hot water circulating system	Present
	Waste disposal system	Public \ Septic system \ Cesspool \ Seepage pit \ Private \ Not determined
	Waste piping in building	Plastic \ ABS plastic \ PVC plastic \ Copper \ Cast Iron \ Galvanized steel \ Lead \ Not visible
	Pumps	Solid waste pump (ejector pump) \ Sump pump \ Laundry tub pump
	Floor drain location	Near laundry area \ Near heating system \ Near water heater \ Center of basement \ None found
	Water treatment system	Water softener \ Mechanical filter \ Carbon filter \ Reverse osmosis \ Iron filter \ Neutralizer \ Distillation unit \ Ultraviolet treatment
	Gas piping	Steel \ Copper \ CSST (Corrugated Stainless Steel Tubing) \ Plastic
Limitation	Inspection limited/prevented by	Water supply turned off \ System winterized
	Fixtures not tested/not in service	Sink \ Basin \ Shower \ Bathtub \ Whirlpool bath \ Toilet \ Bidet \ Laundry tub \ Water heater \ Hot tub \ Sauna \ Exterior hose bibbs shut off for winter
	Items excluded from a building inspection	Well \ Water quality \ Septic system \ Isolating/relief valves & main shut-off valve \ Concealed plumbing \ Tub/sink overflows \ Water treatment equipment \ Water heater relief valves are not tested \ Pool \ Spa
	Fuel supply/energy source	Shut off

Recommendations (Plumbing)	Recommendations	Overview	Leak \ Mechanical damage \ Low pressure \ Freezing \ Suspect polybutylene connections \ Lead \ Old \ Near end of life expectancy
	Supply plumbing	Water service pipe	Leak \ Inoperative \ Damage \ Short cycling \ Excessive noise or vibration \ Overheating \ Running continuously \ Rust \ Wiring problems \ Lost prime \ Frozen
	Supply plumbing	Water supply pump	Leak \ Waterlogged \ Tank wobbling or unstable \ Rust \ Condensation
	Supply plumbing	Pressure tank	Leak \ Missing or cannot be located \ Inoperative \ Damaged handle \ Rust \ Partly closed \ Inaccessible \ Buried \ Exposed to mechanical damage
	Supply plumbing	Shut off valve	Leak \ Split, damaged, crimped \ Poor pressure or flow \ Excessive pressure \ Suspect connections on polybutylene \ Cross connections \ Excessive noise \ Poor support \ Rust \ Galvanized steel \ Polybutylene \ Kitec \ Combustible piping \ Non-standard material
	Supply plumbing	Supply piping in building	Leak \ Missing \ Rust \ Set wrong \ No bypass or relief valve \ Poor location \ Recommended due to high supply water pressure \ Required due to high supply water pressure
	Supply plumbing	Pressure regulator	Near end of life expectancy \ Old \ High failure probability \ Medium failure probability \ Low failure probability
	Water heater	Life expectancy	Leak \ Damage \ Rust \ Wobbly or not stable \ Noisy \ Safety pan and drain missing \ Protection from impact damage inadequate
	Water heater	Tank	Inoperative
	Water heater	Heater	Inadequate
	Water heater	Capacity	Inadequate
	Water heater	Recovery rate	Reversed \ Polybutylene at water heater \ Rust
	Water heater	Hot/cold piping	Inadequate
	Water heater	Combustible clearance	Obstructing combustion air or draft hood
	Water heater	Insulation	Collapsed or missing
	Water heater	Baffle	Missing \ Undersized \ Leaking \ Damaged \ Discharge tube missing \ Discharge tube too short \ Discharge tube too narrow \ Discharge tube capped \ Discharge tube threaded \ Discharge tube rusted closed \ Shut off valve present \ Missing temperature protection \ Temperature sensor - poor location
	Water heater	Temperature/pressure relief valve	Missing
	Water heater	Isolating valve	In low area
	Water heater	Propane heater	Problems
	Water heater	Drain valve	Poor - Closet \ Poor - Bedroom \ Poor - Bathroom
	Water heater	Location	Leak \ Inoperative \ Overheating or excess noise or vibration \ Improper arrangement
	Water heater	Circulating pump	No hot water or inadequate hot water \ Water too hot \ Tempering valve missing, set improperly

Recommendations (Plumbing)	Water heater	Combination heating system	Leak \ Poor hot water pressure or flow \ Rust \ Tempering valve set wrong \ Tempering valve missing \ Tempering valve defective
	Water heater	Tankless coil	Inadequate combustion air
	Water heater - gas burner and venting	Combustion air	Leak \ Mechanical damage \ Rust \ Undersized \ Poor location \ Poor access \ Gas shut off and locked \ Ice
	Water heater - gas burner and venting	Gas meter	Leak \ Mechanical damage \ Rust \ Inadequate support \ Improper connections \ Inappropriate materials \ Missing shut off valves \ No drip leg \ Piping in chimney or duct system \ Plastic pipe exposed above-grade \ Copper tubing not properly labeled \ Gas shut off valve poorly located
