

▶ HOME INSPECTION AUTHORIZATION FORM

| | | |
|-----------------|------------------------------|-----------------------------------|
| Property | Address: <u>31 Callendar</u> | Inspection Date: <u>June 2/10</u> |
| | <u>LISTING AGENT</u> | Inspection Time: <u>1:00 PM</u> |
| Client | Name: <u>KIM KETHE</u> | Home Phone: _____ |
| | Address: _____ | Business Phone: _____ |
| | _____ | Mobile Phone: _____ |
| | _____ | Fax: _____ |
| | _____ | Email: _____ |
| Fee | Base Fee: \$ _____ | / |
| | Tax: \$ _____ | |
| | Total Fee: \$ _____ | |

payable at the time of the inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination** of the readily accessible features of the building.

The Inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors/Canadian Association of Home and Property Inspectors**. A copy of these Standards is attached for your reference.

The Home Inspector's Report is an opinion of the **present condition** of the property. It is not a guarantee, warranty or an insurance policy with regards to the property.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Date: June 2/10

Client Signature: not present

On behalf of: (Company) AITKEN HOME INSPECTIONS

Payment Received in Full: (Signature) [Signature]

Inspector: (Print Name) SCOTT AITKEN

Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

▶ LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the section of the Home Reference Book text that is referred to in the Report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for, and we do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. The Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Signed

not present

Dated

June 2/10

The inspection report is not complete unless accompanied by the Home Reference Book.

► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$_____) 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 | <i>Sloped roof due for re-shingling</i> |
| EXTERIOR | <i>Maintenance/repairs needed</i> |
| STRUCTURE | <i>See section</i> |
| ELECTRICAL | <i>Some knob & tube wiring in use</i> |
| HEATING | |
| COOLING/HEAT PUMPS | |
| INSULATION | |
| PLUMBING | |
| INTERIOR | <i>Basement stairs very awkward</i> |

► 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.

| | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Below Average | | | Typical | | Above Average | | | |

Please refer to *Priority Maintenance for Home Buyers* on next page.

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

ROOFING, FLASHINGS AND CHIMNEYS

| | DESCRIPTION | | | | | | | | | | |
|----------------|----------------|-------------|--------------|---------------------------|------------------------|--------------|------------------------------|-----------------|---------------------|-----------------------------|---------------|
| REFERENCE | Asphalt 1.1 | Wood 1.2 | Slate 1.3 | Concrete / Clay 1.4 | Fiber Cement 1.5 | Metal 1.6 | Corrugated Plastic 1.7 | Built Up 1.8 | Roll Roofing 1.9 | Modified Bitumen 1.10 | Other 1.11 |
| Sloped roof(s) | X | | | | | | | | | | |
| Flat roof(s) | | | | | | | | | | X | |
| Dormer(s) | | | | | | | | | | | |
| Bay(s) | | | | | X | | | | | | |
| Porch(es) | | | | | | | | | | | |
| Garage | | | | | | | | | | | |

- 3.0 Chimneys:**
- | | |
|---|---|
| <input type="checkbox"/> Metal | <input type="checkbox"/> Wood over Metal |
| <input type="checkbox"/> Stucco over Metal | <input type="checkbox"/> Masonry over Metal |
| <input type="checkbox"/> Asbestos Cement | <input checked="" type="checkbox"/> Masonry |
| <input type="checkbox"/> Mutual | <input type="checkbox"/> Partially Removed |
| <input checked="" type="checkbox"/> Abandoned | <input type="checkbox"/> None |

- 4.0 Probability of Leakage:**
- High @ slope
- Medium
- Low

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|--|------|----------|------|
| | Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope <input type="checkbox"/> _____ Chimney/Flashing Inspection Limited By: _____ <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 1.0 | ROOFING - 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak Second - old, damage, patched, cracked, curled, missing, rot, loose, leak Third - old, damage, patched, cracked, curled, missing, rot, loose, leak Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak Garage - old, damage, patched, cracked, curled, missing, rot, leak | | | |
| 2.0 | FLASHINGS - replace when re-roofing | | | |
| 2.1 | Vulney - damage, suspect, rust, patched, holes, leak, overshoots gutter | | | |
| 2.2 | Hip & Ridge - damage, suspect, poor, nail heads, split, leak | | | |
| 2.3 | Sloped/Flat - damage, suspect, rust, patched, leak | | | |
| 2.4 | Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak | | | |
| 2.5 | Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak | | | |
| 2.6 | Parapet Wall - damage, suspect, cap flashing, counter flashing, leak | | | |
| 2.7 | Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak | | | |
| 2.8 | Dormer(s) - damage, suspect, wood clearance, counter flashing, leak | | | |
| 2.9/10 | Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak | | | |
| 2.11/12 | Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose | | | |
| 2.13 | Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak | | | |
| 3.0 | CHIMNEY(S) Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust | | | |

