

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY.

This agreement is between the client named on page 2 of this contract and the Inspection Company.

I (Client) hereby request a limited visual inspection of the structure at the address named on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or ☐ included with this report. **The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page.**

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

Building code or zoning ordinance violations.
Geological stability or soils condition.
Structural stability or engineering analysis.
Termites, pests or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality,
electromagnetic radiation or any environmental hazards.
Building value appraisal or cost estimates.
Condition of detached buildings.
Pools or spas bodies and underground piping.
Specific components noted as being excluded on the
individual system inspection forms.
Private water or private sewage systems.
Saunas, steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts,
dumbwaiters and thermostatic or time clock controls.
Water softener / purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security
alarms or personal property.
Adequacy or efficiency of any system or component.
Prediction of life expectancy of any item.

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

CONTRACT CONTINUES ON THE BACK SIDE OF THIS PAGE

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the **Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes** of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

I have read and agree to the above Arbitration Clause : _____

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client(s) Initial _____

Client understands that if Client wants an inspection **WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID** for the inspection, Client may pay an additional fee to receive a report without the limitation.

Address _____ Report # _____

Client _____

Client, Please initial your choice below:

_____ **I do NOT agree** to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ **I AGREE** to pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

PERMITS

_____ **I do NOT agree** _____ **I do agree to**
pay an additional fee of \$ _____ for inspector to research and provide all building permits that appear on the municipal records for the above property.

LIMITED LIABILITY INSPECTION FEE \$ _____
ADDITIONAL FEE FOR REMOVAL OF LIMITATION \$ _____
FEE \$ _____
PERMIT RESEARCH FEE \$ _____
TOTAL INSPECTION FEE \$ _____

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Dated: _____

Client: _____ Dated: _____

Inspector: _____ Dated: _____

(California CREIA Contract)

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify

Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection.

CONTRACT CONTINUES ON THE BACK SIDE OF THIS PAGE



THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA®). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA®. TO LOCATE A QUALIFIED CREIA® INSPECTOR CALL 800/388-8443 OR VISIT WWW.CREIA.ORG. © 2006 CREIA® ALL RIGHTS RESERVED. CREIA® IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto.

No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Judicial Arbitration and Mediation Service (JAMS®)

Report #: _____

Client: _____

Address: _____

City, State, Zip: _____

Phone: _____

INSPECTION FEE: \$ _____

FEE: \$ _____

TOTAL FEE: \$ _____

Form of Payment: _____

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed above.

Client: _____ Date: _____

Client: _____ Date: _____

Inspector: _____ Date: _____



THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA®). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA®. TO LOCATE A QUALIFIED CREIA® INSPECTOR CALL 800/388-8443 OR VISIT WWW.CREIA.ORG. © 2006 CREIA® ALL RIGHTS RESERVED. CREIA® IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

CONTRACT INCLUDES THE FRONT OF THIS PAGE ➔

(Illinois Contract)

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY.

This agreement is between the client named on page 2 of this contract and the Inspection Company.

I (Client) hereby request a limited visual inspection of the apparent condition of the readily accessible installed systems and components of the premises located at the address named on page 2 of this contract, for client's sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is strictly limited to a visual inspection of the apparent condition of the readily accessible installed systems and components of the premises. The inspection will be performed in accordance with the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec 1410.200, as amended, a copy of which is available upon request or included with this report. **THE SCOPE OF THE INSPECTION IS STRICTLY LIMITED TO THE SYSTEMS AND COMPONENTS LISTED IN THE INSPECTION AGREEMENT, SHOWN ON THE BOTTOM OF THE KEY PAGE.**

OUTSIDE THE SCOPE OF THE INSPECTION

Latent and concealed defects and deficiencies are excluded from the inspection. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

The Client understands that the following systems and components, whether or not they are latent or concealed, and information about them are specifically excluded from and outside the scope of this inspection:

- Building code or zoning ordinance violations.
- Geological stability or soils condition.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Specific components noted as being excluded on the individual system inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, or fixtures and equipment.
- Radio controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.
- All items listed as excluded in the ASHI standards, a copy of which is available upon request or included with this report.

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

PURPOSE OF INSPECTION

The purpose of the inspection is to determine, and prepare a written report of, the apparent condition of the readily accessible installed systems and components of the Premises existing at the time of the inspection.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded reasonable attorney's fees, arbitrator fees and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

CONTRACT CONTINUES ON THE BACK SIDE OF THIS PAGE

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY.

Scope of the Inspection: Continued from page 1. The inspection will be performed in accordance with the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec 1410.200, as amended, a copy of which is ☐ available upon request or ☐ included with this report.

Outside the Scope: Continued from page 1. All items listed as excluded in the ASHI standards, a copy of which is ☐ available upon request or ☐ included with this report.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

I have read and agree to the above Arbitration Clause : _____

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY IS LIMITED TO A REFUND OF THE FEE ACTUALLY PAID FOR THE INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client(s) Initial _____

Client understands that if Client wants an inspection **WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID** for the inspection, Client may pay an additional fee to receive a report without the limitation.

Inspection Address _____ Report # _____

Client _____

Client, Please initial your choice below:

_____ **I do NOT agree** to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ **I AGREE** to pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

PERMITS

_____ **I do NOT agree** _____ **I do agree to**
pay an additional fee of \$ _____ for inspector to research and provide all building permits that appear on the municipal records for the above property.

LIMITED LIABILITY INSPECTION FEE \$ _____
ADDITIONAL FEE FOR REMOVAL OF LIMITATION \$ _____
FEE \$ _____
PERMIT RESEARCH FEE \$ _____
TOTAL INSPECTION FEE \$ _____

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Dated: _____

Client: _____ Dated: _____

Inspector: _____ Dated: _____

State of Illinois License # _____ License Expiration Date: _____

CONTRACT INCLUDES FRONT OF THIS PAGE

PAGE 3 KEY TO THE MATRIX INSPECTION REPORT

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. The reason an item is "significantly deficient" will be checked within the body of the report. Review these findings and take recommended actions before close of the transaction. **Please read the entire report for all items checked.**

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

Symbol Key



* Items that have an (*) Asterisk next to them: This item or component warrants additional attention, repair or monitoring.

① Items that have a (①) Circled Number next to them:
The Circled Numbers are defined as follows:

- ① Recommend further review by a qualified licensed structural engineer/geotechnical engineer.
- ② Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- ③ Recommend further review for the presence of any wood destroying pests or organisms by a qualified Pest Inspector.
- ④ This item is a safety hazard - correction is needed.
- ⑤ Upgrades are recommended for safety enhancement. This building may have been built before the era of current safety standards.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

If you do not understand how to read this report please contact our office

PRESENT DURING THE INSPECTION: ☐ Buyer ☐ Seller ☐ Seller's agent ☐ Buyer's agent ☐ _____

WEATHER CONDITIONS: ☐ Dry ☐ Rain today / Recently ☐ Snow today / Recently ☐ TEMP _____° F

INSPECTION DATE: _____ **START TIME:** _____ **FINISH TIME:** _____ **INSPECTOR:** _____

PROPERTY INFORMATION:

- | | | | | | |
|--|--------------------------------------|--|---|--|-------------------------------------|
| <input type="checkbox"/> Single family | <input type="checkbox"/> Duplex | <input type="checkbox"/> Triplex | <input type="checkbox"/> Fourplex | <input type="checkbox"/> _____ Residential Units | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Townhome | <input type="checkbox"/> Condominium | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Occupied | <input type="checkbox"/> Vacant | <input type="checkbox"/> Partial furnishings | <input type="checkbox"/> HOUSE FACES: N S E W | _____ | |

Approximate age of building: _____

Stated by: _____ ☐ Unknown

Approximate age of roof: _____

Stated by: _____ ☐ Unknown

Additions or Alterations: _____

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

PAGES INCLUDED ARE:

Page 1/2 CONTRACT
Page 3 KEY
Page 4 GROUNDS
Page 5 EXTERIOR
Page 6 FOUNDATION

Page 7 ROOF
Page 8 PLUMBING
Page 9 HEATING 1
Page 10 HEATING 2 & A/C
Page 11 ELECTRICAL

Page 12 INTERIOR 1
Page 13 INTERIOR 2
Page 14 GARAGE
Page 15 KITCHEN
Page 16 BATHROOM

Optional Pages:

- ☐ POOL/SPA
- ☐ PERMIT REVIEW
- ☐ STANDARDS
- ☐ GENERAL NOTES
- ☐ REPORT OVERVIEW

PAGE 4 GROUNDS



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

1 Driveway



◇ ASPHALT

◇ CONCRETE

◇ GRAVEL



- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Eroded Asphalt* ☐ Maintenance / sealant needed* ☐ Evidence of deterioration / poor drainage* _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____

COMMENTS: _____

2 Sidewalks



◇ CONCRETE

◇ BRICK

◇ PAVER / TILE

◇ GRAVEL



- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____
- ☐ Concrete is above foundation / siding / stucco* _____ ☐ Evidence of poor drainage* _____

COMMENTS: _____

3 Retaining Walls



LOCATION(S): _____

◇ CONCRETE / BLOCK / STUCCO / WOOD

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Displacement / Near end of lifespan* ☐ Not fully visible* _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks① ☐ Moisture penetration / No drainage openings* _____

COMMENTS: _____

4 Patio



LOCATION(S): _____

◇ CONCRETE / BRICK / PAVER TILE / BLOCK

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Surface raised / settled / trip hazards* _____
- ☐ Concrete is above foundation / siding / stucco* _____ ☐ Evidence of poor drainage* _____

COMMENTS: _____

5 DECK PATIO PORCH Cover



LOCATION(S): _____

◇ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Unsecure / improper attachment to house* ☐ Lacks: metal straps / bolts / nails* ☐ Earth contact ③ _____
- ☐ Moisture / damage at: base of posts / roof / structure ②③ ☐ Wood appears overspanned / sagging / damaged ② _____

COMMENTS: _____

6 Decks/Porch



◇ WOOD
LOCATION: _____

◇ CONCRETE
A _____ B _____ C _____ D _____

◇ WATERPROOF COATING



- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* _____ ☐ Not fully visible: _____
- ☐ Cracks / Moisture stains / damage ②③ _____ ☐ Deck on grade - unable to inspect* _____ ☐ Piers / posts need straps / footings ② _____
- ☐ Deck appears unsound ①② _____ ☐ Flashing not visible / improper ② _____ ☐ Flashing missing at house ② _____
- ☐ Porch / steps settled away from house* _____ ☐ Uneven step(s) at porch / deck* ④ _____ ☐ Earth-to-wood contact ③ _____
- ☐ Screens / panels damaged / torn / missing* _____ ☐ Unable to determine active leakage* _____ ☐ Evidence of poor drainage* _____
- ☐ **Railings are serviceable** n/a _____ ☐ Railing damaged / loose / too low* ④ _____ ☐ Railing too wide / missing* ④⑤ _____

COMMENTS: _____

7 Fences & Gates



◇ FENCES NOT INSPECTED

◇ WOOD / CHAINLINK / WROUGHT IRON / MASONRY

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Loose / rotted posts* ☐ Loose / missing blocks* ☐ Broken / loose / missing boards* ☐ Moisture damage* _____
- ☐ Common cracks ☐ Major cracks ② ☐ Rust / Leaning* ☐ Fence at pool / spa area is: missing / too low / climbable* ④⑤ _____
- ☐ Gate / latch needs adjustment / repair / replacement* ☐ Self closing device / latch is: missing / not working* (at pool/spa) ④⑤ _____

COMMENTS: _____



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs N/A

◇ WOOD / METAL / CONCRETE / WATERPROOF COATING

LOCATION(S): A _____ B _____ C _____

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
☐ Moisture stains / damage / earth contact* ☐ Uneven rise/run on steps/loose steps ④ ☐ Improper / no landing ②④
☐ **Railings serviceable** ☐ Railing loose / improper / too low / none installed ②④ ☐ Openings in rails too large ⑤

COMMENTS: _____

9 Exterior Walls N/A

STRUCTURE: ☐ WOOD FRAME / MASONRY / BRICK / LOG / POST & BEAM ☐ _____

WALL COVERING: ◇ WOOD / VINYL / METAL / FIBROUS SIDING / STUCCO / VENEER / EIFS* (see note opposite page.)