	Water heater - gas burner and venting	Gas piping	Inoperative \ Delayed ignition \ Rust \ Scorching \ Dirt or soot \ Short cycling \ Poor flame color or pattern \ Gas odor or leak \ Less than 18 inches above garage floor
	Water heater - gas burner and venting	Gas burners	Loose \ Rust \ Missing \ Damage
	Water heater - gas burner and venting	Burner cover	Too long \ Rust, dirty, obstructed \ Poor slope \ Combustible clearance \ Poor connections \ Vent connector extends too far into chimney \ Vent connector too small, too big for water heater \ Poor support \ Improper material \ Spillage or backdraft at the draft hood \ Poor manifold
	Water heater - gas burner and venting	Venting system	Inadequate
	Water heater - oil burner and venting	Combustion air	Leak \ Old \ Rust \ Empty \ Not suitable for outdoor use \ Unsafe location \ Underground \ Poor location \ Abandoned
	Water heater - oil burner and venting	Oil storage tank	Leak \ Damage or corroded \ Missing caps \ Abandoned
	Water heater - oil burner and venting	Fill and vent pipes	Leak \ Dirty \ Missing
	Water heater - oil burner and venting	Oil filter	Leak \ Corrosion, mechanical damage, crimped \ Unprotected \ Undersized
	Water heater - oil burner and venting	Oil supply lines	Inoperative \ Leak \ Rust \ Scorching \ Too close to combustibles \ Dirt or soot \ Excess noise or vibration \ Incomplete combustion \ Poor flame color/pattern \ Refractory problems
	Water heater - oil burner and venting	Oil burner and refractory	Inoperative \ Missing \ Tripped
	Water heater - oil burner and venting	Primary controller	Missing \ Spillage \ Inoperative \ Rust \ Misadjusted \ Inadequate draft air \ Improper location

Recommendations (Plumbing)	Water heater - oil burner and venting	Barometric damper/draft regulator	Rust, dirty, obstructed \ Poor slope \ Poor fit into chimney \ Combustible clearance \ Loose connections \ Too long \ Too small or too big \ Poor manifolding \ Poor support \ Improper material
	Water heater - oil burner and venting	Venting system	Top element inoperative \ Bottom element inoperative or suspect \ Evidence of leaking at top element \ Evidence of leaking at bottom element \ Cover missing \ Cover damaged
	Water heater - electric	Elements	Top thermostat inoperative or suspect \ Bottom thermostat inoperative or suspect
	Water heater - electric	Thermostats	Internal wiring scorched \ Internal wiring damaged \ Tank not electrically bonded to ground
	Water heater - electric	Wiring	Damage \ Evidence of overheating
	Water heater - electrical wiring	Wiring	Overheating \ Connectors not compatible \ No grease on stranded wires
	Water heater - electrical wiring	Aluminum wire	Too big \ Damage \ 240 volt circuit not linked
	Water heater - electrical wiring	Fuses and breakers	Leak \ Split, damaged, crimped pipe \ Clogged \ Clothes washer drain connections \ Improper condensate drain connections \ Rust \ Poor slope \ Cross connections \ Dishwasher drain connections \ Noisy \ Freezing
	Waste plumbing	Drain piping - performance	Pipe size reduced downstream \ Poor manifolding of drain pipe \ Poor support \ Undersized \ Welded steel piping \ Nonstandard materials and patches \ Clean-outs missing or inaccessible \ Galvanized steel pipe buried in soil \ Exposed to mechanical damage \ Defective ABS piping \ Combustible piping
	Waste plumbing	Drain piping - installation	Double trapping \ Leak \ Missing \ Split, rusted or damaged \ Clogged \ Freezing
	Waste plumbing	Traps - performance	Nonstandard shape or material \ Traps too small or too big \ Wrong type \ Tailpiece (fixture outlet pipe) too long \ Trap arm too long or too short \ No clean out provision \ Trap primer - possible cross connection \ Trap primer missing \ Not visible
	Waste plumbing	Traps - installation	Missing \ Automatic air vents \ Vent termination problems \ Poor vent pipe arrangements \ Island venting problems \ Ineffective \ Too small or too long
	Waste plumbing	Venting system	Missing \ No trap \ Poor location \ Grate missing, rusted or obstructed \ No primer or poor primer arrangement \ Downspout connection upstream of trap \ Backup \ Not found
	Waste plumbing	Floor drain	Leak \ Inoperative \ Alarm sounding \ Short cycling or running continuously \ Union missing \ Missing, rusting or inoperative union \ Check valve missing \ Missing, rusting or inoperative check valve \ Gate valve missing \ Missing, rusting or inoperative gate valve \ Electrical problems \ No vent \ Odor \ Discharge pipe problems \ No high water level alarm
	Waste plumbing	Sewage ejector pump	Inoperative \ Leak \ Missing \ Excess noise or vibration \ Inoperative, poorly secured or rust \ Short cycling or running continuously \ Lid missing, rotted or not secure \ Debris in the sump, clogged sump \ Sump damaged \ Electrical problems \ Discharge pipe problems \ Missing check valve
