HOME INSPECTION REPORT – THE SUMMARY

SIGNIFICANT ITEMS

Some of the potentially significant expenses over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

Roofing	Flat roof is older and may need replacing within 3-5 yrs.
Exterior	Garage is in need of removal, rebuilding or major overhaul
Structure	
Electrical	
Heating	Furnace is older and may need replacing within the next 5 yrs.
Cooling/ Heat pump	
Insulation	
Plumbing	
Interior	

OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

☐ ☐ ☐ ☐ ☑ ☑ ☐ ☐ ☐

Below Average Typical Above Average

Overall rating would be a step higher if not for the garage.

Location References: ☑ **Note:** For the purpose of this report, the front of the house is considered to be facing:

(N) S E W

OR

☐ **Note:** For the purpose of this report, assume you are standing on the street facing the front door.

F is the front LH is the left
R is the rear RH is the right

HOME INSPECTION REPORT – ROOFING, FLASHINGS AND CHIMNEYS THE HOME REFERENCE BOOK®

DESCRIPTION

1.0 Roofing Material:
☐ 1.1 Asphalt ☐ 1.2 Wood ☐ 1.3 Slate ☐ 1.4 Concrete/Clay ☐ 1.5 Fiber Cement ☐ 1.6 Metal ☐ 1.7 Corrugated Plastic ☐ 1.8 Built-up ☐ 1.9 Roll Roofing ☑ 1.10 Modified Bitumen ☐ 1.11 Single-ply Plastic/Rubber ☐ 1.12 Polyurethane ☐ 1.13 Other _____

3.0 Chimneys:
☐ Abandoned ☐ Asbestos Cement ☑ Brick ☐ Metal ☐ Metal (Masonry cover) ☐ Metal (Stucco cover) ☐ Metal (Wood cover) ☐ Mutual ☐ Partially Removed ☐ Stone ☐ None

4.0 Probability of Leakage: ☐ High ☐ Medium ☑ Low

LIMITATIONS

Chimney/Flashing inspection limited by: _____

Roof inspection by: ☐ Binoculars ☐ Ladder at edge ☑ Walking on ☐ _____

Roof inspection limited/prevented by: ☐ Deck ☐ Gravel ☐ No access ☐ Snow/Ice ☐ Trees ☐ _____ ☐ Another building ☐ Fragile ☐ Height ☐ Slope ☐ Solar panels ☐ Wet _____

☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE

		TASK	LOCATION	TIME
1.14.1/2	**ROOFING – Sloped** – blisters, branches touching roof, cracks, curled, damage, delaminated, flashings, ice dam (1.14.2), leaks, loose, manufacturing defects, missing, near end of life, old/worn out, loss of granules, patched, poor installation, rot, rust, too many layers, split, unsuitable materials, vulnerable areas at edge - tune up needed.			
1.14.1/3	**ROOFING – Flat** – blisters, branches touching roof, buckling, cracks, curled, damage, delaminated, flashings, leaks, loose, loss of granules, manufacturing defects, near end of life, old/worn out, open seams, patched, ponding, poor installation, rot, rust, too many layers, split, unsuitable materials, vulnerable areas, wrinkling			
2.0	**FLASHINGS** – replace when re-roofing **FLASHINGS – Valley 2.1, Hip and ridge 2.2, Sloped roof to flat roof 2.3, Roof to wall 2.4, Chimney 2.5, Parapet wall 2.6, Plumbing stack, Electrical mast, Exhaust flue 2.7, Skylight 2.8, Drip edge 2.9, Gravel stop 2.10, Roof vent 2.11** damage, deteriorated, incomplete, leaks, loose, missing, nail heads exposed, near end of life, old/worn out, open joints, overshoots gutter, pitch pan, patched, ponding, poor installation, rust, saddle, split, skylight curb, suspect, too close to siding, torn, valleys obstructed			
3.0	**CHIMNEY(S)** – bracing, creosote build-up, debris, gap in liner, height suspect, leaning masonry/mortar deteriorated, rust, screen, stucco deteriorated, unlined flue			
	Cap – cracks, deteriorated, ineffective, missing	R		2 $3000 -600

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

Sloped roof is newer and in good condition. Flat roof is older (approx 15-16 yrs). Have inspected every two years. It may need replacing in 3-5 yrs: $3000-6000

HOME INSPECTION REPORT – EXTERIOR

THE HOME REFERENCE BOOK®

DESCRIPTION

1.0 Gutters & Downspouts: ☐ Aluminum ☑ Galvanized Steel ☐ Integral/Built-in ☑ Discharge Below Grade
☐ Copper ☐ Plastic ☐ Discharge Above Grade