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
☐ No cracks found ☐ Common cracks ☐ Major cracks ① ☐ Cracks / openings need repair ② ☐ Soil contact* ③
☐ Moisture stains / damage* ☐ Damaged / cracked bricks / mortar / siding / paint / finish / caulking* ☐ Nailing defects*

COMMENTS: _____

Notice: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim N/A

◇ WOOD / METAL / VINYL / BRICK / CONCRETE / MASONRY ◇ _____

- ☐ **Eaves, soffits, fascia & trim appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible
☐ Moisture stains / damage at: eaves / soffits / fascia / corner / window / wall trim ②③ ☐ Caulking / paint / finish needed*
☐ Flashings / Trim: damaged / loose / cracks / missing / not visible at: eaves / soffits / fascia / corner / window / wall trim ②

COMMENTS: _____

11 Chimney(s) N/A

LOCATION(S) A _____ B _____ C _____ D _____

◇ BRICK / BLOCK / CONCRETE ◇ METAL FLUE / WOOD FRAME: STUCCO / SIDING

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
☐ Chimney / brick / mortar is: cracked / deteriorated / leaning* ② ☐ Settlement ② ☐ Flashing is improper / not visible*
☐ Spark screen present ☐ Spark screen: Missing / improper / not visible* ☐ Raincap / screen recommended*
☐ Cracks or separations / sealing needed at wall / roof* ☐ Unlined flue ② ☐ Cracks in chimney cap*
☐ Ash dump / door is: Rusty / corroded / damaged / missing* ☐ Damage / deterioration / defect* Chimney: A B C D

COMMENTS: _____

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue*

12 Sprinklers N/A

☐ Not inspected* ☐ Automatic timers not tested* ☐ Control box location: _____

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
☐ Valve / head / line: Leaks / missing / not functioning* ☐ Anti-siphon valves needed*
☐ Adjust spray away from structures, fences, sidewalks, etc.* ☐ Areas of inadequate spray coverage / adjust heads*

COMMENTS: _____

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets N/A

☐ Not inspected* ☐ Frost type: yes / no* ☐ Winterized - not tested* ☐ Anti-siphon valves: yes / no*

- ☐ **Appear serviceable** ☐ Some inoperative / corroded ② ☐ Leaks ② ☐ Missing / broken handle(s)*

COMMENTS: _____

14 Gutters & Downspouts N/A

◇ FULL ◇ PARTIAL ◇ NONE INSTALLED

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
☐ Drains blocked* ☐ Debris filled* ☐ Gutters / downspouts: Loose / damaged / disconnected / rusty / corroded / leak*
☐ Add gutters & downspouts / splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof ② ☐ Subsurface drains not tested

COMMENTS: _____

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

15 Grading



◇ LEVEL SITE

◇ SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED

◇ BANKS

- ☐ Drainage of site/ slope of soil at foundation is proper based upon visual observation
- ☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation*
- ☐ Plants / trees touch house / roof* ☐ Trees planted close to structure*
- ☐ Surface drains noted, not tested--underground pipes cannot be judged *
- ☐ Not fully visible*
- ☐ Earth-to-wood contact visible ③
- ☐ Overgrown landscaping*
- ☐ Signs of poor drainage / erosion*

COMMENTS: _____

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade

17 Crawl space

18 Basement



- ◇ FOUNDATIONS: POURED CONCRETE / MASONRY BLOCK / BRICK / STONE / PIERS / WOOD / NOT VISIBLE
- ◇ COLUMNS: CONCRETE / STEEL / WOOD / MASONRY BLOCK / BRICK / NOT VISIBLE
- ☐ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
- ☐ Door / cover: OK ☐ Damaged / missing* ☐ Crawl space / basement not inspected due to:*
- Foundations:** ☐ Visible ☐ Partially Visible* ☐ Not visible at*
- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Further evaluation needed ①
- ☐ No cracks found ☐ Common cracks / deterioration* ☐ Major cracks / deterioration / bulges / movement ①
- ☐ No moisture present ☐ Moisture / stains / damage* ☐ Excessive moisture / damage ① ☐ Exposed footing*
- ☐ Unable to inspect: walls / frame / floor due to: furniture / cabinetry / stored items / paneling / tile / floor coverings*
- ☐ Slab visible / not visible due to carpet and floor covering--no readily visible problem noted today
- ☐ Slab not visible due to carpet and floor covering--recommend further evaluation by removal of floor covering due to:
- ☐ Cracks found* ☐ Uneven areas in flooring* ☐ Unusual cracks found on interior / exterior walls ①
- VENTILATION N/A ☐ Serviceable ☐ Vents blocked / needed ② ☐ Vent screen(s) damaged / missing*

COMMENTS: _____

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

FLOOR CONSTRUCTION:

◇ JOISTS

◇ TRUSSES

◇ CONCRETE

◇ NOT VISIBLE

WOOD FRAME:

◇ CONVENTIONAL WOOD FRAMING

◇ TRUSS

◇

- ☐ Appears serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Broken / cut / sagging framing ② ☐ Missing framing strap(s) / block(s) ② ☐ Moisture stains / damage ②③
- ☐ Damaged / missing / unsecured piers / posts / beams ② ☐ Earth-to-wood contact ②③ ☐ Debris under house*
- ☐ Joists / beams / posts / columns appear: overspanned / bearing poorly / twisting / overnotched / cracked / rotted ②
- ☐ Concrete floors: improperly sloped* / cracked* / deteriorated* / settled ① ☐ Evidence of moisture / water present*
- ☐ Anchor bolts installed ☐ Shear installed ☐ No anchor bolts / shear panels ① ☐ Bolts not visible*
- ☐ Probing where deterioration is suspected revealed: moisture / pests / rot ②③ ☐ Engineer recommended ①

INSULATION: " Fiberglass / Mineral wool / Cellulose / Vermiculite / Foam / None / not visible / loose / installed incorrectly*

VAPOR RETARDER N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose / installed incorrectly*

SUMP PUMP N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

COMMENTS: _____

BASEMENT STAIRS N/A

☐ Serviceable

☐ Uneven rise / run / loose step(s)* ②④

☐ Ceiling is low / hazard* ④⑤

☐ Railing serviceable

☐ Railings loose / improper / missing / rails too wide ②④⑤

☐ Stairs too steep ②④⑤

COMMENTS: _____

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances * No engineering is performed during this inspection*



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: ☐ Hip ☐ Gable ☐ Flat/low slope ☐ Mansard/Shed ☐ _____
How Inspected: ☐ Walked ☐ Viewed from ladder/ground/with binoculars (These inspections are limited)*
☐ Not fully visible due to: ___height___ weather___ snow___ type___ debris___

19 Location: ☐ N/A ☒ ASPHALT / COMPOSITION SHINGLE ☒ WOOD SHAKE ☒ WOOD SHINGLE # OF LAYERS _____

- ☐ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles.
 This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging--regular maintenance and inspection advised.*
☐ Few/many damaged or missing shakes/shingles needing repair/replacement② ☐ Moisture damaged / moss covered②
☐ Weathering / aging* ☐ Burnt through② ☐ Cracking* ☐ Holes / openings / exposed / deteriorated membrane②
☐ Loose / displaced / damaged / missing: field / ridge / edge② ☐ Pitch appears insufficient② ☐ Moss covered*
☐ Roof material appears to be improperly installed② ☐ Exposed / lifted / missing fasteners②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

20 Location: ☐ N/A ☒ CLAY / CONCRETE / FIBROUS TILE ☒ SLATE / METAL ☒ FIBERGLASS PANEL ☒

- ☐ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Cracked / broken / separated / holes② ☐ Exposed / lifted / missing fasteners② ☐ Dented / rusted / deteriorated paint②
☐ Loose / displaced / damaged / missing: field / ridge / edge② ☐ Holes / openings / exposed / deteriorated membrane②
☐ Roof material appears to be improperly installed② ☐ Prior repairs② ☐ Insufficient pitch② ☐ Moss covered*

COMMENTS: _____

Notice: Roofs of this material are not walked to avoid causing damage. Not all tiles/slates/panels are checked for attachment.* Inspection is limited.*

21 Location: ☐ N/A ☒ BUILT-UP ROOF: ROCK / CAP SHEET ☒ SINGLE-PLY / MODIFIED BITUMEN / FOAM ☒ ROLL COMPOSITION

- ☐ **Appears serviceable / within useful life** ☐ Not functional / Unsafe / Worn / Near end of lifespan*② ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
☐ Excessive damage / deterioration② ☐ Roof material appears to be improperly installed②
☐ Blistering / cracking / alligating* ☐ Deteriorated surface② ☐ Open seams② ☐ Moss covered*
☐ Evidence of ponding / poor drainage② ☐ Bare areas exposed to the sun② ☐ Exposed fasteners②
☐ Roof appears to be nearing / at end of useful life② ☐ Evidence of prior patching / repairs②

COMMENTS: _____

Roof Notes

☐ **NOTICE:** Roof is part of Home Owners' Association: Not inspected at this time.

Notice: The report is an opinion of the general quality and condition of the roofing.* The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*

22 Exposed Flashings ☐ N/A ☒ Flashings appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan*②

- ☐ Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes*
☐ **Vent caps appear serviceable** ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper / no visible flashing at: ② _____
☐ **Skylight(s) appear serviceable** ☐ Cracked / damaged / defects② ☐ Non professional skylight②

COMMENTS: _____

**Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection* Roofs, skylights and flashings are not water tested for leaks*
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed***

PAGE 8 PLUMBING



- KEY:**
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 - * This item warrants attention/repair or monitoring

23 Main Line



◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

SIZE: _____ PRESSURE: _____ PSI @ _____ AM / PM ☐ Above 80psi-- adjustment / repair / install regulator ②

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan*
- ☐ Main valve location: _____ ☐ Not located* ☐ Operational
- ☐ Valve / handle: broken / missing / leaks* ☐ Excessive corrosion on valve ②
- ☐ Water softener installed - (water condition/quality is not tested*)
- ☐ Not fully visible: _____
- ☐ Not operational ② ☐ Valve not tested*
- ☐ Copper not protected from concrete*
- ☐ Leaks at water conditioner ②

COMMENTS: _____

24 Supply Lines



◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Minor corrosion* ☐ Moderate rust / corrosion ② ☐ Major rust / corrosion ② ☐ Leaks ②
- ☐ Minor flow restriction* ☐ Moderate loss of water flow* ☐ Major loss of water flow when using multiple fixtures ②
- ☐ Noise in pipes ② ☐ Pipes lack support ② ☐ Cross connection(s) present ②
- ☐ Copper / galvanized contact ② ☐ Exposed lines not insulated* ☐ Evidence of prior repairs*

COMMENTS: _____

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations. *

25 Waste Lines



◇ CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see "Notice" below)

◇ CANNOT DETERMINE ◇

- ☐ **Appear serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Minor corrosion* ☐ Moderate / major rust / corrosion ② ☐ Pipes lack proper support ② ☐ Leaks ②
- ☐ Insufficient fall for adequate drainage ② ☐ Open waste / sewer line ②④ ☐ Improper / no visible trap / vent ②
- ☐ **Plumbing vents/traps appear serviceable** (however all vents/traps are not fully visible) ☐ Vent missing / terminates improperly ②