	Waste plumbing	Sump pump	Leak \ Inoperative \ Clogged \ Excess noise or vibration \ Short cycling \ Running continuously \ Electrical problems \ Discharge pipe problems \ Missing

Recommendations (Plumbing)	Waste plumbing	Laundry tub pump	Leak \ Loose \ Rust \ Surface defects \ Cross connections \ Not level \ Slow drains \ Overflows missing, leak, rust or inappropriate \ Air gap defective \ Air gap missing \ Drain stop missing \ Drain stop ineffective \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Basin, sink and laundry tub	Drip, leak \ Stiff or inoperative \ Obstructed aerator \ Loose \ Shower diverter inoperative or defective \ Noisy \ Hot and cold reversed \ Cross connections \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Faucet	Leak \ Flush mechanism inoperative \ Obstructed or weak flush \ Loose \ Running continuously \ Floor damage suspected \ Broken or cracked tank lids, bowls or seats \ Odor around toilet \ Connected to the hot water system \ Cross connection \ Shutoff valve missing or inoperative \ Surface defects
	Fixtures and faucets	Toilet	Leak \ Caulking loose, missing or deteriorated \ Grout loose, missing or deteriorated \ Overflow leaking, disconnected or rust \ Slow drain \ Surface defects \ Rust \ Loose or unstable \ Cross connections \ Drain stop missing \ Drain stop ineffective \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Bathtub	Leak \ Caulking loose, missing or deteriorated \ Grout loose, missing or deteriorated \ Tile loose, broken or missing \ Not smooth, impervious or water resistant \ Electrical problems at the enclosure \ Unprotected window
	Fixtures and faucets	Bathtub enclosure	Leak \ Caulking loose, missing or deteriorated \ Grout loose, missing or deteriorated \ Slow drains \ Sill and threshold problems \ Pooling water on the floor \ Entrance problems \ Too small \ Rust \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Shower stall	Leak \ Caulking loose, missing or deteriorated \ Grout loose, missing or deteriorated \ Tile loose, broken or missing tile \ Not smooth, impervious or water resistant \ Electrical problems at the enclosure
	Fixtures and faucets	Shower stall enclosure	Leak \ Dirty water from the jets \ Odor \ Surface defects \ Not level \ Diverter inoperative \ Cross connections \ Receptacle too close to tub \ Switch location poor \ No GFCI \ Ports defective \ Grate defective \ Valve defective \ Cover defective \ Suction cover missing, loose, suspect \ No timer \ Jets inoperative or immovable \ Drain stop missing \ Drain stop ineffective \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Whirlpool bath (Hydro-Massage Therapy Equipment)	Inoperative \ No pump access \ Excess pump noise or vibration \ Electrical switch too close to tub \ No GFCI
	Fixtures and faucets	Whirlpool bath (Hydro-Massage Therapy Equipment) pump	Leak \ Spray or rim wash diverter inoperative \ Cracked, broken bowl \ Slow drain \ Floor damage suspected \ Loose \ Surface defects \ Cross connections \ Backflow prevention missing \ Backflow prevention defective \ Hot and cold faucets not identified clearly
	Fixtures and faucets	Bidet	Leak or drip \ Inoperative \ Stiff \ Damage \ Pipe frozen or split \ Poor slope on frost-free bibb \ Loose \ Backflow prevention missing \ Backflow prevention defective \ Frost Free
	Fixtures and faucets	Hose bibb	Leak \ Inoperative \ Suspect

Recommendations (Plumbing)	Water treatment	System	Leak \ Mechanical damage \ Rust \ Inadequate support \ Improper connections \ Inappropriate materials \ Missing shut off valve \ No drip leg (dirt pocket) \ Piping in chimney or duct \ Plastic pipe exposed above grade \ Copper tubing not properly labeled \ Brass gas connector \ Copper gas connector \ Piping not properly bonded \ Concealed connections
	Gas supply	Gas piping	Leak \ Mechanical damage \ Rust \ Undersized \ Poor location \ Poor access \ Gas shut off \ Ice
	Gas supply	Gas meter	Coping cracked \ Coping lifting \ Coping missing \ Surrounding deck/concrete cracked \ Diving board damaged \ Slide damaged \ Cloudy water
	Pool / Spa / Hot Tub	General	Heater inoperative \ Pressure limit switch inoperative \ Water filter inoperative \ Pump leaking \ Pump inoperative \ Blower inoperative \ Pool lights inoperative
	Pool / Spa / Hot Tub	Mechanical	Distance from septic system not determined \ Distance from Sewer not determined
	Private water well	Observations	Drainage unsatisfactory \ Leach field undetermined \ Leaching indicated \ Tank not located
	Private sewage disposal system	Observations	No interior recommendations are offered as a result of this inspection.