2.0 Lot Grading: ☑ Away from House ☑ Flat ☐ Ravine ☐ Towards House

3.0 Wall Surfaces: ☑ 3.2 Brick ☐ 3.13 Fiber Cement ☐ 3.10 Metal ☐ 3.11 Vinyl
☐ 3.12 Asphalt Shingle ☐ 3.14 Clay and Slate ☐ 3.9 Hardboard and Plywood ☐ 3.3 Stone ☐ 3.8 Wood
☐ 3.4 Artificial Stone ☐ 3.5 Concrete Block ☐ 3.15 Insulbrick ☐ 3.6/3.7 Stucco/EIFS

8.0 Retaining Walls: ☐ Concrete ☑ Masonry ☐ Stone ☐ Wood ☐ Other _____

LIMITATIONS

☐ Absence of historical clues due to new finishes/paint/trim
☐ Carpeting/Snow over steps/decks/porches
☑ Exterior inspection from ground level
☐ Garage door opener not tested
☐ Grading not visible due to snow
☐ No access/Car/Storage in garage
☑ Restricted/No access under steps/Decks/Porches
☐ Storage against/Inaccessible wall
☐ Vines, shrubs, trees, etc., against building restricted inspection
☐ _____
☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ **NO RECOMMENDATIONS AT PRESENT**

TEXT REFERENCE

		TASK	LOCATION	TIME	
1.0	†**GUTTERS AND DOWNSPOUTS** – clogged, damage, dented, discharge onto roof, discharge too close to home (6 ft.), end cap, holes, leaks, loose missing, not enough downspouts, old, paint, poor connections, rust, seams open, slope, split, worn out → should discharge above ground 6' from house	R	W	1	$250-500
2.0	†**LOT GRADING** – drain, erosion, low areas, risk of basement leakage, slope away from house, swale				
2.1	†**Window well(s)** – damage, drain poor, missing, rot, rust, too shallow, wood/soil contact				
3.0	**WALLS** – cracks, efflorescence, foundation wall too short, kickout flashings, masonry/mortar deteriorated, parging deteriorated, planter/garden built up against wall, vines, weep holes below grade, wood/soil contact (includes chimney). **Siding/Soffit/Fascia** – buckled, bulging, concealed damage?, cracks, damaged, delaminated, dented, leaks, loose, missing, paint/stain, poorly installed, split, rot, too close to grade, too close to roof, utility entrance, vent, worn out → to be installed @ back door.	R	V	3	$500-800
4.0	**DOORS/WINDOWS/TRIM** – caulking deteriorated, damage, flashing defects, leaks, loose, missing, open joints, paint/stain, poorly installed, rot, rust, vermin damage, ***Door threshold/Window sill*** – damage, low, poor slope	I	V	M	
5.1	**STEPS** – damage, inappropriate materials, paint/stain, rise/run problems, rot, settled, spalled, springy, trip hazard, wood/soil contact; ***Landing*** – deteriorated, missing, slope, too small				
5.2	**RAILINGS** – climbable, damage, missing, loose, openings too big, paint/stain, rot, rust, too short				
5.3	**COLUMNS** – damage, leaning, rot, rust, settled, spalled, wood/soil contact				
5.4/5	**BEAMS/JOISTS/FLOORS** – damage, end bearing, poor connection, rot, sag, wood/soil contact → 2nd floor balcony does not appear to meet modern standards				
6.0	**GARAGE/CARPORT** – disrepair, door defects, door operator defects, leaning, low quality, rot, wood/soil contact – Due for demolition / repair & rebuild; ***Floor*** – cracks, poor drainage, settled, uneven				$10,000-30,000
7.0	†**LANDSCAPING/WALKS/DRIVEWAY** – branches touching home, old, poor slope for drainage, trip hazard				
8.0	**RETAINING WALL** – bowing, cracks, leaning, movement, poor drainage?, rot	R	S	U	

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation ☑ See Windows and Doors in Interior Section

† These items may contribute to **Basement/Crawl Space Leakage.** Please see Interior Form.

HOME INSPECTION REPORT – STRUCTURE

THE HOME REFERENCE BOOK®

DESCRIPTION

2.0 Configuration: ☑ 2.1 Basement ☐ 2.2 Crawlspace ☐ 2.3 Slab-on-grade

4.0 Foundations: ☐ 4.4 Piers ☐ 4.3 Piles ☑ 4.1 Poured Concrete/Masonry ☐ 4.2 Wood ☐ Not Visible

5.0 Floors: ☐ 5.6 Concrete ☐ 5.4.2 Engineered wood ☑ 5.4.1 Joists (Wood) ☐ 5.4.7 Steel ☐ 5.4.3 Trusses ☐ Not Visible

6.0 Exterior Walls:

☐ 6.1.5 Insulating Concrete Forms	☐ 6.1.6.3 Panelized	☐ 6.1.6.6 Straw Bale	☐ Not Visible
☐ 6.1.6.1 Log	☐ 6.1.6.2 Post and Beam	☐ 6.1.6.4 Structural Insulated Panel	
☑ 6.1.1 Masonry	☐ 6.1.6.5 Rammed Earth	☐ 6.1.2 Wood Frame	
	☐ 6.1.3 Steel Frame	☐ 6.1.4 Wood Frame – Brick/Stone Veneer	