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

Flat roof in good condition, sloped roof due for re-shingling

EXTERIOR

DESCRIPTION

1.0 Gutters & Downspouts:

- 1.0 Integral/Built-in
- 1.1 Aluminum
- 1.1 Galvanized Steel
- 1.1 Plastic
- 1.1 Copper
- 1.1 Wood
- 1.2 Discharge Below Grade
- 1.2 Discharge Above Grade

2.0 Lot Topography:

- Flat
- Towards House
- Away From House
- Ravine

4.0 Wall Surfaces:

- 4.1 Brick
- 4.2 Stone
- 4.3 Block
- 4.4 Stucco/EIFS
- 4.5 Wood Siding
- 4.6 Metal Siding
- 4.7 Vinyl Siding
- 4.8 Wood Shingles
- 4.9 Asphalt Shingles
- 4.10 Fiber Cement
- 4.11 Clay Shingles
- 4.12 Slate
- 4.13 Insulbrick
- 4.14 Artificial Stone
- 4.15 Hardboard or Plywood

9.0 Retaining Walls:

- Wood
- Concrete
- Stone
- Masonry
- Other _____

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|--|---|----------|--------|
| | <input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input checked="" type="checkbox"/> Restrict No Access Under Steps/Decks/Porches <input type="checkbox"/> Grading Not Visible Due To Snow <input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint/Trim <input type="checkbox"/> Vines, Shrubs, Trees, etc., Against Building Restricted Inspection <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | <input checked="" type="checkbox"/> Exterior Inspection From Ground Level <input type="checkbox"/> Storage Against/Inaccessible Wall <input type="checkbox"/> No Access/Car/Storage In Garage <input type="checkbox"/> Garage Door Opener Not Tested | | |
| 1.0 | †GUTTERS - old, leak, damage, slope, rust, loose, paint, clogged, end caps, onto roof | - clean & reseal | | MINOR |
| 1.2 | †DOWNSPOUTS - discharge above grade 6ft from house, splash block(s) - loose, connections, clogged, tile, damage, split, extend to lower gutter | | | |
| 2.0 | †LOT GRADING - slope away from house, swale, drain, low areas | | | |
| 2.1 | †Window Wells - needed when re-grading, damage (wood/soil) | - built masonry wall @ 5/6 | | V 2000 |
| 6.0 | †WALKS/PATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, - broken up, trip hazard | | | |
| 6.0 | †LANDSCAPING - trim trees/shrubs away from building | | | |
| 3.0 | SOFFIT & FASCIA - loose, rot, vermin damage, paint, leaks | | | |
| 3.0 | DOORS, WINDOWS & TRIM - loose, rot, paint/stain, caulk, rust, threshold, leak, weather strip | | | |
| 4.16 | Door/Window Flashings - ineffective, joints, caulk, incomplete (sill) | | EXT 0 | MINOR |
| 4.0 | WALL SURFACES - vines, spalling, mortar, cracks, damage, caulking, utility entrances - pipes, vents, loose, rot, paint/stain, delaminating, EIFS | | | |
| 4.17 | Wood/Soil Contact - 8 inch clearance | - create clearance w/ all future improvements, see porch skirt & e/s skirts | | |
| 4.18 | Foundation Walls - pointing, parging, spalling, cracks, height above grade | | | |
| 5.0 | PORCHES, DECKS, - 5.1 steps, 5.2 railings, 5.3 columns, 5.4 beams, BALCONIES, - 5.5 joists, 5.6 floors, 5.7 roof structure, 5.8 skirt see 4.17 above ENTRANCES - damage, rot, termite, sag, loose, settlement, connection to house & CARPORTS - trip hazard, cracks, paint/stain, spalling | | | |
| 7.0 | †BASEMENT WALK-OUT - 7.1 frost, 7.2 steps, 7.3 railing, 7.4 drain, - 7.5 threshold, 7.6 walls, 7.7 cover | - per configuration leaves basement panel to water entry, provide exterior drain or roof/caveing | | |
| 8.0 | GARAGES - 8.1 detached garage - typical low quality, disrepair - 8.2 fire or gas proofing, 8.3 man-door closer, 8.4 combustible insulation, - 8.5 floor, 8.6 drainage, 8.7 vehicle door, opener, adjustment, auto reverse, rot, damage | | | |
| 9.0 | RETAINING WALLS - movement, cracked, rot, weep holes | | | |

COMMENTS

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

Wall siding is asbestos cement board, do not cut/sand without appropriate protective equipment

† Any or all of these items may contribute to Basement Leakage. Please see Interior Form.