INTERIOR		
Description	Major floor finishes	Carpet \ Hardwood \ Resilient \ Laminate \ Ceramic \ Concrete \ Quarry tile \ Stone \ Slate \ Marble \ Softwood \ Terrazzo \ Cork \ Engineered wood \ Vinyl \ Tile
	Major wall finishes	Plaster/drywall \ Paneling \ Brick \ Stone \ Concrete/concrete block \ Stucco/texture/stipple \ Gypsum board
	Major ceiling finishes	Plaster/drywall \ Stucco/texture/stipple \ Acoustic tile \ Suspended tile \ Wood \ Metal \ Gypsum board
	Major wall and ceiling finishes	Plaster/drywall \ Paneling \ Stucco/texture/stipple \ Gypsum board
	Windows	Fixed \ Single/double hung \ Sliders \ Casement \ Awning \ Skylight \ Solariums \ Wood \ Vinyl \ Vinyl-clad wood \ Metal-clad wood \ Fiberglass \ Composite \ Metal \ Aluminum \ Steel
	Glazing	Single \ Double \ Triple \ Primary plus storm
	Exterior doors - type/material	Hinged \ French \ Sliding glass \ Storm \ Solid wood \ Wood \ Hollow wood \ Metal \ Plastic/fiberglass \ Metal-clad \ Vinyl-clad \ Garage door - wood \ Garage door - metal \ Garage
	Doors	Inspected
	Party walls	Masonry \ Wood frame \ None In attic \ Not visible
	Evidence of basement leakage	Present \ Efflorescence \ Stains \ Dampness \ Water \ Mold \ Mildew \ Rust \ Rot \ Peeling paint \ Wall cracks with water stains \ Musty or damp odor \ Loose floor tiles \ Drywall/plaster damage \ Loose concrete or mortar \ Sump full \ New dampproofing material \ Recent exterior excavation \ Floor patched around perimeter \ Storage kept off floor \ Trough at wall/floor intersection \ Auxilliary power for sump pump \ Dehumidifier in basement \ Prior repairs \ Spare pump on hand

Descriptions (Interior)	Evidence of crawlspace leakage	Present \ Efflorescence \ Stains \ Dampness \ Water \ Mold \ Mildew \ Rust \ Rot \ Peeling paint \ Wall cracks with water stains \ Musty or damp odor \ Loose floor tiles \ Drywall/plaster damage \ Loose concrete or mortar \ Sump full \ New dampproofing material \ Recent exterior excavation \ Floor patched around perimeter \ Storage kept off floor \ Trough at wall/floor intersection \ Auxiliary power for sump pump \ Dehumidifier in crawlspace \ Prior repairs \ Spare pump on hand
	Oven type	Conventional \ Convection
	Oven fuel	Electricity \ Gas \ Propane
	Range fuel	Electricity \ Gas \ Propane
	Appliances	Refrigerator \ Range hood \ Dishwasher \ Waste disposal \ Trash compactor \ Microwave oven \ Central vacuum \ Door bell
	Laundry facilities	Washer \ Laundry tub \ Hot/cold water supply \ Dryer \ Vented to outside \ 120-Volt outlet \ 240-Volt outlet \ Waste standpipe \ Gas piping
	Kitchen ventilation	Exhaust fan \ Range hood \ Discharges to exterior \ Recirculating type
	Bathroom ventilation	Exhaust fan \ None
	Laundry room ventilation	Exhaust fan \ None
	Counters and cabinets	
	Stairs and railings	Inspected
	Inventory Air Conditioner	Kenmore \ White-Westinghouse \ American Standard \ Trane \ Borg-Warner \ Hamilton Electric \ Rinnai \ York \ Weathermaker \ Sears \ Remington \ Solar Pak \ Greenheck \ GMC \ Fraser-Johnston \ Luxaire \ Franklin \ Moncrief \ Coleman \ FRIEDRICH \ Janitrol \ Goettl \ Comfort-Aire \ Rheem \ Century \ Carrier \ Liberty \ Frigidaire \ Goodman \ Cadet \ Amana \ Encore \ TW \ Red T \ IKEA
	Inventory Boiler	Kenmore \ White-Westinghouse \ American Standard \ Trane \ Borg-Warner \ Hamilton Electric \ Rinnai \ York \ Weathermaker \ Sears \ Remington \ Solar Pak \ Greenheck \ GMC \ Fraser-Johnston \ Luxaire \ Franklin \ Moncrief \ Coleman \ FRIEDRICH \ Janitrol \ Goettl \ Comfort-Aire \ Rheem \ Century \ Carrier \ Liberty \ Frigidaire \ Goodman \ Cadet \ Amana \ Encore \ TW \ Red T \ IKEA
	Inventory Carbon Monoxide Detector	Tyco \ ESL \ Kidde \ USIElectric \ Gamewell-FCI \ Code 1 2000 \ Universal \ First Alert \ Notifier \ ONELINK \ ADT \ GE Interlogix \ Slim Line \ Honeywell \ Safetys Sake \ Babys Room \ Master \ Firex \ SafeTAlert \ Aritech \ Edwards \ IKEA
	Inventory Cooktop	Amana \ Americana \ GE \ Astro Chef \ Classic \ Crosley \ Dynasty \ Electrolux \ Frigidaire \ GE Profile \ Gibson \ Hotpoint \ IKEA \ Jenn-Air \ Kenmore \ KitchenAid \ La Chef \ Magic Chef \ Modern Maid \ Monogram \ Samsung \ SCAN Anderson \ Signature \ Sunbeam \ Tappan \ The Wall Oven/Single (WOS) \ Thermador \ Whirlpool \ White-Westinghouse \ Wolf \ Wolf Gourmet

Descriptions (Interior)	Inventory Garbage disposal	Disposall \ Emerson \ General Electric \ In-sink-erator (ISE) \ Kenmore \ Waste King \ Whirlaway (GE)
	Inventory Dishwasher	Hotpoint \ GE \ Maytag \ Kenmore \ Whirlpool \ Performa \ Siemens \ Admiral \ Bosch \ Jenn-Air \ Amana \ Crosley \ Magic Chef \ IKEA \ Frigidaire