7.0 Roof/Ceiling Framing: ☐ 7.3 Steel Framing ☐ 7.1 Wood Rafters/Joists ☐ 7.2 Wood Trusses ☐ Not Visible

LIMITATIONS

Restricted/No access to: ☐ Attic ☐ Knee wall areas ☐ Slab-on-grade ☐ Crawl space ☐ Roof space ☑ 20 % of Interior foundation wall not visible

☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ Crawl space/Roof space/Knee wall areas/Attic/Inspected from access hatch/Entered but access was limited
☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE

		TASK	LOCATION	TIME
	GENERAL – 1.0 Why buildings move/9.0 Things that cause structure problems			
3.0	**FOOTINGS** – missing, settlement, suspect	Typical settling		
4.0	**FOUNDATIONS** – bowing, cracks, damage, lateral support poor, rot, settlement, spalling, too short			
5.0	**FLOORS** – inappropriate materials, poor installation			
5.1	**Sills** – below grade, crushed, damage, not well secured, rot, wood/soil contact			
5.2	**Beams** – crushed, damage, end bearing, lateral support, not well secured, rot, rust			
5.3	**Columns** – damage, footing missing?, not well secured, out of plumb, rot, rust, spalling			
5.4	**Joists/Trusses** – below grade, concentrated loads, cracks, damaged, end bearing, hanger defects, not well secured, poor connections, rot, rust, stiffeners/squash blocks?, weak at opening			
5.6	**Concrete Floors** – arch problems, broken, cracks, poor slope, settlement, uneven			
6.0	**WALLS** – inappropriate materials, poor installation			
6.1.1	**Masonry** – arch/header problems, bow, corbel excessive, cracks, lean, masonry/mortar deteriorated			
6.1.2	**Wood Frame** – buckled, damage, rot, weak at opening, wood/soil contact			
6.1.4	**Wood Frame/Masonry Veneer** – arch/header problems, bow, corbel excessive, cracks, lean, masonry/mortar deteriorated, rot, weep holes, wood/soil contact			
6.1.3	**Steel Frame** – improper holes, rust, weak at openings			
7.0	**ROOFS** – inappropriate materials, poor installation			
7.1/2	**Wood Rafters/Trusses** – bracing, cut, damage, connections, rot, sag, spreading, uplift			
7.3	**Steel Frame** – connections, holes, rust			
7.4-6	**Collar Ties, Purlins, Knee Walls** – bracing, buckled, damage, connections, location, rot, sag			
7.7	**Sheathing** – delaminating, edge support, mold, rot, sag			
8.0	**CHIMNEYS** – 3-sided, combustible clearance, corbel, cracks, fire blocking, leaning, pulling away from home, settlement, masonry/mortar deteriorated			

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

– This house has a slight lean to the east - This is likely due to settling at the time the house was built

– The party wall is masonry (double brick) to the top of the roof.

HOME INSPECTION REPORT – ELECTRICAL

THE HOME REFERENCE BOOK®

DESCRIPTION

2.2 Service Entrance Conductors: ☐ Aluminum ☐ Copper ☐ Not Visible ☑ Overhead ☐ Underground

2.3 Service Size: ___/___/100 Amps (240Volts)

2.4 Main Disconnect/Service Box: Rating ___/___/100 Amps (240Volts) ☑ Breakers ☐ Fuses Location West Basement

2.5 System Grounding: ☐ Aluminum ☑ Copper ☐ Ground Rods ☐ Not Visible ☐ Ufer ☑ Water Pipe ☐ _____

3.0 Service Panel: ___/___/100 Amps ☑ Breakers ☐ Fuses **Sub-panel(s):** ☐ Breakers ☐ Fuses Location _____

3.4 Ground Fault Circuit Interrupter: ☑ Bathrooms ☐ Kitchen ☑ Outside ☐ Whirlpool ☐ Basement ☐ Garage ☐ None ☐ Panel ☐ _____

3.5 Arc Fault Circuit Interrupter: ☐ Panel ☑ None

4.0 Branch Circuit Wiring: ☐ Aluminum ☐ Aluminum to Major Appliances ☑ Copper ☐ Copper-clad Aluminum ☑ Knob-and-tube Copper ☐ Metallic Sheathed ☑ Non-metallic Sheathed

5.1 Outlets: ☑ Grounded ☐ Ungrounded **Number:** ☐ Minimal ☑ Typical ☑ Upgraded

LIMITATIONS

Power off: ☐ Throughout ☐ In some areas ☐ Restricted/No access to _____

☑ Concealed electrical components not inspected
☐ Fuse block(s) not pulled
☑ Main disconnect cover not removed
☐ System ground not visible/not accessible