STRUCTURE

DESCRIPTION

- | | | | |
|--|---|---|---|
| 3.0 Foundations: <input type="checkbox"/> Poured Concrete <input checked="" type="checkbox"/> Masonry Block <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> Clay Tile <input type="checkbox"/> Piles and Grade Beams <input type="checkbox"/> Piers <input type="checkbox"/> Wood <input type="checkbox"/> Not Visible/None | 4.0 Configuration: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawl Space <input type="checkbox"/> Slab-on-Grade 5.0 Floor Construction: <input checked="" type="checkbox"/> Joists <input type="checkbox"/> Trusses <input type="checkbox"/> Concrete <input type="checkbox"/> Not Visible | 6.0 Exterior Wall Construction: <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Wood Frame, Brick Veneer <input type="checkbox"/> Steel Frame <input type="checkbox"/> Log <input type="checkbox"/> Post and Beam <input type="checkbox"/> Not Visible | 7.0 Roof and Ceiling Framing: <input type="checkbox"/> 7.1 Rafters/Roof Joists <input type="checkbox"/> 7.4 Trusses <input checked="" type="checkbox"/> Not Visible |
|--|---|---|---|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|--|------|----------|------|
| | Restricted/No Access To: <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Roof Space <input type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input checked="" type="checkbox"/> 90 % Of Interior Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input type="checkbox"/> Crawl Space/Roof Space/Knee Wall Areas/Attic/Inspected From Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 2.0 | FOOTINGS - settled, too shallow, basement stairwell, suspect, floor lowered | | | |
| 3.0 | FOUNDATIONS - cracked, bowed, water damage, height, spalling, settled - - further evaluation, prior repairs <u>typical flaws</u> <i>see below</i> | | | |
| 5.0/1 | FLOORS Sills - not anchored, below grade, rot, damage, suspect | | | |
| 5.2 | Beams - sag, end bearing, poorly secured to columns, rot, damage, lateral support, notches | | | |
| 5.3 | <u>Posts / Columns</u> - out of plumb, adjust, rot, rust, spall (<u>footing?</u>) - <i>steel posts @ basement have minimal strength & poor footing (bases) replace if renovating basement</i> | | | |
| 5.4 | Joists - sag, end bearing, concentrated load, rot, damage, cracks, notches, holes | | | |
| 5.5 | Stairwell Openings - header/trimmer undersized, poor connection, support | | | |
| 5.6/7 | Sub-Flooring / Bridging / Bracing - poorly secured, sag, edges unsupported, incomplete, rot | | | |
| 5.8 | Cantilevers - water damage, excessive span | | | |
| 5.9 | Floor-Trusses - span, cut | | | |
| 5.10 | <u>Concrete Floors</u> broken up, improperly sloped, suspended, heaved - <i>seal opening @ west basement m.w.v.</i> | | | |
| 6.0/1 | WALLS Masonry - lean, bow, mortar, cracks, prior repairs | | | |
| 6.6/7 | Arches / Lintels - cracks, mortar, masonry, leaning, span, end bearing, rust, prior repairs, spalling | | | |
| 6.3 | Brick Veneer - bow, mortar, cracks, weep holes, prior repairs | | | |
| 6.2 | Wood-Frame - warped, concentrated loads, bracing, rot, sagging lintels, leans | | | |
| 6.4/5 | Log / Post & Beam - gaps, settling, rot, damage, checking, buckling | | | |
| 7.0/1 | ROOFS Rafters - span, spreading, sagging, split, rot | | | |
| 7.2/3 | Collar Ties / Knee Walls - lateral support, securement, location | | | |
| 7.4 | Roof Trusses - span, braces missing, uplift, cut | | | |
| 7.5 | Roof Sheathing - edge support, delaminating, sag, rot, mildew, condensation, water stains | | | |
| 8.0 | CHIMNEYS - leaning, mortar, cracks, incomplete, firestops | | | |
| 9/10.0 | TERMITE / INSECT DAMAGE - treatment/further investigation recommended - <u>wood/soil contact</u> , prior treatment <i>see below</i> | | | |

COMMENTS

See Supplementary Section Inappropriate Materials or Installation
East foundation is crawl space w/ wood g beams supported intermittently w/ concrete block. It is subject contacting gravel leaving wood structural vulnerable to rot & insect damage. Engrated replacement w/ concrete based product desirable but not urgent. F.F. of renovator Mitch

ELECTRICAL

DESCRIPTION

| | | |
|---|--|--|
| 2.1/2/3 Service Entrance Cable: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Aluminum <input type="checkbox"/> Underground <input type="checkbox"/> Not Visible | 2.7 System Grounding <input checked="" type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input type="checkbox"/> Not Visible | 4.0 Distribution Wire: <input type="checkbox"/> Metallic Sheathed <input checked="" type="checkbox"/> Non-metallic Sheathed <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Aluminum to Major Appliances <input checked="" type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum |
| 2.4/5 Service Size: ___ / ___ / <u>100</u> Amps (240Volts) | 3.0 Distribution Panel Rating ___ / ___ / <u>100</u> Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers | 5.3 Arc/Ground Fault Circuit Interrupter: <input type="checkbox"/> Panel <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Bathrooms <input type="checkbox"/> Garage <input type="checkbox"/> Whirlpool <input type="checkbox"/> Kitchen <input type="checkbox"/> Basement <input type="checkbox"/> Other ___ <input type="checkbox"/> None |
| 2.6 Main Disconnect/Service Box: Rating ___ / ___ / <u>100</u> Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: <u>S/W Basement</u> | 3.2 Auxiliary Panel(s) <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location(s): <u>W/MAIN</u> | 5.2 Outlets: <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Ungrounded Number: <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Upgraded |