	Inventory Dryer	GE \ Frigidaire \ Contempo Mate Stack \ Maytag \ Kenmore \ White-Westinghouse \ Crosley \ Whirlpool \ Wascomat \ Miele \ Kelvinator \ IKEA
	Inventory Exhaust Fan	Nautilus \ Broan \ Emerson \ A.O. Smith \ IKEA
	Inventory Fireplace	Dimplex \ Majestic Vermont Castings \ Chimeneas de Columbia \ Travis Industries \ Rasmussen \ Lennox \ Marco \ Kenmore \ Pacific Energy \ CFM Corporation \ White-Westinghouse \ Even Temp \ Valor \ Inca Metals \ Dura-Vent \ Heat and Glo \ Valley Comfort \ FDM \ Frigidaire \ Twin Eagles \ Sequoia \ Savannah Heating \ Canadian Heating Products \ Portland Willamette \ IKEA
	Inventory Freezer	Woods \ Maytag \ Viking \ Performa \ Whirlpool \ Sub-Zero \ Norcold \ Liebherr \ Jenn-Air \ Amana \ Crosley \ Kenmore Elite \ Danby \ Magic Chef \ LG \ Kenmore Elite Trio \ IKEA
	Inventory Furnace	Kenmore \ White-Westinghouse \ American Standard \ Trane \ Borg-Warner \ Bryant \ Hamilton Electric \ Rinnai \ York \ Weathermaker \ Sears \ Remington \ Solar Pak \ Greenheck \ GMC \ Fraser-Johnston \ Luxaire \ Franklin \ Moncrief \ Coleman \ FRIEDRICH \ Janitrol \ Goettl \ Comfort-Aire \ Rheem \ Century \ Carrier \ Liberty \ Frigidaire \ Goodman \ Cadet \ Amana \ Encore \ TW \ Red T \ IKEA
	Inventory Garage Door Opener	Fimbel \ Stanley \ Power Lift \ Sears \ EZ Lift \ IKEA
	Inventory Heat Pump	Kenmore \ White-Westinghouse \ American Standard \ Trane \ Borg-Warner \ Hamilton Electric \ Rinnai \ York \ Weathermaker \ Sears \ Remington \ Solar Pak \ Greenheck \ GMC \ Fraser-Johnston \ Luxaire \ Franklin \ Moncrief \ Coleman \ FRIEDRICH \ Janitrol \ Goettl \ Comfort-Aire \ Rheem \ Century \ Carrier \ Liberty \ Frigidaire \ Goodman \ Cadet \ Amana \ Encore \ TW \ Red T \ IKEA \ Whalen
	Inventory Microwave	Hotpoint \ GE \ Thermador \ Kenmore \ White-Westinghouse \ Whirlpool \ Signature \ La Chef \ Dynasty \ Crosley \ Sunbeam \ Magic Chef \ Wolf \ Samsung \ Monogram \ The Wall Oven/Single (WOS) \ SCAN Anderson \ Tappan \ Modern Maid \ Astro Chef \ Frigidaire \ Wolf Gourmet \ Americana \ Electrolux \ GE Profile \ Gibson \ KitchenAid \ Frigidaire \ Jenn-Air \ Classic \ Amana \ IKEA \ Panasonic
	Inventory Range	Hotpoint \ GE \ Thermador \ Kenmore \ White-Westinghouse \ Whirlpool \ Signature \ La Chef \ Dynasty \ Crosley \ Sunbeam \ Magic Chef \ Wolf \ Samsung \ Monogram \ The Wall Oven/Single (WOS) \ SCAN Anderson \ Tappan \ Modern Maid \ Astro Chef \ Frigidaire \ Wolf Gourmet \ Americana \ Electrolux \ GE Profile \ Gibson \ KitchenAid \ Frigidaire \ Jenn-Air \ Classic \ Amana \ IKEA
	Inventory Refrigerator	Woods \ Maytag \ Viking \ Performa \ Whirlpool \ Sub-Zero \ Norcold \ Liebherr \ Jenn-Air \ Amana \ Crosley \ Kenmore Elite \ Danby \ Magic Chef \ LG \ Kenmore Elite Trio \ IKEA \ Frigidaire
	Inventory Smoke Alarm	Tyco \ ESL \ Kidde \ USIElectric \ Gamewell-FCI \ Code 1 2000 \ Universal \ First Alert \ Notifier \ ONELINK \ ADT \ GE Interlogix \ Slim Line \ Honeywell \ Safetys Sake \ Babys Room \ Master \ Firex \ SafeTAlert \ Aritech \ Edwards \ IKEA

Descriptions (Interior)	Inventory Thermostat	Danfoss \ Momento \ King Chronolux \ Canisol \ Honeywell \ Warmly Yours \ Thermosoft \ OJ Microline \ Activators \ Warmup \ Raychem \ Elektra \ IKEA
	Inventory Wall Oven	Hotpoint \ GE \ Thermador \ Kenmore \ White-Westinghouse \ Whirlpool \ Signature \ La Chef \ Dynasty \ Crosley \ Sunbeam \ Magic Chef \ Wolf \ Samsung \ Monogram \ The Wall Oven/Single (WOS) \ SCAN Anderson \ Tappan \ Modern Maid \ Astro Chef \ Frigidaire \ Wolf Gourmet \ Americana \ Electrolux \ GE Profile \ Gibson \ KitchenAid \ Frigidaire \ Jenn-Air \ Classic \ Amana \ IKEA
	Inventory Washing Machine	GE \ Frigidaire \ Contempo Mate Stack \ Maytag \ Kenmore \ White-Westinghouse \ Crosley \ Whirlpool \ Wascomat \ Miele \ Kelvinator \ IKEA
	Inventory Water Heater	Premier Plus \ Hotpoint \ GE \ White-Rodgers \ Delta \ Whirlpool \ Richmond \ U.S. Craftmaster \ Vanguard \ Emerson Electric \ Jetglas \ Watts \ GSW \ Miti-Mite \ Sintex Super Ducha \ American Proline \ Sintex Electronic \ Maytag \ Bradford White \ AquaStar \ Powerflex \ Lochinvar \ Rheem \ John Wood \ Envirotemp \ State \ Seahorse \ Ruud \ Apollo \ Mor-Flo \ A.O. Smith \ Reliance \ IKEA
	Inventory Water Pumps	GE \ Jacuzzi \ Myers \ Franklin \ Mastercraft
	Inventory HEPA Filters	Honeywell \ AmairCare \ Airpura
	Inventory HEPA Filters	Honeywell \ AmairCare \ Airpura
Limitation	Inspection limited/prevented by	Carpet \ Storage/furnishings \ New finishes/paint \ Storage in closets/cupboards