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE			TASK	LOCATION	TIME	
	2.0	**SERVICE ENTRANCE** – inappropriate materials/installation				
	2.1/2	**Conduit/Cable** – clearance, damage, drip loop, loose, not well secured, poor seal/connection				
		Mast – height, damage, rot, rust				
	2.3	**Service Size** – depends on lifestyle, inadequate, marginal, suspect				
	2.4	**Service Box** – breakers/fuses too small, damage, overheating,				
		poor access/connection/location, rust, too small				
	2.5	**System Grounding** – damage, ineffective, missing/not found, poor connection, suspect				
	3.0	**SERVICE PANEL** – inappropriate materials/installation				
	3.1	**Panelboard** – crowded, damage to breakers/fuses/panel/wire, double taps, loose, obsolete, openings,	I	B	D	
		overheating, poor access/connections/location, rust, too small, ***Cover*** – damaged, missing				
	3.1	**Sub-panel** – ground & neutral bonded, undersized/unprotected feed wire				
	3.2	**Fuses/Breakers** – damage, double-tap, link missing on 240 volt/multi-wire circuits,				
		loose, wrong size				
	3.4/5	**Ground/Arc Fault Interrupters** – mis-wired, not provided, test faulty				
		@ door sill to 2nd fl. balcony				
	4.0	**BRANCH WIRING** – inappropriate materials/installation				
	4.1	**Wires** – abandoned, damage, exposed to damage, extension cord, exterior wire wrong type,				
		not well secured, open splices, overheating, too close to ducts/pipes, undersized	I	B	O	M
	4.2	**Knob-and-tube** – brittle, damage, fused neutral, obsolete, poor connections, replace				
		when remodeling – minimal (3% or less) Active wire discovered,				
	4.3	**Aluminum** – anti-oxidant missing, connectors not rated for Alum, overheating but no terminations				
		discovered.				
	5.0	**RECEPTACLES, LIGHTS, SWITCHES, JUNCTION BOXES** – inappropriate materials/installation				
	5.1	**Receptacles** – damage, inoperative, mis-wired, obsolete, poor location, reversed polarity,				
		too few, ungrounded, not suitable for outdoors				
		Cover – damaged, missing, not suitable for outdoors				
	5.2	**Lights** – damaged, heat lamp fire hazard, inadequate for stairs, inoperative, missing,				
		not suitable for damp area, poor location, pot lights in insulated ceiling				
	5.3	**Switches** – damage, inadequate for stairs, inoperative, obsolete, poor location, ***Cover*** – damaged, missing				
	5.4	**Junction Boxes** – crowded, loose, poor location, ***Cover*** – damaged, missing	I	B	O	M
	5.5	**Appliances** – no air conditioner disconnect, disposal wiring defect, ***Ceiling fan*** – loose, too low				
		- Improperly abandoned wire @ 2nd fl. balcony.				

COMMENTS

☑ All recommendations are safety issues – Treat them as high priority
☐ See Supplementary Section ☐ Inappropriate Materials or Installation

HOME INSPECTION REPORT – HEATING

THE HOME REFERENCE BOOK®

DESCRIPTION

2.0/1 Fuel: ☑ Gas ☐ Oil ☐ Electricity ☐ Wood

Type: ☑ 5.0 Furnace ☐ 6.0 Hot Water Boiler ☐ 7.0 Steam Boiler ☐ 8.0 Electric ☐ Stove/Space Heater ☐ Combination System

Distribution: ☑ Ducts ☐ Radiators/Convectors/Baseboards ☐ Radiant ☐ None

Efficiency: ☑ Conventional ☐ Mid ☐ High

Rated Input/Output: ___/___/105 MBTU/hr.

Approximate age: ___/20 years

Life Expectancy: ___/20-25 years

Chimney: ☑ Masonry – Clay Lined, Metal Lined, Unlined ☐ Metal ☐ None

Fuel shut-off valve at: gas meter

LIMITATIONS

☐ 16.3 A/C or heat pump operating
☑ Chimney clean-out not opened
☐ Circulating pump not tested
☑ Heat exchanger not visible/Inaccessible
☑ Heat loss calculations not done

Data plate:
☐ Incomplete
☐ Missing
☐ Not legible

☐ Oil tank not visible
☑ Radiator/Zone valves not tested
☑ Safety devices not tested
☐ 16.2 Summer test procedure
☐ 16.1 System shut off/Inoperative

☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE

		TASK	LOCATION	TIME	
2.0	**FUEL/VENTING** – inappropriate materials, poor installation				
2.2	**Gas piping/tank** – leak, no drip leg, poor support, ***Propane tank*** – near ignition source, under roof				
2.2	**Gas burner** – dirty, flashback, misaligned, rusted				
2.3	**Oil tank/piping** – damage, leak, poor location, rust, support suspect, wrong type				
2.3	**Oil burner** – oil leak, poor adjustment, primary control defect, refractory deteriorated				
2.4	**Combustion/Draft air** – inadequate, suspect				
2.5	**Venting/Chimney** – ***Vent connector*** – combustible clearance, leak, length, material, poor connection to chimney, rust, size, slope, rust, ***Barometric damper*** – adjustment/rust, ***Chimney*** – cap missing, combustible clearance, liner needed, poor repair, rust, shared flue, support, ***Sidewall vent*** – damage, poor arrangement, poor location				
3.0	**THERMOSTAT** – anticipator defect, damage, inoperative, poor location				
5.0	**FURNACE** – blower defect, condensate leak, inoperative, electric element defect, heat exchanger defect, old/worn out, past normal life expectancy, rust, service, short cycling	R	B	4-5	$5500 – 7000
5.7	***Filter*** – dirty, missing, ***Humidifier*** – inoperative, leak, missing damper **Ducts/Registers/Grilles** – balancing, different metals touching, ducts dirty, in concrete floor, missing, no airflow, poor connection, poor location, too few				
5.10	**Combination System** – near end of life, no tempering valve, undersized?				
6.0/7.0	**BOILER – Hot water/Steam** – heat exchanger defect, inoperative, near end of life, old/worn out, rust, service, short cycling, water leak, ***Pump*** – inoperative, leak, noisy				
6.5	***Expansion tank*** – leak, rust, waterlogged? **Controls** – ***Pressure reducing valve*** – defective, leak, system not filled ***Backflow preventer*** – missing, leak, ***Low water cut out*** – inoperative, leak ***Pressure relief valve*** – capped, leak, poor discharge point				
6.7	**Piping/Radiators** – leak, missing, no heat, rust, ***Radiant*** – leak, no heat, ***Valves*** – inoperative, leak				
8.0	**ELECTRIC HEAT** – combustible clearance, damage, electrical defect, inoperative, obstructed ***Radiant*** – cool spots, no heat				

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

Supply Temp: ___/___/___ Return Temp: ___/___/___ ΔT: ___/___/___

HOME INSPECTION REPORT – COOLING/HEAT PUMP

DESCRIPTION

Air Conditioning/Heat Pump: ☑ 1.1 Air Source ☐ 1.2/2.2 Water Source ☐ 2.2 Ground Source ☐ 1.3.2 Independent-ducted ☐ 1.3.3 Independent-ductless ☑ 1.3.1 Central ☐ 2.3 Bivalent ☐ 3.0 Evaporative Cooler

1.4 Cooling Capacity: ___/___/18___ MBTU/hr.

1.5 Compressor Age (Approximate): ___/___/10___ years

1.5 Life Expectancy: ___/15___ years

LIMITATIONS

Data plate: ☐ Incomplete ☐ Not found ☐ Missing ☐ Not legible

☐ Outdoor coil covered ☐ Restricted access

☐ System shut off/Inoperative ☑ Heating system on

Outdoor temperature prevented testing in: ☐ Cooling mode ☐ Heating mode ☑ Heat gain and heat loss calculations not done ☐ House fan not tested ☑ Window A/C excluded

☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.

☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ **NO RECOMMENDATIONS AT PRESENT**

TEXT REFERENCE		TASK	LOCATION	TIME	
1.0	**AIR CONDITIONING** – old/worn out, oversized?, past normal life expectancy, undersized?				
1.1.2	**Compressor** – electric disconnect missing, inoperative, not level, old/worn out, past normal life expectancy				
1.1.3	**Indoor/Outdoor Coil** – airflow obstructed, appliance exhaust too close, damage, noisy, poor location, rust, temperature drop too big/small				
1.1.4	**Indoor/Outdoor Fan** – damage, noisy, weak airflow, ***Filter*** – dirty, missing				
1.1.5	**Refrigerant Lines** – corrosion, damage, leak, ***Insulation*** damage, missing	1	EXT	0	M
1.1.6	**Condensate System** – ***Pipe*** – clogged, leak, missing, poor discharge location ***Pump*** – inoperative, noisy, ***Tray*** – leak, overflow				
1.1.7	**Ducts/Registers/Grilles** – balancing, ducts dirty, in concrete floor, missing, no airflow, poor connection, poor location, too few				
1.1.7	**Attic Ducts** – damage, leak, poor connection, ***Insulation*** – damage/missing ***Vapor barrier*** – damage, missing, poor location				
1.1.8	**Attic Drip Pan** – clogged, drain defect, missing, leak, poor discharge location, poorly arranged, rust ***Secondary drain*** – defect, missing rust				
1.1.9	**Thermostat** – anticipator defect, damage, inoperative, poor location, wrong type				
2.0	**HEAT PUMP** – old/worn out, oversized for cooling?, past normal life expectancy				
3.0	**EVAPORATIVE COOLER** – clogged, connected to heating ducts, dirty, inoperative, leak, near end of life, rust				