COMMENTS: _____

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. *
Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluations. *

26 Fuel System



SHUT VALVE LOCATION: _____
GAS METER / OIL TANK / LPG TANK

☐ Fuel system is not on for inspection - suggest utilities company light and test appliances*

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Pipes not corrosion proofed* / not protected in ground* / concrete*
- ☐ Pipe is corroded / under strain ②
- ☐ Leak / Improper piping at: ②④ _____ ☐ Copper / plastic pipe ② ☐ Pipe is not 6" above ground ②
- ☐ No shutoff valve at: ② _____ ☐ Unions / bushings at: ② _____ ☐ Pipes lack proper support ②

COMMENTS: _____

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing. *

27 Water Heater(s)



LOCATION UNIT A: _____

UNIT B: _____

UNIT C: _____

◇ GAS / PROPANE

◇ ELECTRIC / SOLAR

◇ OIL

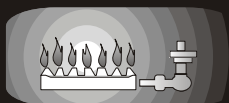
◇ GALLONS: #A _____ #B _____ #C _____

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Pilot / sytem off--could not inspect*
- ☐ Rust flakes in burner chamber* ☐ Burner flame appears improper ② ☐ Heater leaks: water / gas / oil ②④
- ☐ **Water shutoff valve installed (no test)** ☐ Valve missing / broken / leaks ② ☐ Rust/corrosion on pipes / valve / tank*
- ☐ **T P R valve installed on tank(s)** ☐ No T P R valve installed ② ☐ P R valve on piping system only ②
- ☐ T P R pipe: improper type / reduced ② ☐ T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②
- ☐ **Combustion air is available** _____ N/A ☐ Air supply blocked / none provided ② ☐ No gas line drip leg*
- ☐ **Vent flue piping is serviceable** _____ N/A ☐ Pipe damaged / disconnected ② ☐ Improper / loose / missing vent ②
- ☐ Vent flue backdrafting noted ② ☐ Vent rise / angle is improper ② ☐ Elbows of 90 / multiple 60 degrees ②
- ☐ Insufficient clearance to combustible material ② ☐ Gas heater flame in garage is not 18" above floor ④⑤
- ☐ **Seismic straps serviceable** _____ N/A ☐ Straps needed* ⑤ ☐ Improper straps* ⑤
- ☐ **Thermal blanket serviceable** _____ N/A ☐ Blanket damaged / loose* ☐ Blanket needed*
- ☐ Missing a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
- ☐ Enclosure / door missing / damaged* ☐ Improper firewall ②

COMMENTS: _____

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. *

PAGE 9 HEATING



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
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 - ④ This item is a safety hazard - correction is needed
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 - * This item warrants attention/repair or monitoring

28 Description ☐ N/A Approximate BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

Location A _____

Heating Type:

- ☐ Forced air ☐ Boiler / steam
☐ Floor / wall / gravity ☐ Radiant
☐ Heat Pump ☐ _____

Fuel Type:

- ☐ Natural gas ☐ Oil
☐ Electric ☐ Coal / wood
☐ Propane ☐ _____

Location B _____

Heating Type:

- ☐ Forced air ☐ Boiler / steam
☐ Floor / wall / grav ☐ Radiant
☐ Heat Pump ☐ _____

Fuel Type:

- ☐ Natural gas ☐ Oil
☐ Electric ☐ Coal / wood
☐ Propane ☐ _____

Location C _____

Heating Type:

- ☐ Forced air ☐ Boiler / steam
☐ Floor / wall / grav ☐ Radiant
☐ Heat Pump ☐ _____

Fuel Type:

- ☐ Natural gas ☐ Oil
☐ Electric ☐ Coal / wood
☐ Propane ☐ _____

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☐ N/A ☐ Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

- ☐ **System(s) appear serviceable** Unit: A B C ☐ Did not respond to normal controls ② Unit: A B C
☐ Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ② Unit: A B C
☐ System does not appear to have been serviced per manufacturer's instructions, within the last year* Unit: A B C

COMMENTS: _____

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☐ N/A ☐ Backventing ② Unit: A B C ☐ Unable to fully inspect vent pipe* Unit: A B C

- ☐ **Appears serviceable** Unit: A B C ☐ Damage / deterioration / defects* Unit: A B C
☐ Vent lacks clearance from combustibles ②④ Unit: A B C ☐ Improper vent rise / elbow angle ② Unit: A B C
☐ Improper materials used for vent pipe ②④ Unit: A B C ☐ Soot / rust on vent pipe / chamber ② Unit: A B C
☐ Vent terminates near window / opening ②④ Unit: A B C ☐ Defective barometric / vent damper / induced draft fan ②

COMMENTS: _____

31 Combustion Air ☐ N/A ☐ Air supply blocked* Unit: A B C ☐ No / inadequate air supply ②④ Unit: A B C

- ☐ **Appears serviceable** Unit: A B C ☐ Damage / deterioration / defects* Unit: A B C
☐ Combustion and return air sources are too close or mixing ②④ Unit: A B C
☐ Recommend sealing platform at heater base / holes in platform* Unit: A B C

COMMENTS: _____

32 Burners ☐ N/A ☐ Closed system / unable to inspect* ☐ Unusual flame pattern ②④ Unit: A B C

- ☐ **Burner flame appears typical** Unit: A B C ☐ Damaged chamber / refractory ②④ Unit: A B C
☐ Rust flakes / oil stains in burn chamber ② Unit: A B C ☐ Soot / charring in burn chamber ② Unit: A B C

COMMENTS: _____

Notice: The Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* This is beyond the scope of this inspection.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☐ N/A ☐ DUCTS/REGISTERS ☐ PIPES/CONVECTORS ☐ PIPES/RADIATORS ☐ ELECTRIC/BASEBOARD

- ☐ Ducts: Damaged / crushed / disconnected / holes / openings / leak ② Unit: A B C
☐ **Appears serviceable** Unit: A B C ☐ Not fully visible* Unit: A B C ☐ Low air volume ② Unit: A B C
☐ Damaged / missing register(s)* Unit: A B C ☐ Insulation damaged / missing*
☐ Zone valve did not operate ② Unit: A B C ☐ Circulating pump - leaks / noisy / inoperative ② Unit: A B C
☐ Radiator / convactor / fitting: Leaks / corroded / rusted / cold / damaged / inoperative ② Unit: A B C

COMMENTS: _____

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

PAGE 10 HEAT 2 / COOLING

- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

34 Normal Controls



- ☐ Unable to inspect / utilities off* ☐ Thermostat broken / loose / poor location* Unit: A B C
- ☐ **Appears serviceable** Unit: A B C ☐ Damage / deterioration / defects* Unit: A B C
- ☐ Controls / gauges need repair / replacement ② Unit: A B C ☐ Switch is missing / broken* Unit: A B C
- ☐ Leaks / corrosion at: ② _____ Unit: A B C ☐ Expansion tank - rusted / leaks / water logged ②

COMMENTS: _____

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35 Air Filters



- ☐ **Appear serviceable** ☐ Missing / wrong size / unable to inspect* Unit: A B C
- ☐ Suggest cleaning / changing filter* Unit: A B C ☐ No hold-down* Unit: A B C

COMMENTS: _____

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36 Heating Notes



- ☐ Recommend complete system evaluation ② ☐ Unable to locate heat in all rooms*
- ☐ Suggest cleaning & servicing blower / motor / pilot / vent system / burners / boiler / pump ② ☐ Fuel leak ② ④
- ☐ Heater makes unusual noise during operation, further evaluation needed ② ☐ Undercut doors off carpet / floor*
- ☐ Low / high - pressure / temperature ② ☐ Air leaks at: furnace / plenum* ☐ Leakage at boiler / pipe fittings ②
- ☐ Condensate lines: blocked / leak / disconnected / subject to freezing* ☐ Termination location: Poor / not found*

COMMENTS: _____

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also not included.*
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Evaporative Cooler



LOCATION(S): UNIT A _____ UNIT B _____ ☒ 120 VOLT ☒ 240 VOLT

- ☐ **Appears serviceable** ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Unit makes an unusual noise ② ☐ Unit is not level* ☐ Flashing is missing / improper*
- ☐ Pads are damaged* ☐ Unit: rusted / corroded / leaks* ☐ Float valve / pump not functioning* ☐ Leaking noted*
- ☐ No electrical disconnect provided at unit ② ☐ Improper / deteriorated / no conduit / roof flashing ②
- ☐ Proper grounding not provided at unit ② ☐ Junction box / cover: loose / missing / improper* ② _____

COMMENTS: _____

38 Air Conditioning



LOCATION(S): UNIT A _____ UNIT B _____ UNIT C _____

- ☒ SPLIT SYSTEM / PACKAGE UNIT / WALL / WINDOW UNIT ☒ HEAT PUMP - AIR / GROUND / WATER SOURCE ☒ Unable to inspect / test* _____
- ☐ **Appears serviceable** UNIT: A B C ☐ Not functional / Unsafe / Worn / Near end of lifespan* UNIT: A B C
- ☐ Air temp below 65° Fahrenheit: Unable to test system(s)* (operation could cause damage) ☐ One speed fan only* UNIT: A B C
- ☐ Not level / makes unusual noise ② UNIT: A B C ☐ Temperature differential is incorrect ② UNIT: A B C
- ☐ Condenser coil: damaged / poor air circulation ② UNIT: A B C ☐ Recommend system service* ② UNIT: A B C
- POWER:** ☒ 120 VOLT ☒ 240 VOLT ☒ ELECTRICAL DISCONNECT PRESENT ☒ GAS* (NOT INSPECTED)
- ☐ No electrical disconnect provided: ② UNIT: A B C ☐ Grounding: Improper / not provided ② UNIT: A B C
- ☐ Box / conduit: Improper / loose / missing* ② UNIT: A B C ☐ Heat pump auxiliary heat not functional ② UNIT: A B C
- CONDENSATE:** ☒ N/A ☐ Condensate line installed ☐ Line not fully visible*
- ☐ Condensate lines: blocked / leak / disconnected / subject to freezing / no trap* ☐ Termination location: Poor / not found*
- REFRIGERANT LINES:** ☒ N/A ☐ Insulation installed on-lines ☐ Insulation damaged / missing* UNIT: A B C
- ☐ Lines not fully visible* ☐ Leaks at: Evaporator / condensor ② ☐ Line(s) appear damaged ② _____ ☐ Ice on lines / unit ②

COMMENTS: _____

DATA PLATE: _____

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
 Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

39 Service



◇ OVERHEAD
◇ 120V*

◇ UNDERGROUND
◇ 240V / 120V

◇ NUMBER OF CONDUCTORS _____

◇ AMPS _____ ◇ AMPS NOT DETERMINED

- ☐ **Appears serviceable**
- ☐ Defects / Deterioration / Unsafe / Near end of lifespan*
- ☐ No drip loop on service wires ②
- ☐ Loose / damaged connections / flashing at roof / mast ②
- ☐ Wires: Frayed / improper splices / tap on main wires ②
- ☐ Conductors too close to ground / drive / roof / pool ②④
- ☐ Wires touch trees* Contact utility company* ④
- ☐ **Ground present**
- ☐ Ground loose / disconnected at: ②④
- ☐ Ground clamp / system not visible*
- ☐ Main disconnect inspected at: _____
- ☐ More than six breakers with no main disconnect ②

COMMENTS: _____

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity.*
Notice: If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.*

40 Main Panel



#A-LOCATION: _____

Panel rating _____ ☐ Not verified

☐ **Appears serviceable**

☐ Defects / Deterioration / Unsafe / Near end of lifespan*

☐ Not accessible* _____

COMMENTS: _____

41 Conductors



SERVICE WIRE:

◇ COPPER

◇ ALUMINUM

◇ CANNOT DETERMINE

BRANCH WIRE:

◇ COPPER

◇ ALUMINUM

◇ CANNOT DETERMINE

WIRING METHODS:

◇ NON-METALLIC CABLE

◇ KNOB AND TUBE

◇ METAL / PLASTIC CONDUIT _____

42 Sub-panels



LOCATION: #B _____

#C _____

#D _____

☐ Panel # _____ is locked / inaccessible - could not inspect* Further evaluation is needed*

43 Panel Notes



◇ OVERCURRENT PROTECTION DEVICES INSPECTED

◇ BREAKERS / FUSES _____

- ☐ **Appear(s) serviceable**
- ☐ Improper wiring at panel # _____ ②④
- ☐ Two wires on one non-rated breaker at panel # _____ ②④
- ☐ Overfusing (fuse / breaker size too large for wire) panel # _____ ②④
- ☐ Direct tap - wires not protected by fuse/breaker at panel # _____ ②④
- ☐ Aluminum wiring noted at the general 120 volt circuits _____ ②④
- (Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.)
- ☐ Missing bushing / clamp on wire(s) at panel # _____ ②④
- ☐ Breakers / fuses: damaged / inoperable / not labeled at panel #* _____ ②④
- ☐ Electrical system appears outdated by today's standards _____ ②
- ☐ Defects / Not functional / Unsafe / Near end of lifespan* _____
- ☐ Breaker is off at panel #* _____ Have reason verified*
- ☐ Scorching / melting / rust / corrosion at panel # _____ ②④
- ☐ Neutral and ground wires connected at sub-panel # _____ ②④
- ☐ Panel bond is not provided for safety at panel # _____ ②④
- ☐ Antioxidant not visible on aluminum wire connections*
- ☐ Unprotected opening(s) in panel # _____ ②④
- ☐ Missing 240 volt - handle tie(s) at panel # _____ ②④
- ☐ Opening(s) / missing deadfront cover(s) at panel #* _____ ②④
- ☐ Fused neutral wire(s) at panel # _____ ②④

COMMENTS: _____

44 Wiring Notes

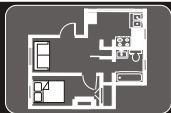


☐ Sample of fixtures, switches and outlets tested appear serviceable

☐ Furnishings prevent testing of all outlets and switches*

- ☐ **Polarity and grounding of outlets within six feet of plumbing fixtures, in the garage and on the exterior appear serviceable**
- ☐ Three prong outlets did not test properly grounded at: _____ ②④
- ☐ Reverse polarity at: _____ ②④
- ☐ Outlet not operational at: _____ ②④
- ☐ Loose / damaged / miswired: outlets / switches at: _____ ②④
- ☐ Not exterior rated wire / box / cover at: _____ ②④
- ☐ Exposed wiring needs protection at: _____ ②④
- ☐ Improper wiring at: ②④
- ☐ Garage / attic
- ☐ Kitchen / exterior
- ☐ Exposed splices at: ②④
- ☐ Garage / attic
- ☐ Kitchen / exterior
- ☐ Box cover missing at:* ④
- ☐ Garage / attic
- ☐ Kitchen / exterior
- ☐ **'GFCI'(s) responded to test** _____
- ☐ 'GFCI', (a safety device for outlets near water) recommended at: ⑤
- ☐ Exterior / Garage / Bathrooms / Kitchen / Basement / Wetbar _____
- ☐ **Doorbell worked / none**
- ☐ Not operational ②
- ☐ Fixture is unsafe / corroded / missing / damaged* _____ ②④
- ☐ Evidence of overheating / arcing at: _____ ②④
- ☐ Light / fan not operational / ungrounded at:* _____ ②④
- ☐ Missing / damaged cover plates* _____ ②④
- ☐ Extension cord used as wiring at: _____ ②④
- ☐ Open Neutral at: _____ ②④
- ☐ Crawlspace
- ☐ Basement
- ☐ Crawlspace
- ☐ Basement
- ☐ Crawlspace
- ☐ Basement
- ☐ 'GFCI' not operational at: _____ ②④

COMMENTS: _____



KEY: ① Recommend evaluation by a structural/geo-technical engineer
 ② Recommend evaluation and repairs by a licensed contractor
 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

45 Doors (Entry)



- ☐ **Appear serviceable**
☐ **Weather stripping is serviceable**

- ☐ Damage / deterioration / defects*
☐ Damaged* ☐ No weather stripping*
☐ Hardware operational ☐ Not operational* ☐ Damaged door jamb*

COMMENTS: _____

46 Doors (Int.)



- ☐ **Doors appear serviceable**
☐ **Hardware is operational**

- ☐ Need adjustment / damage / defect*
☐ Not operational / missing / loose*
☐ Door(s) rub / stick / won't latch / damaged jamb*

COMMENTS: _____

47 Doors (Ext.)



- ☐ **SLIDING GLASS** ☐ **FRENCH**

- ☐ **Exterior doors appear serviceable**
☐ Tempered glass ☐ Not tempered ④⑤ ☐ Unable to determine if glass is tempered*
☐ **Latching hardware is operational** ☐ Not operational*
☐ Tracks serviceable ☐ Deteriorated* ☐ Screen doors not checked* ☐ Few / many damaged / missing screens*

COMMENTS: _____

48 Windows



- ☐ **ALUMINUM** ☐ **WOOD** ☐ **VINYL / METAL** ☐ **DUAL PANE** ☐ **SECURITY BARS**
☐ **SLIDING** ☐ **CASEMENT** ☐ **DOUBLE HUNG** ☐ **SINGLE HUNG** ☐ **LOUVER**

- ☐ **Sample tested appear serviceable** ☐ Non-operational*
☐ Broken sash cords* ☐ Difficult to operate / slide* ☐ Dual-glaze fogged ② ☐ Stains / damage*
☐ Caulking / glazing deteriorated* ☐ Not safety glass ④⑤ ☐ Won't lock / open / close*
☐ Screens not checked ☐ Few / many damaged / missing* ☐ Security bars non-openable ②④ / not tested*

COMMENTS: _____

Notice: Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls



- ☐ **DRYWALL** ☐ **PLASTER** ☐ **PANELING** ☐ **WALLPAPER**

- ☐ **General condition appears serviceable** ☐ Needs repair* ☐ Moist / dry - stains / damage*
☐ No cracks found ☐ Common cracks ☐ Major cracks ② ☐ Nail pops* ☐ Holes / openings / exposed frame*
☐ Furnishings prevent full inspection - do a careful check on your final walkthrough* ☐ Recommend review by engineer ①

COMMENTS: _____

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings



- ☐ **DRYWALL** ☐ **ACOUSTIC SPRAY** ☐ **CEILING TILE** ☐ **PLASTER** ☐ **WOOD / BEAM**

- ☐ **General condition appears serviceable** ☐ Damaged*
☐ Stains* ☐ Moist* ② ☐ Dry* ☐ Ceiling height appears low*
☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Unable to determine*
☐ Recommend evaluation by engineer ①

COMMENTS: _____

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

51 Floors



- ☐ **CARPET** ☐ **VINYL** ☐ **WOOD** ☐ **TILE**

- ☐ **General condition appears serviceable** ☐ Damage / deterioration* ☐ Uneven area in floor*
☐ Cracked tiles at:* ☐ Wood / vinyl / tile / carpet damaged at:*
☐ Furnishings prevent full inspection - do a careful check on your final walkthrough* ☐ Loose carpet / floor squeaks noted*

COMMENTS: _____

Notice: Determining odors or stains is not included! * Floor covering damage / stains may be hidden by furniture. * The condition of wood flooring below carpets is not inspected. *



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

52 Fireplace(s)



LOCATION(S)

MASONRY

A _____

B _____

C _____

PREFABRICATED

FREESTANDING

WOOD STOVE

INSERT (Have checked by removal*)

- | | | | |
|--|------------|---|------------|
| <input type="checkbox"/> Appears serviceable | UNIT A B C | <input type="checkbox"/> Not functional / Unsafe / Worn / Near end of lifespan* | UNIT A B C |
| <input type="checkbox"/> Deteriorated mortar* | UNIT A B C | <input type="checkbox"/> Cracked / loose bricks ② | UNIT A B C |
| <input type="checkbox"/> Gas operational ___ N/A | UNIT A B C | <input type="checkbox"/> Gas is inoperative ② | UNIT A B C |
| <input type="checkbox"/> Improper gas piping ②④ | UNIT A B C | <input type="checkbox"/> Gas valve in firebox ②④ | UNIT A B C |
| <input type="checkbox"/> Damper operational | UNIT A B C | <input type="checkbox"/> Missing / non-operational* | UNIT A B C |
| <input type="checkbox"/> Fans / blowers operated ___ N/A | | <input type="checkbox"/> Blower inoperative ② | UNIT A B C |
| | | <input type="checkbox"/> Combustibles close ②④ | UNIT A B C |
| | | <input type="checkbox"/> Gas capped - no test* | UNIT A B C |
| | | <input type="checkbox"/> Flue needs cleaning ② | UNIT A B C |
| | | <input type="checkbox"/> Damper spacer needed ④⑤ | UNIT A B C |
| | | <input type="checkbox"/> Doors broken / inoperative* | UNIT A B C |

COMMENTS: _____

Notice: Recommend installing safety spacer on damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

53 Interior Features



Central vacuum is operational

Central vacuum is not operational ②

- | | |
|---|---|
| <input type="checkbox"/> Ceiling fan(s) is (are) operational | <input type="checkbox"/> Fan is non-operational / vibrates / wobbles / improperly supported ② |
| <input type="checkbox"/> Intercom system not part of this inspection* | <input type="checkbox"/> Security system is not part of this inspection* |
| <input type="checkbox"/> Interior stairs appear serviceable | <input type="checkbox"/> Uneven rise / run on steps ②④ |
| <input type="checkbox"/> Stair handrail appears serviceable | <input type="checkbox"/> Stairway is too narrow / steep ②④ |
| <input type="checkbox"/> Wet bar faucet appears serviceable | <input type="checkbox"/> Railing is loose / improper / missing* |
| <input type="checkbox"/> Counter appears serviceable | <input type="checkbox"/> Openings in rails are too wide ④⑤ |
| <input type="checkbox"/> Plumbing under sink serviceable | <input type="checkbox"/> Faucet is not operational ② |
| | <input type="checkbox"/> Damage / deterioration to counter / cabinet* |
| | <input type="checkbox"/> Leaks ② |
| | <input type="checkbox"/> Improper piping ② |
| | <input type="checkbox"/> Faucet leaks ② |
| | <input type="checkbox"/> Cold water only |
| | <input type="checkbox"/> Icemaker not on |

COMMENTS: _____

54 Smoke Detector



Indicator light on

None found* ⑤

Not tested*

Couldn't test / no test button*

- ☐ Test button responds
- ☐ Did not respond to test button*
- ☐ Suggest additional detectors in appropriate locations ⑤