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|---|---------------------------|--------------------|---|
| | Power Off: <input type="checkbox"/> Throughout <input type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To _____ <input type="checkbox"/> System Ground Not Visible/Accessible <input type="checkbox"/> Fuse Block(s) Not Pulled <input checked="" type="checkbox"/> Concealed Electrical Components Not Inspected <input checked="" type="checkbox"/> Main Disconnect Cover Not Removed <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 2.1/2/3 | SERVICE Entrance - damage, clearance, seal at wall/meter, height, loose - drip loop, frayed, exposed neutral | | | |
| 2.4/5 | Larger Service - if lifestyle requires it | | | |
| 2.6 | Service Box - undersized, corrosion, overheated, damage | | | |
| 2.7 | SYSTEM GROUNDING - ineffective, meter bypass, spliced, clamp, electrode(s) | | | |
| 3.1 | SERVICE PANEL - damage, loose, obsolete, rust, double-taps, crowded, location | | | |
| 3.1 | Panel Overcurrent Protection (undersized panel) | | | |
| 3.2 | Auxiliary or Larger Panel - doubled-taps, feed wire, crowded, grounding, ground/neutral joined, miswired | | | |
| 3.3/1.1 | Fuses / Breakers - damage, loose, overfused, 15 amp for branch circuits, fuse block | | | |
| 3.4/5 | 240 Volt Circuits/Linking | | | |
| 3.6 | Panel Wires - damage, overheated, loose | | | |
| 3.7/8 | Panel (Dead Front) Cover Plate - covers, fuses, unprotected openings | | | |
| 3.9/1.1 | Abandoned Wire in Panel / Connections in Panel | | | |
| 3.10 | Access to Panel | | | |
| 4.1 | BRANCH CIRCUIT WIRING - damage, loose (exposed) support, strain relief ducts/piping, undersized, extension cord, abandoned, exterior wiring | | | |
| | | <i>protect w/ conduit</i> | | <i>I V 0 MINOR</i> |
| 4.2 | Overloaded Circuits - more branch circuits | | | |
| 4.3 | Dedicated Circuits - furnace, fridge, water heater, range, dryer, A/C | | | |
| 4.4 | Knob-and-Tube - connections, damaged, brittle, suspect, replace when renovating | | | |
| 4.5 | Aluminum - special connectors, overheating, outlets, panel, loose, antioxidant | | <i>R B-KIT D D</i> | |
| | | | <i>see below</i> | |
| 5.1 | Lights / Ceiling Fans - inoperative, pot lights, damage, loose, exposed wires/bulbs | | | |
| 5.2 | Outlets - number, loose, damage, inoperative, miswired, worn, overheating | | <i>R KIT D D</i> | |
| 5.2.2 | Ungrounded Outlets - 3-prong, fill ground slot, GFCI | | | |
| 5.2.4 | Reversed Polarity Outlets | | | |
| 5.3 | Arc/Ground Fault Circuit Interrupters - test faulty, inoperative, desirable | | | |
| | | | | <i>may indicate knob & tube hidden behind finishes, further evaluate when replacing knob & tube</i> |
| 5.4 | Switches - damage, loose, obsolete, inoperative, location | | | |
| 5.5 | Junction Boxes - missing, loose, exposed wires, crowded | | | |
| 5.6 | Cover Plates - damage, outlets, switches, boxes | | | |

COMMENTS

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

Knob & tube visible @ basement to kitchen light, although this is the only area where knob & tube is visible, ungrounded outlets may be supplied by knob & tube. Further evaluate

HEATING

DESCRIPTION

| | | | |
|---|---|---|--|
| Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electricity <input type="checkbox"/> Wood (for Wood Stoves, see Interior 8.0) | 7.0 Chimney Liner: <input type="checkbox"/> None <input type="checkbox"/> Clay <input type="checkbox"/> Cement <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Not Visible | 9.0 Capacity: (input/output) <u>80</u> / <u>72</u> x 1000 BTU/hr Approx. Age: <u>1</u> / <u>15</u> yrs. old 19 <u>95</u> | 10.0 Failure Probability: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low Main Fuel Shut Off Valve at <u>gas meter</u> |
| 2.0 <input type="checkbox"/> Electric Heaters 3.0 <input checked="" type="checkbox"/> Furnace 4.0 <input type="checkbox"/> Boiler 15.9 <input type="checkbox"/> Hot Water Radiant Heat 15.10 <input type="checkbox"/> Electric Radiant Heat 18.0 <input type="checkbox"/> Combination Heating System | 17.0 <input type="checkbox"/> Steam Boiler 8.0 Efficiency: <input type="checkbox"/> Conventional <input type="checkbox"/> Mid <input checked="" type="checkbox"/> High | | |