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

Supply Temp: ___/___/___ Return Temp: ___/___/___ ΔT: ___/___/___

HOME INSPECTION REPORT – INSULATION

THE HOME REFERENCE BOOK®

DESCRIPTION

2.0 Material: ☑ Fiberglass ☐ Cellulose ☐ Mineral Wool ☐ Plastic Board ☐ Spray Foam ☐ UFFI ☐ Vermiculite ☐ Other

3.0 Location/4.0 Amount:

- ☑ Attic R 25
- ☐ Basement R
- ☐ Crawlspace R
- ☐ Floor above Unheated Space R
- ☐ Roof Space R
- ☐ Wall R

5.0 Air/Vapor Barrier: ☐ Plastic ☐ Not Visible ☑ Kraft Paper ☐ None Found

6.1 Roof Vent Type: ☑ Roof ☐ Ridge ☐ Gable ☐ Soffit ☐ Fascia ☐ Power Vent ☐ None Found

6.2 Crawlspace Vent Type: ☐ Into Basement ☐ None Found ☐ Wall

7.0 Heat Recovery Ventilator: ☐ Present

LIMITATIONS

Access not gained to: ☐ Attic ☐ Crawl space ☐ Floor space ☐ Knee wall areas ☐ Roof space ☐ Wall space

- ☑ Attic/Crawl space viewed from access hatch/Entered but access was limited
- ☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☑ Continuity of air/vapor barrier not verified
- ☐ Crawl space/Roof space/Knee wall areas/Attic/Inspected from access hatch/Entered but access was limited
- ☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☐ Power ventilator not tested ☐ Walls spot checked only

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE

		TASK	LOCATION	TIME	
2.4	**EXPOSED PLASTIC INSULATION** – fire hazard				
3.1	**ATTIC** – amount, compressed, duct un-insulated, exhaust vents into attic, hatch weatherstrip, knee wall defect, missing, mold, pot light overheat?, skylight well defect, uneven, wet; ***5.0 Air/vapor barrier*** – incomplete, missing, wrong place; ***Attic access hatch*** – air leakage, insulation, weatherstripping; ***6.0 Ventilation*** – damaged vents, not enough, obstructed, poor location	I	A	D	$300–600
3.2	**Flat/Cathedral** – amount, compressed, evidence of condensation, mold, pot light overheat?, uneven, wet, ***5.0 Air/vapor barrier*** – incomplete, missing, wrong place, ***6.0 Ventilation*** – suspect				
3.3	**Walls** – amount, voids, ***5.0 Air/vapor barrier*** – incomplete, missing, wrong place				
3.4	**Basement/Crawlspace** – amount, none, ***Moisture barrier*** – ineffective, missing; ***Rim joist*** – amount, none, uneven, ***5.0 Air/vapor barrier*** – incomplete, missing, wrong place; ***6.0 Ventilation*** – damaged vents, not enough, obstructed, poor location				
3.5	**Floors above Unheated Areas** – amount, duct/pipes un-insulated, uneven, voids, wet; ***5.0 Air/vapor barrier*** – incomplete, missing, wrong place				
7.0	**HEAT RECOVERY VENTILATOR** – blower noisy, condensate defect, inoperative, not balanced, poor inlet/exhaust termination, ***Filter*** – dirty, missing, ***Heat exchanger*** – damage, dirty, rust				

COMMENTS

☑ See Comments on Page 3 of text re: Caulking and Weather-stripping. Please read Section 1.0 – Current Standards.
☐ See Supplementary Section ☐ Inappropriate Materials or Installation

HOME INSPECTION REPORT – PLUMBING

THE HOME REFERENCE BOOK®

DESCRIPTION

1.1/2 Service Piping into Home: ☐ Copper ☑ Galvanized Steel ☐ Lead ☐ Plastic (PE/PVC/PB/PEX) ☐ Not Visible

1.3 Main Water Shut-off Valve at: NE Basement

1.4 Supply Pipe in Home: ☑ Copper ☐ Galvanized Steel ☐ Plastic (CPVC/PEX/PB) ☑ Not Visible

1.6 Water Heater Type: ☑ Conventional ☐ Tankless ☐ Indirect ☐ Induced Draft | 1.6 Fuel: ☐ Electricity ☑ Gas ☐ Oil

1.6 Water Heater Capacity: 50 Gallons | 1.6 Water Heater Age: 20 Years | 1.6 Water Heater Life Expectancy: 15 Years

2.3 Waste Piping: ☑ Cast Iron ☐ Copper ☐ Galvanized Steel ☑ Plastic (ABS/PVC) ☑ Not Visible

LIMITATIONS

Fixtures not tested/Not in service: ☐ Basin ☐ Bidet ☐ Toilet ☐ Shower ☐ Hot tub ☐ Whirlpool bath ☐ Bathtub ☐ Laundry tub ☐ Sauna ☐ Sink ☐ Water heater

☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ Concealed plumbing not inspected ☐ Gas/Water shut off/winterized
☑ Isolating/Relief valves & main shut-off valve not tested ☐ Laundry tub ☐ Main valve not located
☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
☐ Restricted/No access to: _____
☑ Tub/Sink overflows not tested ☐ Water treatment equipment not inspected ☐ Well/Septic system not inspected