COMMENTS: _____

55 Laundry



GARAGE

BASEMENT

SERVICE AREA

- | | | |
|---|--|---|
| <input type="checkbox"/> Piping (water & waste) serviceable | <input type="checkbox"/> Unable to view / not tested* | <input type="checkbox"/> Damage / deterioration / defects* |
| <input type="checkbox"/> Electrical outlet grounded (120 volt) | <input type="checkbox"/> Unable to test* | <input type="checkbox"/> Ungrounded* |
| <input type="checkbox"/> 240 volt outlet operational ___ N/A | <input type="checkbox"/> Inoperative* | <input type="checkbox"/> No 240 outlet |
| <input type="checkbox"/> Gas piping appears serviceable ___ N/A | <input type="checkbox"/> No gas provided | <input type="checkbox"/> Unable to view* |
| <input type="checkbox"/> Dryer venting provided | <input type="checkbox"/> Dryer venting not provided* | <input type="checkbox"/> No / improper gas valve / line ② |
| | | <input type="checkbox"/> Dryer vents into attic / crawlspace* |
| <input type="checkbox"/> Laundry sink serviceable ___ N/A | <input type="checkbox"/> Damage / deterioration to sink* | <input type="checkbox"/> Sink is loose / slow draining* |
| <input type="checkbox"/> Plumbing below sink serviceable | <input type="checkbox"/> Corrosion / deterioration* | <input type="checkbox"/> Improper piping ② |
| <input type="checkbox"/> Faucet operational | <input type="checkbox"/> Corrosion / deterioration* | <input type="checkbox"/> Leaks ② |
| | | <input type="checkbox"/> Faucet leaks ② |
| | | <input type="checkbox"/> Hot/cold reversed ④ |

COMMENTS: _____

Notice: Washing machines and dryers are not tested or moved during this inspection -- condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

56 Attic



ROOF FRAME:

TRUSS

RAFTER FRAMING

x

ACCESS LOCATION

CEILING FRAME:

TRUSS

JOIST FRAMING

x

How Inspected:

Entered

Access blocked / small / none*

Inspection limited to view from access*

- | | | |
|--|--|---|
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not functional / Unsafe / Worn / Near end of lifespan* | <input type="checkbox"/> Vent pipe disconnected / terminates ② |
| <input type="checkbox"/> No stains visible | <input type="checkbox"/> Small stains* | <input type="checkbox"/> Moderate / major stains / damage ② |
| <input type="checkbox"/> Framing / truss(es) / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①② | <input type="checkbox"/> Missing wind resistant straps ② | <input type="checkbox"/> Unable to determine active leakage* |
| <input type="checkbox"/> Vents provided | <input type="checkbox"/> Ventilation: None / poor / blocked / minimal* | <input type="checkbox"/> Screens damaged / missing / blocked / loose* |
| <input type="checkbox"/> Power ventilator operational ___ N/A | <input type="checkbox"/> Not tested* | <input type="checkbox"/> Not operational* |
| <input type="checkbox"/> _____ type insulation | <input type="checkbox"/> No insulation* | <input type="checkbox"/> Poor coverage* |
| Approximate depth: _____ inches | <input type="checkbox"/> Insulation covers Knob & Tube wiring / lights / vents ② | <input type="checkbox"/> Compressed* |
| <input type="checkbox"/> Air/vapor retarder present ___ N/A | <input type="checkbox"/> Air/vapor retarder not present* | <input type="checkbox"/> Wrong side up* |
| | <input type="checkbox"/> Air/vapor retarder not visible* | |

COMMENTS: _____

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. *

Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed. *



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

GARAGE / CARPORT ☐ ATTACHED ☐ DETACHED ☐ CARPORT ☐

57 Floor



- ☐ Not fully visible* ☐ Possible flammable material on floor ④
- ☐ **Appears serviceable** ☐ Damage / deterioration / defects* ☐ Floor raised / settled* ☐ Poor drainage*
- ☐ No cracks found ☐ Common cracks ☐ Major cracks ①

COMMENTS: _____

58 Walls/Ceiling



- ☐ Not fully visible* ☐ Wall / ceiling / attic access cover / ladder does not appear fire rated ④
- ☐ **Appears serviceable** ☐ Moisture stains / damage on: ceiling / wall / floor / post* ☐ Holes / damage / missing covering*
- ☐ Framing: Sagging / bowed / damaged / altered ② ☐ Exterior walls / soffit / fascia / trim: damaged / deteriorated ②

COMMENTS: _____

59 Ventilation



- ☐ **Appears serviceable** ☐ Blocked / none* ☐ Window / screens: damaged / inoperative*

COMMENTS: _____

60 Door To Living Space



☐ SOLID ☐ RATED DOOR ☐ HOLLOW CORE (NON-FIRE RESISTIVE)* ☐

- ☐ **Appears serviceable** ☐ Damage / deterioration* ☐ Glass / pet door installed in fire door ②④ ☐ Does not latch / seal / enters bedroom* ④
- ☐ Self closer operational ___ N/A ☐ Closer non-operational / missing / needs adjustment* ☐ Door lacks threshold / weatherstrip*

COMMENTS: _____

61 Exterior Door



- ☐ **Appears serviceable** ☐ Damaged / delaminated* ☐ Needs adjustment*
- ☐ Lock inoperative* ☐ Jamb / threshold: damaged* ☐ Not tested / blocked / locked / rubs jamb*

COMMENTS: _____

62 Vehicle Door



☐ ROLL UP ☐ TILT-UP ☐ SLIDING ☐ SWINGING ☐

- ☐ **Appears serviceable** ☐ Damage / deterioration / defects* ☐ Door / jambs: Moisture stained / damaged*
- ☐ Tension rods loose* ☐ Door warped* ☐ Door needs adjustment / balancing* ☐ Hinges loose / damaged*
- ☐ Safety springs installed ☐ Not safety type springs* ④⑤ ☐ Broken springs / safety wire ②④
- ☐ Vehicle door(s) are locked - could not test* ☐ Rollers / tracks damaged ②

COMMENTS: _____

63 Automatic Opener



- ☐ **Appears serviceable**- # of units _____ ☐ Non-operational* ☐ Opener / auto-reverse was not tested*
- ☐ Unit needs securing* ☐ Unit is disconnected* ☐ Unit needs adjustment / lubrication*
- ☐ **Automatic reverse operated** ☐ Automatic reverse not functional ②④⑤ ☐ Electronic sensor: none / not functional* ②④⑤

COMMENTS: _____

64 Electrical



- ☐ **Appears serviceable** ☐ Damage / deterioration / defects* ☐ Not fully visible
- ☐ Improper wiring ②④ ☐ Exposed wiring subject to damage* ④ ☐ Extension cords used as permanent wiring ②④
- ☐ Open splices ②④ ☐ Junction boxes missing covers* ④ ☐ 'GFCI' recommended ⑤ / defective ②④
- ☐ **Outlets serviceable** ☐ Open ground / Reverse polarity ②④ ☐ Improper light fixture wiring ②④
- ☐ Some outlet(s) are inaccessible* ☐ Outlet(s) not functional ② ☐ Loose / damaged outlet ② / cover*

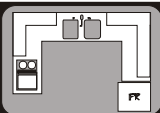
COMMENTS: _____

65 Comments



- ☐ Occupants' belongings block view of entire garage - unable to fully inspect*

Notice: Determining the rating of firewalls is beyond the scope of this inspection.* Framing, wiring and piping covered with drywall cannot be inspected.



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) ☐ N/A

- ☐ Dishes block access to sink, could not inspect* ☐ Hot & cold water reversed* ④
- ☐ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear / chipped* ☐ Slow draining*
- ☐ Recommend sealing at sink to counter connection*
- ☐ Faucet serviceable ☐ Non-operational / defective ② ☐ Faucet leaks / drips / is corroded* ☐ Spray wand defective/leaks*
- ☐ Plumbing under sink serviceable ☐ Pipes are rusted / corroded / leaking* ☐ Improper piping ②
- ☐ Moisture stains / damage below sink* ☐ Restricted view below sink* ☐ No hot water*

COMMENTS: _____

67 Kitchen (general) ☐ N/A

- ☐ Counters, Cabinets, Floor and Lights appear in serviceable condition ☐ Not fully visible*
- ☐ Doors / drawers / counters: Minor / moderate / heavy wear / cracks / damage* ☐ Missing grout / caulking / handles*

COMMENTS: _____

68 Disposal ☐ N/A

- ☐ Dishes block access to sink and disposal, could not inspect* ☐ No inspection (power off)*
- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible* ☐ Interior corroded*
- ☐ Blades appear to be frozen / missing ② ☐ Unit makes unusual noise* ☐ Splash guard damaged / missing*
- ☐ Wiring serviceable ☐ Improper wiring noted ②④ ☐ Loose / missing wire clamp at disposal*
- ☐ Switch is in a hazardous location ②④ ☐ Exposed wire splices ②④ ☐ Missing junction box cover(s)*

COMMENTS: _____

69 Range/Cooktop ☐ N/A

- ☐ GAS ☐ ELECTRIC ☐ COMBINATION ☐ ELEC. IGNITION # OF OVENS _____
- ☐ Free standing oven - not tested* ☐ Ranges / cooktops not inspected*
- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ No inspection (power / gas off)*
- ☐ Upper / lower - right / left - front / rear: element / burner not functional* ☐ Heavy corrosion / wear*
- ☐ Oven door(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass ②
- ☐ Door(s) gasket(s) appear(s) serviceable ☐ Not applicable ☐ Damaged gasket* ☐ Clock appears non functional*
- ☐ Separate cooktop serviceable _____ N/A ☐ Burner did not operate ② _____ ☐ Element did not operate ② _____
- ☐ Gas shutoff valve installed _____ N/A ☐ Gas valve is not visible* ☐ Gas shutoff valve not provided ②④
- ☐ Fan / hood operational ☐ None provided ☐ Fan / hood did not operate ② ☐ Filter missing / blocked / dirty*

COMMENTS: _____

Notice: Self-and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. *

70 Dishwasher ☐ N/A

- ☐ The dishwasher is not part of this inspection* ☐ No test (power / water off)*
- ☐ Appear serviceable ☐ Not functional / Unsafe / Worn / Near end of lifespan* ☐ Not fully visible: _____
- ☐ Condition (door, liner, racks) serviceable ☐ Rust / damage at: _____
- ☐ Soap dish inoperative* ☐ Washer arm appears frozen ② ☐ Unit is not secured to cabinets*
- ☐ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking ② ☐ Door won't close / open properly*
- DRAIN LINE INSTALLATION:** ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed ②
- ☐ Leaking noted at drain lines* ☐ No / improper air gap provided* ☐ Leaking noted at air gap device*

COMMENTS: _____

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection. *

71 Special Features ☐ N/A

- ☐ Special features not inspected*
- ☐ Trash compactor appears serviceable ☐ Non-operational ② ☐ Compactor not inspected* / no key
- ☐ Microwave appears serviceable ☐ Non-operational ② ☐ Microwave not inspected*
- ☐ Water purifier installed - not inspected* ☐ Instant hot water maker installed - not inspected*
- ☐ Other features / appliances present but not inspected include: _____

COMMENTS: _____

Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection. *

PAGE 16 BATHROOM



KEY:

- ① Recommend evaluation by a structural/geo-technical engineer
- ② Recommend evaluation and repairs by a licensed contractor
- ③ Refer to qualified termite report for further information
- ④ This item is a safety hazard - correction is needed
- ⑤ Upgrades are recommended for safety enhancement
- * This item warrants attention/repair or monitoring

LOCATION: Bath A Bath B Bath C Bath D

72 Toilet



Appears serviceable

A B C D

A B C D

- Toilet loose at floor* ☐ ☐ ☐ ☐
- Recommend new wax seal / caulking at base* ☐ ☐ ☐ ☐
- Water runs continually in tank * ☐ ☐ ☐ ☐
- Does not flush properly * ☐ ☐ ☐ ☐

- Corrosion / leaking supply line* ☐ ☐ ☐ ☐
- Loose / leaking toilet tank * ☐ ☐ ☐ ☐
- Cracked tank / cover / bowl / base * ☐ ☐ ☐ ☐
- Rust / foreign material in toilet / tank * ☐ ☐ ☐ ☐
- Moisture / stains around toilet ② ☐ ☐ ☐ ☐

COMMENTS:

73 Sink



Appears serviceable

A B C D

A B C D

- Sink cracked / damaged* ☐ ☐ ☐ ☐
- Faucet appears serviceable ☐ ☐ ☐ ☐
- Sink faucet leaks* ☐ ☐ ☐ ☐
- Low water volume * ☐ ☐ ☐ ☐
- Drain appears serviceable ☐ ☐ ☐ ☐
- Slow draining* ☐ ☐ ☐ ☐
- Rust / corroded drain line * ☐ ☐ ☐ ☐
- Leaking drain line ② ☐ ☐ ☐ ☐
- Counter & Cabinet appear serviceable ☐ ☐ ☐ ☐
- Damage / deterioration to counter* ☐ ☐ ☐ ☐
- Grout / caulking needed at counter* ☐ ☐ ☐ ☐

- Hot & cold water reversed* ④ ☐ ☐ ☐ ☐
- Corrosion / damage underside of sink* ☐ ☐ ☐ ☐
- Corrosion / damage at sink faucet / fixtures* ☐ ☐ ☐ ☐
- Leaks on supply valves below sink* ☐ ☐ ☐ ☐
- Corrosion on supply valves below sink* ☐ ☐ ☐ ☐
- Drain stopper non-functional / missing* ☐ ☐ ☐ ☐
- Improper drain trap ② ☐ ☐ ☐ ☐
- Restricted view below sink* ☐ ☐ ☐ ☐
- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Damage / deterioration to cabinet* ☐ ☐ ☐ ☐
- Moisture stains / damage below sink* ☐ ☐ ☐ ☐

COMMENTS:

74 Vent/Heat



Appears serviceable

A B C D

A B C D

- Exhaust fan did not operate* ☐ ☐ ☐ ☐
- Window is broken / non operational* ☐ ☐ ☐ ☐

- No / inadequate ventilation / heat* ☐ ☐ ☐ ☐
- Exhaust fan makes an unusual noise* ☐ ☐ ☐ ☐
- Recommend installing exhaust fan* ☐ ☐ ☐ ☐

COMMENTS:

75 Bathtub



Appears serviceable

A B C D

A B C D

- Damage / deterioration to tub* ☐ ☐ ☐ ☐
- Faucet appears serviceable ☐ ☐ ☐ ☐
- Hot & cold water reversed ④ ☐ ☐ ☐ ☐
- Faucet / fixture: Leaks / corroded / damaged* ② ☐ ☐ ☐ ☐
- Drain appears serviceable ☐ ☐ ☐ ☐
- Slow draining at bathtub* ☐ ☐ ☐ ☐

- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Moisture damaged wall / floor ②③ ☐ ☐ ☐ ☐
- Whirlpool not functional ② / not tested* ☐ ☐ ☐ ☐
- Whirlpool jets/pipes/motor need cleaning / not visible* ☐ ☐ ☐ ☐
- Constant dripping / low water volume ② ☐ ☐ ☐ ☐
- Drain stopper not operational / missing* ☐ ☐ ☐ ☐
- Grout / caulking needed tub to wall / floor* ☐ ☐ ☐ ☐

COMMENTS:

76 Shower



Appears serviceable

A B C D

A B C D

- Damage / deterioration to shower walls* ☐ ☐ ☐ ☐
- Grout / caulking needed at shower walls* ☐ ☐ ☐ ☐
- Moisture damage to wall / floor ②③ ☐ ☐ ☐ ☐
- Slow draining at shower* ☐ ☐ ☐ ☐
- Water valve(s) / shower head: Leaks / drips ② ☐ ☐ ☐ ☐
- Hot & cold water reversed* ④ ☐ ☐ ☐ ☐
- Enclosure appears serviceable ☐ ☐ ☐ ☐
- Glass does not appear to be tempered* ☐ ☐ ☐ ☐
- Broken glass / enclosure* ☐ ☐ ☐ ☐
- Caulking needed at doors / enclosure* ☐ ☐ ☐ ☐

- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Cracked / broken / missing / loose tile(s)* ☐ ☐ ☐ ☐
- Caulking needed at floor* ☐ ☐ ☐ ☐
- Shower floor needs grout / caulking* ☐ ☐ ☐ ☐
- Low water volume at shower ② ☐ ☐ ☐ ☐
- Shower diverter non functional ② ☐ ☐ ☐ ☐
- Corroded / damaged shower fixtures* ☐ ☐ ☐ ☐
- Not applicable to this bathroom ☐ ☐ ☐ ☐
- Unable to determine if glass is tempered* ☐ ☐ ☐ ☐
- Doors difficult to operate / does not seal* ☐ ☐ ☐ ☐
- Corroded / damaged door / enclosure* ☐ ☐ ☐ ☐

COMMENTS:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection. * Saunas, steam baths and instant water heating devices are not inspected. *

PAGE R/O REPORT OVERVIEW

☒ The report overview page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items checked below will be discussed further on the corresponding page.

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- ☐ 1 DRIVEWAY
- ☐ 2 SIDEWALKS
- ☐ 3 RETAINING WALLS
- ☐ 4 PATIO
- ☐ 5 DECK / PATIO / PORCH COVER
- ☐ 6 DECKS / PORCHES
- ☐ 7 FENCES & GATES

PAGE 5 EXTERIOR

- ☐ 8 EXTERIOR STAIRS
- ☐ 9 EXTERIOR WALLS
- ☐ 10 TRIM
- ☐ 11 CHIMNEY(S)
- ☐ 12 SPRINKLERS
- ☐ 13 HOSE FAUCETS
- ☐ 14 GUTTERS & DOWNSPOUTS

PAGE 6 FOUNDATION

- ☐ 15 GRADING
- ☐ 16 SLAB ON GRADE
- ☐ 17 CRAWLSPACE
- ☐ 18 BASEMENT

PAGE 7 ROOF

- ☐ 19 ASPHALT SHINGLE
- ☐ 19 WOOD SHAKE
- ☐ 19 WOOD SHINGLE
- ☐ 20 CLAY TILE
- ☐ 20 CONCRETE TILE
- ☐ 20 FIBROUS TILE
- ☐ 20 SLATE / METAL
- ☐ 21 BUILT-UP ROCK
- ☐ 21 BUILT-UP CAP SHEET
- ☐ 21 SINGLE-PLY / FOAM
- ☐ 21 ROLL COMPOSITION
- ☐ 22 EXPOSED FLASHINGS

PAGE 8 PLUMBING

- ☐ 23 MAIN LINE
- ☐ 24 SUPPLY LINES
- ☐ 25 WASTE LINES
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- ☐ 27 WATER HEATER(S)

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- ☐ 28 FLOOR / WALL / GRAVITY
- ☐ 28 HEAT PUMP
- ☐ 28 BOILER / STEAM
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- ☐ 29 CONDITION
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- ☐ 35 AIR FILTERS
- ☐ 36 HEATING NOTES
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PAGE 11 ELECTRICAL

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- ☐ 40 MAIN PANEL
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- ☐ 46 DOORS (Interior)
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- ☐ 48 WINDOWS
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- ☐ 54 SMOKE DETECTOR
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- ☐ 58 WALLS / CEILING
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- ☐ 60 DOOR TO LIVING SPACE
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PAGE 15 KITCHEN

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- ☐ 67 KITCHEN (GENERAL)
- ☐ 68 DISPOSAL
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PAGE _____
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☐ _____
☐ _____

*Review the sections
of the report checked
on this page, in addition
to the entire report!*

PAGE G/N GENERAL NOTES

**KEY:**

- ① Recommend evaluation by a structural/geo-technical engineer
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SAMPLE

A large grid area for notes, with a 'SAMPLE' watermark. The grid is located in the bottom right corner of the page. It features a circular 'NORTH' arrow pointing upwards and a circular 'WEST' arrow pointing to the left.

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Private Well**LOCATION:**☐ Not Identified

- ☐ Reported \ observed at: _____ Information Source: Seller \ Agent \ Other: _____
☐ Unused well not properly abandoned \ sealed \ capped. Environmental \ health issue.*
☐ Well DOES NOT appear to be located on the property*
☐ Well located close to septic system, possible local sanitary code issue*
☐ Notice: Well is reported to be shared with neighbors. RECOMMEND review with attorney.*

COMMENTS: _____

Well Type☒ DRILLED WELL/STEEL CASING☒ DUG WELL/SPRING HOUSE☒ NOT IDENTIFIED

- ☐ No visible problems noted today
☐ Casing visible above ground ☐ Casing visible in well pit ☐ No casing visible*
☐ Cap loose \ damaged \ missing* ☐ Cap not watertight - prone to flooding*
☐ Conduit missing \ damaged \ exposed wires at well casing ② ☐ Missing lightning protection system*
☐ Limited capacity, extra risk of contamination.*

COMMENTS: _____

Notice: Other damage such as collapsed well, cracked casing, and leaks at buried plumbing connection cannot be inspected/verified without excavation. Such measures are not part of this inspection.

Well Pits☐ No visible problems noted today☐ Damage \ defects*

- ☐ Unsafe \ missing cover \ access door* ☐ Prone to flooding of equipment - may be unsanitary or unsafe*
☐ Exposed electrical wiring/components - may be unsafe ② ☐ Risk of freezing*

COMMENTS: _____

Water Supply Equipment**LOCATION:**☐ Not Identified

- ☐ Reported \ observed at: _____ Information Source: Seller \ Agent \ Other: _____
☐ No visible problems noted today

COMMENTS: _____

Pump Type☒ ONE-LINE JET PUMP (BOOSTER PUMP ON MUNICIPAL)☒ TWO-LINE JET PUMP (DEEP WELL)

☒ SUBMERSIBLE PUMP ☒ SUBMERSIBLE HEAVY DUTY PUMP RELAY AT: _____ HP:

COMMENTS: _____

Notice: Testing water quality or testing for conditions such as lead or contaminants in water is not part of this inspection.

Pressure Tank☐ Not Visible☒ CONVENTIONAL STEEL☒ CAPTIVE-AIR

- ☐ Damage* \ Defects*: reported \ observed: _____ ☐ Construction \ addition over tank*
☐ Missing relief valve ② ☐ Noisy pump, may be near end of life ②
☐ Private water equipment not isolated from community / public supply piping* ☐ Rust, tank may be near end of life*
☐ Short-cycling: lost air charge \ control problem ② ☐ Shutoff valve missing \ inoperative \ inaccessible ②
☐ Missing \ loose pressure control switch cover \ wiring* ☐ Damaged \ missing air volume control*

LEAKS: ☐ None Visible ☐ Observed at: Shutoff valve \ piping \ fitting ②
☐ Pressure Tank ② ☐ Pump ② ☐ On the controls ② ☐ Other

COMMENTS: _____

Notice: Water quantity may vary seasonally or as ground water conditions change, or simply as the well ages. Basic or extended inspection of actual or estimated well flow and capacity indicate conditions at the time of the inspection and are not a prediction of future well capacity or function.