	No access to	Basement \ Bathroom \ Bedroom \ Dining room \ Family room \ Kitchen \ Living room \ Master bedroom \ Utility room \ Crawlspace \ Furnace room \ Garage \ Cupboards and cabinets
	Restricted access to	Basement \ Bathroom \ Bedroom \ Dining room \ Family room \ Kitchen \ Living room \ Master bedroom \ Utility room \ Crawlspace \ Furnace room \ Garage \ Cupboards and cabinets
	Not tested/not in service	Waste disposal \ Trash compactor \ Range hood \ Range \ Oven \ Microwave \ Dishwasher \ Central vacuum
	Not included as part of a building inspection	Carbon monoxide detectors, security systems, central vacuum \ Carbon monoxide detectors \ Security systems and intercoms \ Central vacuum systems \ Cosmetic issues \ Appliances \ Perimeter drainage tile around foundation, if any
	Cosmetics	No comment offered on cosmetic finishes
	Appliances	Appliances are not inspected as part of a building inspection \ Water shut off/winterized \ Self-cleaning features on ovens not tested \ Power off \ Gas shut off \ Effectiveness of dishwasher drying cycle not tested \ Appliances are not moved during an inspection
	Percent of foundation not visible	100 % \ 99 % \ 95 % \ 90 % \ 80 % \ 75 % \ 70 % \ 60 % \ 50 % \ 40 % \ 30 % \ 25 % \ 20 % \ 10 % \ 5 % \ 0 %
	Basement leakage	Cannot predict how often or how badly basement will leak \ Storage in basement limited inspection \ Storage in basement severely limited inspection
	Crawlspace leakage	Cannot predict how often or how badly crawlspace will leak \ Storage in crawlspace limited inspection \ Storage in crawlspace severely limited inspection

Limitations (Interior)		Garage door	Not tested
		Garage door opener	Not tested
Recommendation	Recommendations	Overview	No interior recommendations are offered as a result of this inspection.
	Floors	General	Water damage \ Mechanical damage \ Loose or missing pieces \ Trip hazard \ Wear \ Worn \ Bouncy \ Patched \ Typical flaws \ Absorbent materials in wet areas
	Floors	Wood/laminate floors	Squeaks \ Stained \ Warped \ Buckled \ Exposed tongues \ Rot
	Floors	Ceramic tile, stone, marble, etc	Grout loose \ Grout missing \ Tiles cracked \ Tiles broken \ Tiles loose \ Tiles missing \ Tiles worn \ Stains on tiles
	Floors	Resilient flooring	Lifted seams \ Open seams \ Split \ Damage
	Floors	Carpet on floors	Stains \ Buckled \ Lifted at seams or edges \ Odors \ Rot
	Floors	Subflooring	Damage \ Squeaks \ Springy \ Sagging \ Plywood in wrong orientation \ Poor end support or cantilevered \ Poor fastening \ Cut \ Prior repairs \ Rot \ Insect damage \ Fire damage \ Swollen waferboard \ Cracked ceramic tiles \ Concentrated loads
	Floors	Concrete floors	Cracked \ Efflorescence \ Heaved \ Settled \ Slopes away from drain \ Water on floor \ Shaling, spalling \ Rusty re-bar \ Hollow below
	Walls	General	Damaged \ Typical flaws
	Walls	Plaster or drywall	Damaged \ Water damage \ Poor joints \ Nail pops \ Shadow effect \ Crumbling or powdery \ Loose or missing \ Bulging \ Patched \ Cracked \ Typical flaws
	Walls	Wood	Damaged \ Water damaged \ Loose \ Broken, cracked or split \ Rot \ Buckled
	Walls	Masonry or concrete	Spalling \ Damage \ Efflorescence
	Ceilings	General	Water damage \ Truss uplift \ Stains \ Mechanical damage \ Cracked \ Typical flaws \ Loose sections \ Missing sections
	Ceilings	Plaster or drywall	Poor joints \ Nail pops \ Sag \ Shadow effect \ Crumbly or powdery \ Textured ceilings in poor locations \ Patched
	Ceilings	Wood	Buckled \ Loose \ Broken, cracked or split \ Rot
	Ceilings	Metal	Rust \ Loose
	Windows	General	Water leaks \ Inoperable \ Difficult to operate \ Lintels sagging \ Air leaks \ Original lower quality units \ Painted shut
	Windows	Glass (glazing)	Loose \ Cracked \ Broken \ Missing \ Lost seal on double or triple glazing \ Excess condensation \ Safety glass not installed
	Windows	Sashes	Inoperable \ Stiff \ Sash coming apart \ Won't stay open \ Broken sash cord/spring \ Loose fit \ Poor weatherstripping \ Rot \ Rust
	Windows	Frames	Drain holes blocked \ Deformation \ Racked \ Installed backwards \ Rot \ Rust

Recommendations (Interior)	Windows	Hardware	Inoperable \ Broken \ Loose \ Missing \ Rust
	Windows	Storms and screens	Torn \ Holes \ Missing \ Loose \ Rust
	Windows	Means of egress	Missing \ Too small \ Burglar bars not operable without keys
	Windows	Sill height	Sills too low on stairs \ Sills too low on landing
	Windows	Interior trim	Poor fit \ Loose \ Cracked \ Stained \ Missing \ Rot \ Paint or stain needed