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|---|------|----------|--------------------|
| | Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Oil Tank Not Visible 16.2 <input type="checkbox"/> Summer Test Procedure 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern. | | | |
| 10.0/12.1 | FURNACE - heat exchanger, rust, suspect, old, inoperative, service, retrofit | | | |
| 12.3 | Blower / Motor - noisy, dirty, adjust belt | | | |
| 12.4 | Humidifier - location, adjustment, leak, dirty, damper, inoperative, drained, not tested | | | |
| 12.5/6 | Air Filter / Electronic Filter - dirty, inoperative, service, damaged | | | |
| 12.7 | Fan / Limit Switch - adjustment | | | |
| 12.8 | Electric Plenum Heater - inoperative | | | |
| 15.7 | Motorized Dampers - adjustment, inoperative | | | |
| 15.1/2 | Supply / Return Ducts & Registers - number, location, connections, rust, obstructed - balance, damaged, see 13.0 in Cooling/Heat Pumps | | | <i>none to MBR</i> |
| 13/17.0 | BOILER - Hot Water / Steam - old, inoperative, service, leak | | | |
| 13.3/4 | Expansion Tank / Relief Valve - leak, waterlogged, discharge | | | |
| 13.5/6 | Pressure Reducing Valve / Back-flow Preventer - leak, adjustment | | | |
| 13.2/7 | High Temp. Limit / Low Water Cut-out - leak, adjustment | | | |
| 13.8/9 | Isolating Valves / Circulating Pump - leak, noisy, inoperative | | | |
| 15.3/4 | Radiators / Baseboards / Valves - leak, corrosion | | | |
| 15.5/6/8 | Bleed Valves / Piping / Zone Valves - leak, corrosion | | | |
| 18.0 | Combination Heating System - undersized, leaks, water temp | | | |
| 14.23 | ELECTRIC Heaters - inoperative, rust | | | |
| 14.21/22 | Elements & Wiring / Fuses & Breakers - safety, overfusing, exposed, burned, melted | | | |
| 15.9/10 | Radiant Heat - inoperative | | | |
| 14.24 | Heat Recovery Ventilator - dirty, duct connection, intake, exhaust, flow collars | | | |
| 11.0 | Gas Piping - leaks, material, support | | | |
| 14.20 | Oil Tank - leak, abandoned, oil piping, filter, location | | | |
| 14.3/4 | Oil Burner / Primary Control - adjustment | | | |
| 14.2/15 | Gas Burner / Gas Valve - adjustment, rust, flashback, leak | | | |
| 14.6/7 | Pilot & Thermocouple / Pilotless Ignition | | | |
| 14.16/12 | Heat Shield / Refractory - damage, exhaust gases | | | |
| 14.1/10 | Exhaust Flue / Barometric Damper - rust, connections, slope, inoperative, exhaust gases, plastic | | | |
| 14.17/18 | Chimney / Liner / Clean-out - dirty, obstructed, further investigation | | | |
| 14.5/11 | Combustion Air Clearance from Combustibles - inadequate - remove styrofoam sitting on furnace | | | |
| 14.8/9 | Vent Damper / Induced Draft Fan - inoperative, service | | | |
| 14.13/14 | Condensate Line / Pump - leak, dirty | | | |
| 14.19 | Thermostat - damaged, location, adjustment, loose | | | |

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

COOLING/HEAT PUMPS

DESCRIPTION NONE

1.0 Air Conditioning:

- 1.1 Air Cooled
- 1.2 Water Cooled
- 1.3 Independent System
- 1.4 Gas Chiller

2.0 Heat Pump:

- 2.1 Air Source
- 2.2 Auxiliary Heat
- 2.3 Ground/Water Source
- 2.4 Independent Unit

3.0 Cooling Capacity:

_____ / _____ / 24 x 1,000 BTU/hr

4.0 Failure Probability:

- High
- Medium
- Low

5.0 Approx. Compressor Age:

_____ / _____ / 15 yrs old
1995

19.0 House Fan:

20.0 Evaporative Cooler:

Motor:

- One Speed
- Two Speed

Roof Jack Condition:

Damper Location:

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|--|------|----------|------|
| | Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Not Found <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Restricted Access <input type="checkbox"/> Outdoor Coil Covered Outdoor Temperature Prevented Testing in: <input type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode <input checked="" type="checkbox"/> Heat Gain and Heat Loss Calculations Not Done <input type="checkbox"/> House Fan Not Tested <input checked="" type="checkbox"/> Window A/C Excluded <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 1.0 | AIR CONDITIONING - undersized?, old, service | | | |
| 2.0 | HEAT PUMP - undersized?, old, service | | | |
| 2.3 | Ground/Water Source - buried piping, supply well, discharge well, suspect | | | |
| 5.0 | Compressor - old, inoperative, noisy | | | |
| 6.0 | Plenum / Indoor Coil - dirty, corroded, frost, temperature drop - too great, too small | | | |
| 7.0 | Outdoor Coil - dirty, iced up, not level, fin damage | | | |
| 8.0 | Water Cooled Coil - leak | | | |
| 9.0 | Outdoor Fan - noisy, inoperative, damage, obstructed | | | |
| 10.0 | Condensate Tray / Line / Pump - leak, stains, blocked, inoperative, trap | | | |
| 11.0 | Refrigerant Lines - leak, damage, corrosion, insulation missing, seal at plenum/wall | | | |
| 12.0 | Indoor Fan - dirty, noisy, undersized?, vibration, adjustment | | | |
| 13.0 | Ductwork undersized?, disconnected, obstructed, dirty, rust, support, <u>see HEATING</u> incomplete, balancing, damaged | | | |
| 14.0 | Attic Ductwork Insulation - damage, incomplete | | | |
| 15.0 | Supplemental Cooling - if necessary | | | |
| 16.0 | Attic Drip Pan - leaking, missing, common drain - drain line - missing, disconnected | | | |
| 17.0 | Water Lines - supplied from pool, leak, damage | | | |
| 18.0 | Thermostat - damaged, location, adjustment, loose | | | |
| 19.0 | HOUSE FAN - old, inoperative, vent outside, wiring | | | |
| 20.0 | EVAPORATIVE COOLER - motor, connection, wiring, pump - spider tubes, clips, bleeder, water line, air gap - fan, tray, housing, roof jack, damper - old, leak, loose, inoperative, rust | | | |

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

Supply Temp: _____ / _____ / _____ Return Temp: _____ / _____ / _____ ΔT: _____ / _____ / _____

INSULATION

| | DESCRIPTION | | | | | | | | | | | | |
|---------------------------------------|------------------|-------------------|------------------|----------------|------------------|-------------------------|-----------------|-------------------------------------|--------------------|-------------------------------------|------------------------|------------|----------------|
| REFERENCE | Main Attic A | Second Attic A | Third Attic A | Main Flat B | Second Flat B | Cathedral / Sloped C | Knee Walls E | Wood-Frame Walls F | Masonry Walls G | Basement Walls I/J | Crawl Space Walls K | Floor L | Log Walls H |
| 2.0 Existing Amount (R-Value / Depth) | <i>no access</i> | | | | | | | | | | | | |
| 3.0 Glass Fiber | | | | | | | | <i>0-12</i> | | <i>0-12</i> | | | |
| 4.0 Mineral Wool | | | | | | | | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | | | |
| 5.0 Cellulose | | | | | | | | | | | | | |
| 6.0 Vermiculite | | | | | | | | | | | | | |
| 7.0 Wood Shavings | | | | | | | | | | | | | |
| 8.0 Plastic / Foam Board | | | | | | | | | | | | | |
| 9.0 Other | | | | | | | | | | | | | |

Note:
Adding insulation to a home is an improvement rather than a repair. Please read Section 19.0.

- 13.0 Air / Vapor Barrier**
 Plastic
 Kraft Paper
 Not Visible
 None Found

- 15.0 Roof Ventilation**
 Ridge Vent
 Roof Vent
 Gable Vent
 Soffit Vent
 Fascia Vent
 None Found
 Power Ventilator

- 15.0 Crawl Space Ventilation**
 To Exterior
 Into Basement
 None Found

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|---|------|----------|------|
| | <input checked="" type="checkbox"/> 10 / 11.0 Access Not Gained to: Attic/Roof Space / Wall Space/Crawl Space/Knee Wall Areas/Floor Space <input checked="" type="checkbox"/> Walls Spot Checked Only <input checked="" type="checkbox"/> Continuity of Air/Vapor Barrier Not Verified <input type="checkbox"/> Power Ventilator Not Tested <input type="checkbox"/> Attic/Crawl Space Viewed from Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. | | | |
| A | ATTIC - insulation - amount, wet, compressed, voids | | | |
| 13.0 | - air/vapor barrier - incomplete, wrong place, damage | | | |
| 15.0 | - ventilation - amount - roof, soffit, ridge - obstructed - roof, soffit, gable, baffle - condensation, rot, ice dams - power ventilator inoperative, suspect | | | |
| | Access Hatch - insulation, weather strip, fit | | | |
| B/C | FLAT / CATHEDRAL ROOF - insulation - amount, wet, condensation, suspect - ventilation - amount, none, suspect | | | |
| D | SKYLIGHT WELLS - insulation - loose, incomplete | | | |
| E | KNEE WALLS - insulation - incomplete, falling, damage | | | |
| 13.0 | - air/vapor barrier - wrong place, damage, incomplete | | | |
| F/G/H | WALLS - insulation - amount, suspect | | | |
| I/J/K | BASEMENT / CRAWL SPACES - insulation - amount, incomplete, damage, falling, rim joists | | | |
| 14.0 | - moisture or air/vapor barrier - incomplete, damage, wrong place | | | |
| 15.0 | - ventilation - obstructed, leak, rot | | | |
| L | FLOORS ABOVE UNHEATED AREAS - insulation - loose, fallen, incomplete, damage | | | |
| 14.0 | - air/vapor barrier - wrong place | | | |
| M | PIPES IN UNHEATED AREAS - insulation , location, heating cables | | | |
| N/O | DUCTWORK IN UNHEATED AREAS - insulation , condensation, rust, damage | | | |
| 16.0 | Exhaust Fan - vent outside | | | |
| 17.0 | Exposed Plastic/Foam Insulation - fire hazard, cover, remove | | | |
| 18.0 | Recessed (Pot) Lights - check/remove insulation - fire hazard | | | |

provide @ re-shingling

- add spray foam insulation to interior perimeter walls of C/S after improvements outlined in STRUCTURE & remove from under floor

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

See Comments on Page 3 of text re: Caulking and Weatherstripping. Please read Section 1.0 - Current Standards.