Flow Tests

☐ Supply quantity & flow available ☐ Reduced flow noted at:*

COMMENTS: _____

PAGE SEPTIC 1 PRIVATE SEWAGE DISPOSAL SYSTEM

- KEY:** ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

BASIC INFORMATION



SYSTEM WAS NOT INSPECTED BECAUSE: _____

- System Age:** _____ **Information Source:** Seller \ Agent \ Other: _____
☐ Currently Occupied: Yes \ No ☐ Vacant since: _____
Tank Last Pumped: _____ **Information Source:** Seller \ Agent \ Other: _____
☐ Separate Drywell \ Drain for Washer \ Other: _____
☐ Septic design available? ☐ Yes ☐ No ☐ Number of bedrooms septic system designed for? _____

COMMENTS: _____

WARNING: If the property has been vacant more than a week or the system has been only minimally used, additional levels of testing and inspection are necessary to determine system condition* Prediction of future operating conditions are not part of this inspection*

TREATMENT TANK INFORMATION



LOCATION: ☐ Not Identified

- ☐ Reported \ observed at: _____ **Information Source:** Seller \ Agent \ Other: _____
☐ System's approximate distance from house: _____ ☐ Less than 5' from property line*
☐ Well \ Stream \ is \ is not on site ☐ System's appears less than 50' from well \ stream*
☐ Well \ Stream water quality should be tested*

CONDITION:

☐ Appears serviceable

☐ Not Visible

☐ Damage* \ Defects*: reported \ observed: _____ ☐ Construction \ addition over tank*

TYPE:

- ☐ CONCRETE
☐ SEPTIC TANK

☐ Not Identified

☐ STEEL

☐ AEROBIC TANK

☐ GREASE TRAP

Information Source: Seller \ Agent \ Other: _____

☐ OTHER: _____

CAPACITY:

☐ Not Identified

☐ Reported \ observed at: _____ Gallons **Information Source:** Seller \ Agent \ Other: _____

COVER:

☐ Not Visible

☐ CONCRETE

☐ STEEL

☐ _____

☐ Damage \ Defects: reported \ observed: _____

COMMENTS: _____

Notice: Septic systems are basically a "buried" installation which is hidden from normal visual inspection. Many possible problems may not show at the time of inspection.

PUMPING EQUIPMENT



☐ PUMP-MOUND

☐ PUMP-EJECTOR

☐ NOT VISIBLE

- ☐ Appears operational ☐ Reported \ observed at: _____ **Information Source:** Seller \ Agent \ Other: _____
☐ Damage \ defects* ☐ Pump leaks water \ oil* ☐ Pump makes unusual noise*
☐ Improper wiring ② ☐ No body ground on pump* ☐ Hazardous condition noted at* _____

COMMENTS: _____

PAGE SEPTIC 2 PRIVATE SEWAGE DISPOSAL SYSTEM

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ABSORPTION SYSTEM



LOCATION: ☐ Not Identified

☐ **Appears serviceable** ☐ Reported \ observed at: _____ Information Source: Seller \ Agent \ Other: _____

TYPE:

☐ Not Identified

◆ CESSPOOL Capacity: _____ Information Source: Seller \ Agent \ Other: _____

◆ SEEPAGE BED \ PIT ◆ TRENCH SYSTEM ◆ ELEVATED MOUND \ SAND ◆ OTHER: _____

☐ Indications of previous failure: Odors* \ Seepage* \ Lush vegetation*

☐ Indications of Gray Water discharge to: Surface* \ Stream* \ Storm drain*

☐ Parking \ Driveway \ Patio \ Trees \ Shrubs \ Construction \ Additions \ _____ over drainfield*

COMMENTS: _____

SYSTEM OPERATION



☐ **No visual evidence of system failure. Functional drain flow was observed inside the structure at various fixtures .**

NOTICE: System drainage was not stopped and there was no water breakout at the surface in the yard in the reported septic area. We did not detect odors nor see effluent. It is still possible that the septic tank or drain field needs maintenance, as key system components are buried.

☐ Evidence of failure \ improper operation was observed* ☐ Recommend having system pumped and evaluated ②

☐ System backup (system backs up into house) ②

☐ System blockage (system backs up and leaks at tank or distribution box) ②

☐ Hydraulic overload (excess water in absorption area, effluent observed at surface) ②
(fields may be undersized, improperly installed, located, damaged, unbalanced) ②

☐ Maintenance failure (fields damaged by solids flowing from tank \ tree roots) ②

☐ Mechanical damage (driving over leach fields, damage piping \ trenches) ②

☐ Groundwater drainage flowing onto \ into \ flooding absorption area ②

☐ Mound slope: Improper* \ insufficient soil layer* \ on flood plain*

COMMENTS: _____

Notice: Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT ADDENDUM . . . PLEASE READ CAREFULLY

Client _____ Report #: _____

Address _____

The following terms and conditions are hereby incorporated in and made a part of that certain Standard Inspection Agreement of even date herewith. I/We (Client) hereby request the additional inspection services as set forth below. Client understands that these services are beyond the scope of the standard inspection and as such agrees to all the following terms, conditions, limitations and exclusions.

SCOPE OF THE POOL AND/OR SPA INSPECTION

The inspection to be performed for Client is a non-invasive physical examination, performed for the additional fee set forth below, designed to identify material defects in the following systems and components of the swimming pool and/or spa of the subject primary dwelling as they exist at the time of the inspection. The inspection shall be limited to those specific systems and components that are present and visually accessible.

1. Mechanical systems including pumps, motors, heaters, filtration components
2. Exposed piping, lighting and electrical
3. Exposed decking and coping surrounding the pool/spa
4. Remote control devices, if any
5. Barrier fencing, installed door alarms and gates

The inspection report shall describe and identify the inspected systems and components of the pool/spa and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns Client may have regarding the inspection report or the inspection.

Inspector's agreement to increase the scope of this inspection as set forth in this Addendum shall not be deemed a waiver or an increase of any legal or contractual duty or obligation of the Inspector, nor shall Inspector's actions be deemed to waive, cancel, or modify the applicable Standards of Practice.

I have read and agree to the Scope of the Pool and/or Spa Inspection:

Initial _____ Initial _____

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

Excluded from the pool/spa inspection is any system, structure, or component of the pool and/or spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed not to be inspected. Unless specifically agreed otherwise between the Inspector and Client, the following are excluded from the inspection:

1. Pool body and decorative components such as tile, paint, and special coatings
2. All underground piping and electrical
3. Leak detection of non-visible plumbing

4. Chemical and water treatment systems, including the chemical conditions of the water in the pool/spa
5. Sizing, adequacy and projections of life expectancy or future performance of any equipment, system, structure or component
6. Determining compliance with installation guidelines, manufacturer's specifications, building codes, ordinances, regulations, covenants, or other restrictions, including, local interpretations thereof
7. All other Limitations, Exceptions and Exclusions as set forth in the Standard Inspection Agreement

I have read and agree to the Limitations, Exceptions & Exclusions:

Initial _____ Initial _____

Inspector is a home inspection generalist and is not acting as an expert in any specific craft or trade. The inspector may make recommendations for further evaluation by an individual who is an expert or specialist in one or more specific components or systems. It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the dwelling, including those facts that are known to or within the diligent attention and observation of Client.

In the event of a conflict between the terms and conditions of this Addendum and the Standard Inspection Agreement, the terms and conditions of this Addendum shall prevail.

HE/SHE AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract addendum and voluntarily agrees to be bound thereby and agrees to pay the additional fee listed below.

Print Name _____ Signature _____ Date _____

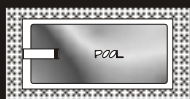
Print Name _____ Signature _____ Date _____

Inspection Fees

POOL: \$ _____

SPA: \$ _____

POOL AND SPA: \$ _____



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77 Body Type



- ☐ ABOVE GROUND
- ☐ BELOW GROUND
- ☐ PLASTER / GUNITE
- ☐ VINYL
- ☐ FIBERGLASS
- ☐ UNABLE TO DETERMINE

Notice: Pool and spa bodies are beyond the scope of this inspection.* The information regarding the type of pool/spa is given as a courtesy only.

78 Heater



- ☐ GAS
- ☐ ELECTRIC
- ☐ SOLAR PANELS (not tested)

- ☐ Appears serviceable
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ Pilot is not lit*
- ☐ Gas/ breakers off*
- ☐ May not be adequate for pool heating*
- ☐ Improper material used in gas line ②
- ☐ Gas shut-off not provided ②
- ☐ Burners serviceable
- ☐ Corrosion / deterioration / rust noted in burner area ②
- ☐ Not all burners are operating ②
- ☐ Venting appears serviceable
- ☐ Improper vent location / clearance ②
- ☐ Obstructed*
- ☐ Debris in / on vent
- ☐ Pressure limit switch appears operational
- ☐ Inoperative ②
- ☐ Delayed response ②
- ☐ Unable to determine operation*

COMMENTS:

79 Filter



- ☐ CARTRIDGE FILTER
 - ☐ DIATOMACEOUS EARTH FILTER
 - ☐ SAND FILTER
- (Notice: Backflush mechanisms are not tested on any filter system*)

- ☐ Pressure gauge appears serviceable:
- ☐ Inoperative* ②
- ☐ Broken glass*
- ☐ None provided*
- ☐ Bleeder valve appears serviceable:
- ☐ Inoperative* ②
- ☐ Leaking* ②
- ☐ None provided*

COMMENTS:

80 Pumps



- PUMPS INSTALLED:
- ☐ CIRCULATION
 - ☐ SPA JETS
 - ☐ POOL SWEEP

- ☐ Circulation pump operated when tested
- ☐ Pump is rusted / did not operate ②
- ☐ Leaking pump ②
- ☐ Excessive noise ②
- ☐ Body bond present
- ☐ No / loose body bond ②
- ☐ Pump has loose / no attachment*
- ☐ Jet pump operated when tested
- ☐ Pump is rusted / did not operate ②
- ☐ Leaking pump ②
- ☐ Excessive noise ②
- ☐ Body bond present
- ☐ No / loose body bond ②
- ☐ Pump has loose / no attachment*
- ☐ Sweep pump operated when tested
- ☐ Pump is rusted / did not operate ②
- ☐ Leaking pump ②
- ☐ Excessive noise ②
- ☐ Body bond present
- ☐ No / loose body bond ②
- ☐ Pump has loose / no attachment*

COMMENTS:

81 Blowers



- ☐ AIR BUBBLER
- ☐ SUPPLEMENTAL TO JET PUMP
- ☐ Not tested due to:*

- ☐ Blower operated when tested
- ☐ Blower did not operate ②
- ☐ Makes unusual noise ②

COMMENTS:

82 Electrical



- BREAKER LOCATION:
- ☐ MAIN PANEL
 - ☐ AT EQUIPMENT
- WIRING:
- ☐ LIQUID TITE FLEX
 - ☐ RIGID CONDUIT
 - ☐ NM CABLE (ROMEX) ②

- ☐ Wiring appears serviceable
- ☐ Improper wiring noted ②
- ☐ Improper / deteriorated conduit ②
- ☐ Pool lights operated when tested
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ GFCI responded to test button
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ Spa light operated when tested
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ GFCI responded to test button
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ Timers: equipment On / Off at time of inspection
- ☐ Power is off - could not verify operation*
- ☐ Circulation pump timer appears operational
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ No wire protector*
- ☐ Rusted / damaged timer box / cover / conduit ②
- ☐ Sweep pump timer appears operational
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ No wire protector*
- ☐ Rusted / damaged timer box / cover / conduit ②
- ☐ Remote switches appear operational
- ☐ Inoperative ②
- ☐ Unable to determine operation*
- ☐ None

COMMENTS:



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

83 General



FENCING ENCLOSING POOL / SPA:

SELF-CLOSING/LATCHING GATES/DOORS:

☐ Fence type allows for climbing*

☐ Coping appears serviceable

☐ Surrounding deck / concrete appears serviceable

☐ Diving board / slide is not part of this inspection*

☐ Pool / spa water fill valve is inoperative ②

☐ Pool is cloudy / bottom not visible ②

☐ Recommend complete evaluation / service of equipment ②

◇ YES

◇ YES

☐ Doors from house to pool are not safety protected*

☐ Cracked / missing*

☐ Common cracks

☐ Damaged / loose diving board / slide ②

☐ Pool / spa water fill valve needs anti-siphon device ⑤

◇ NO / IMPROPER ⑤

◇ NO* (CAUTION) ⑤

◇ APPEARS LOW* ⑤

◇ INOPERATIVE* ⑤

☐ Caulking missing / deteriorated*

☐ Major cracks ① ☐ Poor drainage*

☐ Pool / spa needs complete evaluation ②

COMMENTS:

Notice: All underground piping is beyond the scope of this inspection.* Pressure tests are not performed during this inspection.*

Notes



Notes section with multiple horizontal lines for writing.