IMPROVEMENT RECOMMENDATIONS

☐ NO RECOMMENDATIONS AT PRESENT

TEXT REFERENCE			TASK	LOCATION	TIME
	1.0	**SUPPLY** – inappropriate materials, poor installation			
	1.1	**Public Service Piping** – lead, leak, low pressure/flow, pressure regulator needed, undersized			
	1.2	**Private Supply** – leak, low pressure/flow, ***Pump*** – inoperative, leak, noisy, short cycles			
		Tank – leak, rust			
	1.4	**Piping In House** – cross connections, damage, exposed to damage, low pressure/flow, leak,			
		noise, polybutylene (PB) issues, rust, support, water hammer			
	1.3/5	**Valves** – handle damage, inaccessible, inoperative, leak, missing, rust			
	1.6	**WATER HEATER** – damage, inoperative, leak, past normal life expectancy, poor location, too small?	R B O		
		Relief Valve and Tube – capped, missing, poor termination, size reduction	(Rental).		
		Combustion/Draft Air – inadequate, suspect, ***Vent*** – connections, length, material, slope			
	2.0	**WASTE** – inappropriate materials, poor installation			
	2.3	**Piping** – connections, clog, cracks, damage, holes, lead near end of life, leak, rust, slope, support			
	2.4/5	**Traps/Floor drain** – clog, cover defect, dry, missing, leak, poor configuration,			
		primer defect, S-trap, wrong type			
	2.6	**Venting** – air admittance valve, automatic air vent, gurgling, incomplete, ineffective, missing,	– Remove		
		Termination – frost, poor location, too short, too tall	chicken wire		
	2.7/8	**Sewage/Sump Pump** – clog, discharge defect, inoperative, leak, poor arrangement/installation	on stack		
		Lid – damage, missing	(roof).		
	3.0	**FIXTURES** – low quality, poor condition			
	3.1-3	**Sink/Basin** – air gap missing, chipped, crack, cross connection, drain slow, leak, poorly secured, rust			
	3.4	**Faucet** – damage, drip, handle damage, inoperative leak, loose, old, reversed hot/cold, stiff			
	3.5	**Outdoor Faucet** – back flow preventer, damage, drip, handle damage, inoperative leak,			
		loose, risk of freezing, slope, stiff			
	3.6	**Toilet** – crack, floor damage, inoperative, leak, loose, old, running continuously,			
		seat defect, slow flush			
	3.7	**Bathtub** – chip, crack, damage, drain slow, leak, old, stain			
	3.8/9	**Bathtub/Shower Enclosure** – caulk, door defect, grout, leak, old, risk of concealed damage, rust			
		Tile – damaged, loose, missing, ***Diverter*** – damaged, inoperative, missing			
	3.10	**Whirlpool Tub** – GFCI missing, leak, ***Pump*** – inoperative/no access/noisy			
	3.12/13	**Exhaust Fan** – inoperative, missing, noisy, poor termination			

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

HOME INSPECTION REPORT – INTERIOR

DESCRIPTION

1.0 Floors: ☑ Carpet ☐ Ceramic tile ☐ Concrete ☐ Laminate ☑ Resilient ☐ Stone ☑ Wood/Engineered wood

2.0 Walls: ☐ Concrete ☐ Masonry ☐ Ceramic tile ☑ Drywall/Plaster ☐ Wood

3.0 Ceilings: ☐ Acoustic tile ☐ Metal ☐ Textured ☑ Drywall/Plaster ☐ Suspended tile

6.0 Window Type: ☐ Awning ☑ Casement ☑ Fixed ☐ Hopper ☐ Jalousie ☑ Single/Double Hung ☑ Skylight ☐ Slider

7.0 Exterior Door Type: ☐ French ☐ Sliding ☑ Hinged ☐ Storm

7.0 Exterior Door Material: ☐ Fiberglass ☑ Metal-clad ☑ Wood ☐ Metal ☐ Vinyl-clad

9.0 Fireplace/Stove Type: ☑ Factory-built (zero-clearance) Fireplace ☐ Fireplace Insert ☐ Masonry Fireplace ☐ Gas Logs ☐ Stove

9.0 Fireplace/Stove Fuel: ☐ Coal ☐ Pellet ☑ Gas ☐ Wood

10.0 Basement/Crawlspace Leakage: ☐ Cannot predict frequency or severity. Read Section 10.

LIMITATIONS

☐ Absence of historical clues due to new finishes/Paint
☑ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
☑ CO Detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected
☑ Drainage tile not visible ☐ Fireplace in use ☑ 20 % of foundation wall not visible ☑ No comment made on cosmetic finishes
☑ Quality of chimney draw cannot be determined ☐ Restricted/No access to: _____
☐ Storage/Furnishings in some areas limited inspection
☑ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.