PLUMBING

DESCRIPTION

1.1.1 Service Piping into House:

- Lead Copper
 Plastic Not Visible
 Galvanized Steel

1.4 Supply Piping in House:

- Galvanized Steel Plastic
 Copper Brass
 Not Visible

Main Shut Off Valve at

SW Basement
1.4.1 Water Flow (Pressure): Functional

- Above Average Below Average
 Typical for Neighborhood _____

1.6 Water Heater:

- Conventional Induced Draft Tankless/Indirect
 Electric Gas Oil _____

 Estimated Age: _____ / 15 yrs

 Failure Probability high medium low

 Tank Capacity _____ / 40 gallons/liters

2.3 Waste Piping in House:

- Galvanized Steel Cast Iron
 Plastic Lead
 Copper Not Visible

2.7 Solid Waste Pump
2.8 Sump Pump
2.9 Laundry Tub Pump

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|---|------|----------|---------|
| | <input type="checkbox"/> Gas/Water Shut Off/Winterized <input type="checkbox"/> Main Valve Not Located <input type="checkbox"/> Well/Septic System Not Inspected Fixtures Not Tested/Not in Service: <input type="checkbox"/> Water Heater <input type="checkbox"/> Toilet <input type="checkbox"/> Sink <input type="checkbox"/> Basin <input type="checkbox"/> Bathtub <input checked="" type="checkbox"/> Hot Tub <input checked="" type="checkbox"/> Tub/Sink Overflows Not Tested <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Sauna <input type="checkbox"/> Shower <input type="checkbox"/> Bidet <input type="checkbox"/> Laundry Tub <input checked="" type="checkbox"/> Water Treatment Equipment Not Inspected <input type="checkbox"/> Restricted/No Access to: _____ <input checked="" type="checkbox"/> Concealed Plumbing Not Inspected <input checked="" type="checkbox"/> Isolating/Relief Valves & Main Shut-Off Valve Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 1.1 | SUPPLY- Public - piping to house, leak, pressure regulator, pressure/flow, lead | | | |
| 1.2 | Private - pump, tank - leak, waterlogged, rust, relief valve | | | |
| 1.3/5 | Main Shut Off Valve / Isolating Valve - leak, damaged, handle | | | |
| 1.4 | Piping - leaks, freezing, noise, rust, cross connections, support, pressure/flow - steel, lead, polybutylene | | | |
| 1.6 | Water Heater - wiring, combustion air, controls, valve, leak, drip pan, old - Tank - rust, leak, soot, relief valve, discharge tube - reduced, extend, location - Exhaust Flue / Damper / Draft Hood - slope, rust, connections, size, support - location, clearance from combustibles, exhaust gases, aluminum | | | |
| 1.7 | Circulating System - inoperative, pump | | | |
| 4.0 | Gas Piping - leaks, material, support, rust, bonding, installation | | | |
| 2.1/2 | WASTE Public / Private - odor, backup, clean out, unsealed openings, video scan | | | |
| 2.3 | Piping - leaks, slope, freezing, obstructions, replace lead /steel when renovating, rust, support | | | |
| 2.4/5 | Trap/Tail Piece/Floor Drain - leak, prime, dry, S-trap, corroded, not visible | | | |
| 2.6 | Venting - auto-vent, too short/tall, frost, suspect, siphon, diameter | | | |
| 2.7/9 | Solid Waste Pump / Laundry Tub Pump - inoperative, leak | | | |
| 2.8 | Sump Pump - inoperative, leak, backflow valve, clogged, lid, discharge, not visible | | | |
| 3.1/2 | FIXTURES - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap, eventual updating likely - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap | | | |
| 3.3 | Faucet - leak, inoperative, loose, stiff, drip handle, diverter, vegetable sprayer Faucet - leak, inoperative, loose, stiff, drip handle, shower head, diverter | | R B SAKW | 0 MINOR |
| 3.13 | Outdoor Faucet - leak, damage, shut off, loose | | | |
| 3.4 | Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism | | | |
| 3.5/6 | Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors | | | |
| 3.7 | Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage | | | |
| 3.8 | Whirlpool Bath - hand held shower, GFCl, pump, leak, settlement, noisy, motor-access, switch | | | |
| 3.9/10 | Bidet - leak, cracked, loose / Sauna - inoperative | | | |
| 3.11/12 | Bathroom / Kitchen Fan - inoperative, discharge outside, noisy, desirable, ductwork | | | |
| 3.14 | Laundry Tub - leak, damage, cracked, concrete, loose, slow drain | | | |