	Windows	Skylight	Leak \ Inoperable \ Special glazing not provided \ Evidence of ice dams
	Windows	Solarium	Leak \ Special glazing not provided \ Evidence of ice dams
	Doors	Doors and frames	Damage \ Inoperable \ Stiff \ Racked \ Loose or poor fit \ Swings open or closed by itself \ Installed backwards \ Delaminated \ Rot \ Dark paint on metal exposed to sun \ Plastic trim on metal door behind storm \ Deformation \ Drain holes blocked or missing \ Rust \ Weatherstripping missing or ineffective
	Doors	Glass (glazing)	Loose \ Cracked \ Broken \ Missing \ Lost seal on double or triple glazing \ Excess condensation \ Safety glass not installed
	Doors	Hardware	Inoperable \ Broken \ Hinges on exterior \ Missing \ Loose \ Rust \ Self-closer missing \ Ineffective \ Lock not effective on exterior door \ Latch not effective on exterior door
	Doors	Storms and screens	Torn \ Missing \ Loose \ Rust
	Doors	Interior trim	Loose \ Cracked \ Poorly fit \ Missing \ Doorstops missing or ineffective \ Guides and stops missing or damaged \ Stained \ Rot \ Floor stained below
	Carpentry	Cabinets	Stiff or inoperative drawers \ Doors or drawers missing or loose \ Drawers - missing or defective stops \ Pieces missing or loose \ Water damage \ Rot \ Rust \ Stained, worn, damaged \ Defective hardware \ Broken or cracked glass \ Not well secured to wall \ Shelves not well supported
	Carpentry	Countertops	Damage, stained \ Loose or missing pieces \ Burned, cut or worn \ Tiles loose, missing, cracked, stained or broken \ Grout loose or missing \ Entire top loose \ Rust \ Rotted substrate
	Carpentry	Trim	Mechanical damage \ Loose \ Missing \ Water damage \ Rot
	Stairs	Lighting	Missing \ Not controlled by three way switch
	Stairs	Fire safety	Drywall missing or incomplete on underside of stairs
	Stairs	General	Mechanical damage \ Poor lighting \ Rot
	Stairs	Height	Headroom - less than ideal
	Stairs	Width	Too narrow
	Stairs	Treads	Rise or run not uniform \ Rise excessive \ Width too small \ Thickness inadequate \ Sloped \ Width too small on curved treads \ Loose \ Worn or damaged \ Poorly supported \ Excessive span between stringers \ Excessive nosing
	Stairs	Stringers	Excessive notching \ Rot at bottom \ Pulling away from wall or treads \ Inadequately secured to header \ Too thin \ Too small

Recommendations (Interior)	Stairs	Winders	Too many \ Too big an angle
	Stairs	Landings	Missing \ Too small
	Stairs	Handrails	Too low \ Too high \ Hard to hold \ Loose \ Damage \ Missing
	Stairs	Guardrails	Too low \ Loose \ Damage \ Missing
	Stairs	Spindles or balusters	Too far apart \ Loose \ Damage \ Easy to climb \ Missing
	Basement	Leakage	Leakage - Read these articles before undertaking any action \ Leakage - See EXTERIOR section for relevant recommendations \ Cracks \ Form tie rod holes \ Honeycombing \ Foundation flaws \ Excavation, dampproofing and drainage tile \ Interior drainage system \ High water table
	Basement	Wet basement - evidence	Crumbling plaster, dry wall or concrete walls \ Damaged storage \ Dampness on floor or walls \ Efflorescence \ Loose floor tiles \ Mildew \ Mold \ Odors \ Peeling paint \ Rot \ Rust \ Stains \ Sump full \ Sump pump operating continuously \ Wall cracks with water stains \ Water marks \ Water on floor
	Basement	Wet basements - corrective action noted	Auxiliary power for sump pump \ Dehumidifier in basement \ Drainage membrane \ Floor patched around perimeter \ New dampproofing material \ Peripheral drain \ Recent exterior excavation \ Spare pump on hand \ Storage kept off floor \ Trough at wall/floor intersection \ Prior repairs
	Basement	Wet basements - vulnerability	Cold pours in concrete walls \ Floor drain at high spot \ Floor drain missing \ Honeycombing in concrete \ Poor grading \ Poor gutters and downspouts
	Crawlspace	Leakage	Read these articles before undertaking any action \ See EXTERIOR page for relevant recommendations \ Cracks \ Form tie rod holes \ Honeycombing \ Foundation flaws \ Excavation, dampproofing and drainage tile \ Interior drainage system \ High water table
	Crawlspace	Wet crawlspace - evidence	Crumbling plaster, drywall or concrete walls \ Damaged storage \ Dampness on floor or walls \ Efflorescence \ Loose floor tiles \ Mildew \ Mold \ Odors \ Peeling paint \ Rot \ Rust \ Stains \ Sump full \ Sump pump operating continuously \ Wall cracks with water stains \ Water marks \ Water on floor
	Garage	General	Disrepair \ Extensive rot \ Unsafe \ Poorly built \ Rot \ Insect damage
	Garage	Floor	Cracked \ Improper slope \ No drain