CONCEALED AREAS

If areas of the home are inaccessible or concealed from the inspector's view, then an inspection of that area did not take place. 1) request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to closing the transaction 2) return to the property prior to closing the transaction and perform a walk-through inspection of your own after the owner's belongings have been removed 3) if your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

BUILDING CODE VIOLATIONS

If you are concerned about code violations or building permit information you should:

- 1) Contract with this company to research permit information available at the appropriate building and safety office.
- 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service.

ZONING ORDINANCE VIOLATIONS

If you have additional concerns with regard to zoning violations you may contact the zoning department of your local building and safety office.

GEOLOGICAL STABILITY

Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geotechnical engineers for referral.

STRUCTURAL STABILITY OR ENGINEERING ANALYSIS

Engineering analysis of a building's structure is performed only by a licensed structural engineer with the use of measurements, calculations or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer ask your real estate agent or a non profit association of structural engineers for referral.

BUILDING VALUE APPRAISAL

For a property value appraisal contact your bank, lender or real estate agent for referral to a licensed/qualified real estate appraiser.

COST ESTIMATES

Should the inspection reveal systems or components within the building which warrant repairs: 1) contact two or more qualified repairpersons to evaluate the items and provide you with written repair proposals 2) verify that the repair proposals are complete and address any items that may be hidden by walls, floors, carpet, etc. 3) verify that the repairperson is licensed and carries appropriate insurance if the repair job is performed 4) ask for all receipts and warranties provided by the repair person.

POOL/SPA BODIES

This inspection does not include evaluation of pool or spa bodies below the water line of the pool. For further assistance and inspection we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company (if any) that the seller has used to clean and service the pool or spa.

SAUNAS/STEAMBATHS

For operating and maintenance information about saunas or steam baths contact the seller or installer. Additional information may be obtained by contacting a licensed contractor specializing in these systems.

RADIO CONTROLLED DEVICES

Numerous devices in homes that are operated with remote controls are not within the scope of this inspection. For information about these devices we first suggest that you obtain a list of all the remote controls from the seller. (The operation of the overhead garage door automatic opener will be tested using the permanent control button provided in the house or garage.) Many radio controlled devices have changeable codes which you may want to consider altering for your use or safety. You may contact the installer or manufacturer for additional information and evaluation.

WATER SOFTENER

If a water softener system is installed in the home it will be evaluated for leaks only. You should find out from the seller whether the system is rented from a commercial company or if it is owned by the seller. If rented, find out which company provides the service and what fees are required. If owned, request that the seller provide information on operation and maintenance.

SOLAR SYSTEMS

Solar systems are not evaluated for efficiency, operation or correct installation during this inspection. The visible equipment and piping will be inspected for leaks. Many factors need to be considered with regard to solar systems such as but not limited to: placement, attachment and orientation to the sun. Complete evaluation should be performed by a licensed contractor who specializes in solar systems.

REFRIGERATOR / PERSONAL PROPERTY

Most refrigerators typically move with the owners from one house to another as does personal property. Additionally, free standing appliances often are removed. It is recommended that you receive a list from the seller of all the items that will convey with the property. If you are concerned about the operation or condition of any item listed and not covered in the inspection report then an independent evaluation of that item should be ordered by you.

SMOKE DETECTORS

Specific requirements governing the installation of smoke detectors can be obtained from the local Department of Building and Safety with regard to the type and placement within the home. Our inspection of the smoke detector in this home was only to verify presence and response to the detectors test button.

ALARM SYSTEMS

When an alarm system is installed in a home you should gather the following information: 1) how to activate and disarm the system, 2) exactly what sections of the home is protected and by what methods, 3) what company (if any) provides service for the system and terms of that service and 4) whether or not the system operates correctly (an inspection and test can be performed by the alarm company). This system is not part of this home inspection.

SEWER BLOCKAGE

Check with the seller for information and the history of the house sewer system. Having a drain service company service the main line to be sure it is open and flowing is good advice also.

FURNACES & AIR CONDITIONERS

Servicing of these two major systems is often overlooked and when neglected can damage the components. Placing the furnace and air conditioner on a service contract with a reputable licensed heating/air conditioning contractor is strongly recommended. Seasonal service is critical for proper performance.

UNDERGROUND DRAINS

Underground drain lines are not filled and tested during this inspection. Underground drains can become blocked at anytime without prior symptoms. Check with the seller for information regarding the operation of the drainage system.

SEPTIC SYSTEMS

The private waste disposal system for this home has undergone a cursory evaluation only (if it was noted as included in the inspection report as listed on the Key page 2) during this inspection. For a complete "septic certification" you should contact a reputable septic company to uncover, pump and certify the system.

COVERED CONCRETE SLABS

It is virtually impossible to determine the condition of a concrete slab floor that is covered with floor coverings. Nearly all concrete will have cracks of some type. The house however is not supported by the slab, it rests on the foundation and footings. Sometimes severe movement or cracks are apparent and if visible will be reported. For a complete slab evaluation the floor coverings will need to be removed and a reinspection for an additional fee be performed.

PAGE PV PERMIT RESEARCH

NOTICE: Building permit information is obtained for the subject property as available in the records of the Building and Safety Departments of the appropriate municipalities.

BASIC INFORMATION

CLIENT(S): _____ PHONE: _____

SUBJECT PROPERTY ADDRESS: _____

INSPECTOR: _____ DATE OF INSPECTOR'S VISIT: _____

SPECIAL INSTRUCTIONS: ☐ City is mailing information ☐ Information collected at Building Department

OTHER: _____

PERMIT RECORDS RESEARCH

☐ Our research determined that the Building Department in this jurisdiction had NO PERMIT RECORDS ON FILE for the above property.

INSPECTION VERIFIED THE FOLLOWING ON SITE:

☐ Main structure date: _____ Apprx Sq. Ft. _____

☐ Additional buildings: _____

☐ Addition # 1 Type: _____ Apprx Sq. Ft. _____

☐ Addition # 2 Type: _____ Apprx Sq. Ft. _____

☐ Addition # 3 Type: _____ Apprx Sq. Ft. _____

☐ Alteration #1: _____

☐ Alteration #2: _____

☐ Pool \ Spa: _____

☐ Work indicated at: _____

☐ Work indicated at: _____

☐ No verification of connection to public sewer (check with owner or Public Works Department for information on private waste systems)

☐ A permit was issued but final approval was not indicated in records for: _____

☐ A permit was issued but final approval was not indicated in records for: _____

☐ Additional structure(s) are on site that may not require permits: _____

COMMENTS: _____

PERMIT(S) VERIFY THE FOLLOWING:

Finalized Permit Found

Permit not on file

☐ Date: _____

☐

☐ Date: _____

☐

☐ Date: _____

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☐ Date: _____

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☐ Date: _____

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☐ Date: _____

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☐ Date: _____

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☐ Date: _____

☐

CLIENT FOLLOW-UP

☐ PERMIT INFORMATION PROVIDED TO CLIENT ON SITE ☐ PERMIT INFORMATION MAILED TO CLIENT

☐ Further information is needed with regard to a lack of permits. _____

☐ Check with property owner for information or additional permits not on file in municipal records.

COMMENTS: _____

The Cost ranges below are derived from nationally used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependant upon quality of materials used and economic conditions. This consultation should occur prior to settlement of the transaction.

Electric service upgrade to 200 Amps
\$900 to \$1,300

Install separate circuit for clothes dryer or
air conditioner \$150 to \$250

Add GFCI protection to receptacle
\$40 to \$100 each

Upgrade interior wiring (old knob and tube)
\$1.25 to \$3.00 square foot of living area
+ repairs for any unusual conditions

Correct double tap in panelbox \$75 to \$250

Correct exposed wiring in garage/closet
\$100 to \$300

Correct ungrounded receptacle
\$50 to \$100 each

Service heating or cooling system
\$75 to \$200

Install new gas furnace \$1,500 to \$3,000

Install new hot water boiler \$2,500 to \$4,000

Install new air conditioning or heat pump
compressor \$1,300 to \$1,800

Install new heat pump or air conditioning complete
\$3000 to \$5,000

Replace old window with new vinyl
replacement \$300 to \$600 each

Install storm windows \$80 to \$150 each

Install sliding glass door \$1,000 to \$1,900 each

Replace main entry door \$800 to \$1,500 each

Sealcoat driveway .15 to .30 square foot

Replace humidifier \$300 to \$800

Install electronic air filter \$500 to \$1,000

Clean indoor coil in A/C or heat pump
\$100 to \$350

Install new electric water heater (50 gallon)
\$400 to \$700

Install new gas water heater (50 gallon)
\$350 to \$600

Replace laundry sink \$200 to \$400

Replace shower pan, includes patch and
replace tile \$900 to \$1,500

Replace galvanized water pipes with copper
tubing or plastic (average) \$2,000 to \$4,000

Install new main water valve \$150 to \$200

Install water pressure regulator \$200 to \$300

Remove & Re-set toilet, install new wax seal
\$150 to \$300

Snake plumbing drain \$150 to \$300



Notice: Obtain two or three estimates from reputable contractors - actual costs may vary.

The Cost ranges below are derived from nationally used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. Your inspector recommends that you always consult a licensed qualified contractor for repair options and costs for major items as repair costs can vary widely dependant upon quality of materials used and economic conditions. This consultation should occur prior to settlement of the transaction.

Install drain inside basement with sump pump eliminating to exterior \$2,000 to \$5000

Install weep holes in masonry retaining wall \$75 to \$100 each

Rake and point mortar joints in brick wall \$3.00 to \$6.00 per square foot

Remove and replace concrete flatwork (sidewalk, patio) \$5.00 to \$10.00 per square foot

Underpin concrete foundation \$200 to \$400 per lineal foot, minimum \$2,500

Replace concrete foundation \$250 to \$500 per lineal foot

Correct settled concrete patio by pressure grouting \$1,000 to \$2,000

Patch damaged stucco \$200 to \$300 per location

Asbestos removal or encapsulation on pipes or ducts for heating unit replacement \$800 to \$3,000

Install attic fan \$200 to \$400

Replace kitchen cooktop \$500 to \$1,200

Replace kitchen wall oven \$500 to \$2,000

Replace garbage disposal \$150 to \$450

Replace dishwasher \$700 to \$1,500

Install kitchen vent hood \$200 to \$500

Install bathroom exhaust fan to exterior \$150 to \$300

Install garage door operator \$300 to \$600 each

Remodel kitchen \$8,000 to \$15,000

Remodel bathroom \$5,000 to \$12,000

Renovate old house, interior \$50 to \$90 per square foot

Finish basement \$10,000 to \$30,000

Clean chimney \$150 to \$300

Install liner in unlined masonry chimney \$800 to \$2,000

Install insulation in crawl space or attic \$.75 to \$1.75 per square foot

Install insulation in sidewalls by drilling and plugging holes \$3.00 to \$5.00 per square foot

Replace gutters \$3.00 to \$5.00 per lineal foot

Sand and refinish hardwood floor \$1.50 to \$3.00 per square foot

Replace carpet \$2.00 to \$10.00 per square foot

Install vinyl floor \$5.00 to \$15.00 per square foot

Install new composition shingles over existing roof \$1.25 to \$3.00 per square foot

Tear off existing roof and install new composition shingles \$1.75 to \$4.00 per square foot

Install new 3-ply built-up roof \$1.50 to \$4.00 per square foot

Roof repair (replace shingles/tiles, repair flashing) \$200 to \$350 per location

Wood shingle roof maintenance (tune-up) typical \$1,000 to \$2,000

Notice: Obtain two or three estimates from reputable contractors - actual costs may vary.