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

INTERIOR

DESCRIPTION

- | | | | |
|---|---|--|--|
| 1.0 Major Floor Finishes: <input checked="" type="checkbox"/> 1.1 Concrete <input checked="" type="checkbox"/> 1.2 Hardwood <input type="checkbox"/> 1.3 Softwood <input type="checkbox"/> 1.4/1.5 Carpet <input type="checkbox"/> 1.6 Resilient <input type="checkbox"/> 1.7 Ceramic/Quarry Tile <input type="checkbox"/> 1.8 Slate/Stone/Marble/Terrazzo <input type="checkbox"/> 1.9 Laminate | 3.0 Major Ceiling Finishes: <input checked="" type="checkbox"/> 3.1 Plaster/Drywall <input type="checkbox"/> 3.2 Acoustic Tile <input type="checkbox"/> 3.3 Suspended Tile <input type="checkbox"/> 3.4 Metal <input type="checkbox"/> 3.5 Stucco/Textured/Stipple 2.2 Wood 6.0 Windows: <input checked="" type="checkbox"/> 6.1.1 Single/Double Hung <input type="checkbox"/> 6.1.2 Casement <input type="checkbox"/> 6.1.3 Sliders <input type="checkbox"/> 6.1.4 Awning <input type="checkbox"/> 6.1.5 Fixed <input type="checkbox"/> 6.1.7 Skylights <input type="checkbox"/> 6.1.8 Solariums 6.2 Glazing: <input type="checkbox"/> 6.2.1 Single <input type="checkbox"/> 6.2.2 Double <input type="checkbox"/> 6.2.3 Triple <input checked="" type="checkbox"/> 6.2.4 Primary Plus Storm | 7.0 Exterior Doors: <input checked="" type="checkbox"/> Solid Wood <input type="checkbox"/> Hollow Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Garage <input type="checkbox"/> Storm <input type="checkbox"/> French <input type="checkbox"/> Sliding Glass <input type="checkbox"/> Plastic/Fiberglass 8.0 Fireplaces: <input type="checkbox"/> 8.1 Masonry <input type="checkbox"/> 8.2 Zero Clearance <input type="checkbox"/> 8.3 Insert <input checked="" type="checkbox"/> 8.4 Gas <input type="checkbox"/> 8.5 Coal <input type="checkbox"/> 8.6 Roughed-In <input type="checkbox"/> 8.7 Non-Functional <input type="checkbox"/> 8.8 Wood Stove <input type="checkbox"/> None | 9.0 Party Walls: <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> None In Attic <input type="checkbox"/> Not Visible |
|---|---|--|--|

10.0 BASEMENT/CRAWL SPACE LEAKAGE

-
- Evidence of leakage
-
-
- Cannot predict how often or badly crawl space or basement will leak
-
-
- Read Section 10.0 in the text before taking action

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

| Reference | Limitations | Task | Location | Time |
|-----------|---|------|-----------------|--|
| | <input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input type="checkbox"/> Storage/Furnishings In Some Areas Limited Inspection <input checked="" type="checkbox"/> Quality Of Chimney Draw Cannot Be Determined <input checked="" type="checkbox"/> No Comment Made on Cosmetic Finishes <input type="checkbox"/> Fireplace in use <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. | | | |
| 1.0 | FLOORS - water stains, loose, cracked, slope, bouncy, patched, damage, worn | | | |
| 2.0 | WALLS - water stains, loose, cracked, patched, damage | | - typical flaws | |
| 3.0 | CEILING - water stains, loose, cracked, sag, patched, damage - CO / smoke detectors | | | |
| 4.0 | TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware | | | |
| 5.0 | STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch | | | - very hazardous to basement, post caution |
| 6.0 | WINDOWS - Primary / Storm - glass, sash, frame, sill, screen, hardware, - caulking, putty, weatherstripping - water damage, loose, cracked, broken, paint/stain, rot, condensation, lost seal, leak slope, operability, original lower quality units | | | |
| 6.1.7 | Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal | | | SEE ROOFING |
| 7.0 | DOORS - main, garage (man-door), storm, french, sliding - glass, sash, frame, sill, screen, hardware, weatherstripping - damage, leak, adjust, trim, rot, operability, lost seal | | | |
| 8.0 | FIREPLACES / WOOD STOVES - inspect / sweep chimney before using - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - chimney draw, combustible clearances, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage | | | remove paint from exterior vent IF 5/16 @ minor |
| 9.0 | PARTY WALLS | | | |
| 10.0 | BASEMENT / CRAWL SPACE LEAKAGE - efflorescence, stains, dampness, prior repairs 1. - gutters, downspouts, grading, driveways - attempt these improvements first 2. - cracks/form ties 3. - excavation, damproofing, tile - consider as a last resort - suspect, evidence of prior repairs | | | |

COMMENTS

-
- See Supplementary Section
-
- Inappropriate Materials or Installation