	Garage	Walls and ceilings	Not fireproof \ Not gastight
	Garage	Man-door into garage	Door not fire rated or exterior type \ Door not tight fitting and weather-stripped \ No self closer \ Opens into bedroom \ No step up into building \ Lock not effective \ Latch not effective \ Does not close door fully \ Weatherstripping missing or ineffective
	Garage	Vehicle doors	Rot or insect damage \ Rusted or dented \ Difficult to open or close \ Paint or stain needed \ Lock not effective \ Latch not effective \ Rot \ Insect damage
	Garage	Vehicle door operators	Inoperative \ Fails to auto reverse \ Adjustment needed to open or close limits \ Extension cord for opener \ No dedicated electrical receptacle \ Sensors inoperative \ Sensors poorly located \ Sensors damaged \ Door locks not disabled \ Side ropes not removed

Recommendations (Interior)	Exhaust fans	Exhaust fan	Missing \ Inoperative \ Disconnected \ Damage \ Wiring unsafe \ Noisy \ Inadequate air movement \ Cover missing \ Inadequate backflow prevention (flap)
	Exhaust fans	Exhaust duct	Leak \ Not insulated in unconditioned space \ Weather hood missing or loose \ Poor termination location \ Not vented to exterior \ Termination point not found \ Grease filter missing \ Grease filter dirty
	Exhaust fans	Kitchen exhaust system	Blower inoperative \ Inoperative \ Old \ Vibration \ Noisy \ Not vented to exterior \ Light inoperative \ Dirty filter \ Switch defective \ Venting arrangement poor \ Filter missing \ Missing \ Plastic duct
	Exhaust fans	Power vent for roof space	Noisy \ Vibration excessive \ Not well secured \ Fan blades dirty \ Thermostat defective \ Thermostat location poor \ Inoperative in summer \ Operating in winter \ Wiring poor
	Appliances	Refrigerator	Inoperative \ Old \ Excessive noise/vibration \ Compressor noise \ Light inoperative \ Latch inoperative \ Handle loose \ Power cord damaged \ Door gasket loose \ Defrost cycle inoperative
	Appliances	Oven	Inoperative \ Old \ Burners inoperative \ Elements inoperative \ Pilot inoperative \ Inoperative knobs \ Latch inoperative \ Lights inoperative \ Clock/timer faulty \ Door seal poor \ Gas connector old or damaged \ Anti-tipping device missing \ Gas shut off valve \ Loose \ Glass damaged \ Gas leaks \ Brass gas connector \ Copper gas connector \ Handles missing/loose \ Handle defective \ Glass panel missing \ Element poorly supported \ Thermostat poorly supported \ Thermostat not accurate \ Door springs defective
	Appliances	Range	Inoperative \ Old \ Knobs missing \ Drip pans missing \ Burner inoperative \ Elements inoperative \ Pilot inoperative \ Lights inoperative \ Poor burner flame \ Gas shut off valve missing or damaged \ Gas connector old or damaged \ Gas leaks \ Knobs broken \ Parts missing \ Combustible clearances inadequate \ Lights not operative over entire range \ Elements not operative over entire range \ Gas shut off valve poorly located \ Door does not close tightly \ Door does not latch properly \ Copper gas connector \ Brass gas connector \ Not well secured \ Element poorly supported \ Thermostat poorly supported \ Clock/timer defective \ Thermostat defective \ Door springs defective \ Anti-tip device missing \ Anti-tip device defective
	Appliances	Microwave oven	Knobs broken/missing \ Handle broken/missing \ Glass panel broken/missing \ Parts broken/missing \ Door does not seal tightly \ Inoperative \ Heat not adequate
	Appliances	Dishwasher	Inoperative \ Old \ Noisy \ Knobs missing or damaged \ Leak \ Gasket damaged \ Heater inoperative \ Hose defective \ Door loose \ Loose \ Rollers damaged \ Racks damaged \ Springs defective \ Rust \ Spray arms defective \ Soap door defective \ Backflow prevention missing \ Backflow prevention defective \ Drying elements defective
	Appliances	Waste disposal	Inoperative \ Old \ Noisy \ Vibration \ Leak \ Wiring exposed or loose \ Jammed \ Loose \ Splash guard damaged
	Appliances	Trash compactor	Inoperative \ Old \ Noisy \ Vibration \ Loose
	Appliances	Washing machine	Inoperative \ Old \ Standpipe missing \ Drip pan missing \ Leak \ Water piping damaged
	Appliances	Dryer	Inoperative \ Old \ Damage \ No heat \ Not vented to exterior \ Brass gas connector \ Copper gas connector \ Plastic dryer vent
	Appliances	Central vacuum	Inoperative \ Old \ Motor defective \ Canister full \ Dirty filter \ Clogged exhaust \ Hose receptacles - number inadequate \ Hose receptacles - loose/damaged/leaky
	Appliances	Doorbell	Inoperative \ Old \ Button damaged \ Chime unit defective \ Wiring loose \ Transformer defective