

# THE HORIZON DATABASE – AN OVERVIEW

**Description** and **Limitations** have headings as shown below. Under each heading is a list of items you can select. **Recommendations** has headings and sub-headings. Under each sub-heading is a list of items you can select.

| Roofing   | Exterior  | Structure  | Electrical   | Heating   |
|---|---|--|--|---|
| DESCRIPTION   | DESCRIPTION   | DESCRIPTION  | DESCRIPTION  | DESCRIPTION   |
| Sloped<br>Flat<br>Probability of leakage  | Gutter & downspout material<br>Gutter & downspout type<br>Gutter & downspout discharge<br>Lot slope<br>Wall surfaces - wood<br>Wall surfaces - masonry<br>Wall surfaces<br>Retaining wall   | Configuration<br>Foundation material<br>Floor construction<br>Exterior wall construction<br>Roof and ceiling framing   | Service entrance cable and location<br>Service size<br>Main disconnect/service box rating<br>Main disconnect/service box type and location<br>System grounding material and type<br>Distribution panel rating<br>Distribution panel type and location<br>Auxiliary panel rating<br>Auxiliary panel type and location<br>Distribution wire material and type<br>Type and number of outlets<br>Circuit interrupters<br>Smoke detectors | Fuel<br>System type<br>Approximate Capacity<br>Efficiency<br>Approximate age<br>Failure probability<br>Main fuel shut off at<br>Auxiliary heat<br>Fireplace<br>Chimney<br>Chimney liner<br>Supply temperature<br>Return temperature<br>Temperature difference<br>Carbon monoxide test |
| LIMITATIONS   | LIMITATIONS   | LIMITATIONS  | LIMITATIONS  | LIMITATIONS   |
| Inspection performed<br>Roof inspection<br>limited/prevented by   | Inspection limited/prevented by<br>No or limited access to<br>Upper floors inspected from   | Percent of foundation not visible<br>Attic/roof space<br>Knee wall areas<br>Crawl space<br>Inspection limited/prevented by   | Inspection limited/prevented by<br>Panel covers<br>Fuse block<br>System ground   | Heat loss calculations<br>Safety devices<br>Warm weather<br>Air Conditioner or heat pump<br>Zone, boiler and radiator valves<br>Boiler pump<br>Inspection prevented/limited by<br>Data plate on equipment<br>Fireplace/ wood stove<br>Heat exchanger<br>Electronic air cleaner        |
| RECOMMENDATIONS   | RECOMMENDATIONS   | RECOMMENDATIONS  | RECOMMENDATIONS  | RECOMMENDATIONS   |
| Sloped roofing<br>Sloped roof flashings<br>Flat roofing<br>Flat roof flashings  | Roof drainage<br>Walls<br>Windows and skylights<br>Doors<br>Basement entrances<br>Porches, decks, patios and balconies<br>Landscaping   | Foundations<br>Floors<br>Walls<br>Roof framing   | Service drop and service entrance<br>Service boxes, grounding and panels<br>Distribution system  | Gas furnace<br>Oil furnace<br>Electric furnace<br>Wood furnace<br>Gas hot water boiler<br>Oil hot water boiler<br>Electric boiler<br>Wood boiler<br>Gas steam boiler<br>Oil steam boiler<br>Fireplace<br>Wood stove<br>Space heater<br>Chimney and vent<br>Heat recovery ventilators  |
| Cooling   | Insulation  | Plumbing   | Interior   |   |
| DESCRIPTION   | DESCRIPTION   | DESCRIPTION  | DESCRIPTION  |   |
| Air conditioning type<br>Heat pump<br>Cooling capacity<br>Compressor approximate age<br>Failure probability<br>Supply temperature<br>Return temperature<br>Temperature difference<br>Evaporative cooler motor<br>Evaporative cooler damper location | Attic/roof insulation material<br>Attic/roof insulation amount<br>Attic/roof ventilation<br>Wall insulation material<br>Wall insulation amount<br>Foundation wall insulation material<br>Foundation wall insulation amount<br>Floor above crawlspace insulation material<br>Floor above crawlspace insulation amount<br>Crawlspace ventilation<br>Floor above porch/garage insulation material<br>Floor above porch/garage insulation amount<br>Air/vapor barrier | Water supply source<br>Service piping into house<br>Supply piping in house<br>Main shut off valve at the<br>Water flow (pressure)<br>Water heater fuel<br>Water heater type<br>Tank capacity<br>Water heater approximate age<br>Water heater failure probability<br>Hot water circulating system<br>Waste piping in house<br>Pumps | Major floor finishes<br>Major wall finishes<br>Major ceiling finishes<br>Major wall and ceiling finishes<br>Windows<br>Glazing<br>Exterior doors<br>Party walls<br>Evidence of basement leakage<br>Evidence of crawlspace leakage<br>Oven type<br>Oven fuel<br>Range fuel<br>Appliances<br>Laundry facilities  |   |
| LIMITATIONS   | LIMITATIONS   | LIMITATIONS  | LIMITATIONS  |   |
| Heat gain calculations<br>Heat loss calculations<br>Inspection limited/prevented by<br>Heat pump only tested in<br>System data plate<br>Whole house fan<br>Window unit  | Inspection prevented by no access to<br>Attic inspection performed from<br>Roof space inspection performed from<br>Crawl space inspection performed from<br>Roof ventilation system performance<br>Air/vapor barrier system<br>Mechanical ventilation effectiveness   | Fixtures not tested/not in service<br>Items excluded from a home inspection<br>Inspection limited/prevented by<br>Fuel supply  | Restricted access to<br>No access to<br>Inspection limited/prevented by<br>Not tested/not in service<br>Not included as part of a home inspection<br>Cosmetics<br>Appliances<br>Percent of foundation not visible<br>Basement leakage<br>Crawlspace leakage<br>Garage door<br>Garage door opener   |   |
| RECOMMENDATIONS   | RECOMMENDATIONS   | RECOMMENDATIONS  | RECOMMENDATIONS  |   |
| Air conditioning<br>Heat pump   | Attic/roof<br>Walls<br>Floors<br>Foundation   | Supply plumbing<br>Water heater<br>Water heater -gas burner and venting<br>Water heater - oil burner and venting<br>Water heater - electrical wiring<br>Waste plumbing<br>Fixtures and faucets   | Floors<br>Walls<br>Ceilings<br>Windows<br>Doors<br>Carpentry<br>Stairs<br>Basement<br>Crawlspace<br>Garage<br>Exhaust fans<br>Appliances   |   |