IMPROVEMENT RECOMMENDATIONS

☐ **NO RECOMMENDATIONS AT PRESENT**

TEXT REFERENCE

		TASK	LOCATION	TIME	
1.0	**FLOORS** – broken, buckled, cracks, damage, grout defect, loose, mold, old/worn out, slope, stain, torn, trip hazard, typical minor flaws, water damage				
2.0	**WALLS** – bulge, cracks, damage, loose, nail pop, patch, rot, stain, typical minor flaws, water damage				
3.0	**CEILINGS** – bulge, cracks, damage, loose, nail pop, patch, rot, stain, truss uplift, typical minor flaws, water damage				
4/5.0	**TRIM/CABINETS/COUNTERS** – burns, cracks, damage, missing, loose, rot, water damage ***Cabinets*** – door defect, drawer operation, hardware defect, not well secured, old				
6.0	**WINDOWS** – low quality, old/worn out, **Windows/Skylights** – damage, drainage, frame defect, gasket defect, hardware defect, inoperable, leak, lost seal, old, possible concealed damage, rot, sash defect, stiff, sash cord defect, sill, weather tightness, ***Glass*** – broken, crack, loose, putty, safety glass, ***Screen*** – missing, torn, worn out	R	2SW	D	
7.0	**DOORS** – damage, dent, drainage, frame defect, hardware defect, inoperable, leak, lost seal, rot, stiff, sill, threshold, weather tightness, ***Glass*** – broken, crack, loose, putty, safety glass, ***Screen*** – missing, torn, worn out, ***Garage*** – fire rated, gas-tight, man-door closer, ***Vehicle Door*** – auto-reverse, operability				
8.0	**STAIRS** – ***Riser, Stringer, Tread*** – damage, headroom, loose, rot, support, uneven, width ***Railing*** – climbable, height, missing, loose, openings too big, rot, strength	P	T	O	
9.0	**FIREPLACE/STOVE** – inspect/clean (as needed) before using and annually **Fireplace/Stove** – combustible clearance, draft suspect, flue pipe defect, settlement ***Chimney*** – connection to stove/insert, dirty, flue crack, gap, shared?, settlement, suspect ***Damper*** – damage, inoperative, missing, not well secured, rust, ***Firebrick*** – deteriorated, loose, missing, ***Hearth*** – crack, damage, missing, too small, ***Metal Firebox*** – buckled, damage, rust ***Gas fireplace*** – inoperative, inappropriate location, glass doors				
10.0	**BASEMENT/CRAWLSPACE LEAK** – Cannot predict frequency/severity. ***Read Section 10.*** ***Evidence of moisture:*** dehumidifier, efflorescence, loose tiles, mold, odor, patch, peeling paint, rot, rust, stain, sump pump, water damage, wet, ***Possible Causes:*** 1. gutters/downspouts, 2. poor grading, 3. wall cracks, 4. high water table – ***Address these in order. Read Section 10.***				
11.0	**SMOKE/CARBON MONOXIDE (CO) DETECTORS** – missing, inoperative?, obsolete?				

COMMENTS

☐ See Supplementary Section ☐ Inappropriate Materials or Installation

EXPLANATION OF CODES FOR REPORT FORMS

TASK	**CL** Clean **CO** Correct **D** Demolish	**FE** Further Evaluation **I** Improve **M** Monitor	**P** Provide **R** Repair or Replace
LOCATION	**1** First Floor **2** Second Floor **3** Third Floor **A** Attic **B** Basement **Bath** Bathroom **Bay** Bay **BAL** Balcony **BED** Bedroom **C** Central **CRA** Crawlspace **DE** Deck	**DO** Dormer **DR** Dining Room **E** East **ENS** Ensuite **EX** Exterior **F** Front of house **FAM** Family Room **G** Garage **H** Hall **LH** Left side of house **K** Kitchen **LA** Laundry Area	**LR** Living Room **M** Master **N** North **O** Office or Study **P** Porch **R** Rear of house **RH** Right side of house **S** South **T** Throughout **V** Various **W** West **WAS** Washroom
	Note: the direction the house is assumed to face is noted on the Bottom Line page.		
TIME	**0** Immediate **1** Within one year **2** Within two years **"X"** Within "X" years	**D** Discretionary item (Improvements can be made, but are not critical) **M** Regular maintenance or ongoing	**U** Unpredictable (This component could last a few months or several years) **?** If necessary
COST	**B** Buyer is to perform the work **D** Dependent (Cost will depend on extent of work and approach taken. In some cases, the best approach cannot be determined during a one-time visual inspection.)	**M** Minor cost or regular maintenance item **MAJ** Major **L** Consult the Life Cycles and Costs section of the book **S** Seller or builder is to perform the work **<** Less than	**>** More than **≈** Approximately
	Note: Any figures given are very rough ballpark numbers. Several quotations from contractors should be obtained. Do not rely on any figures presented here to make a decision about owning a property. Our experience has shown that quotes often vary by 300%.		