

► **HOME INSPECTION
AUTHORIZATION FORM**

Property

Address: 25 Elm Grove Inspection Date: March 22/10
Toronto Inspection Time: NOON

Client

Name: LISTING AGENT Home Phone: _____
 Address: KIM KEHOE 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: March 22/10
 Client Signature: LISTING AGENT

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

March 22 / 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>Due for resurfacing</i>
EXTERIOR	<i>Maintenance needed</i>
STRUCTURE	
ELECTRICAL	
HEATING	<i>Boiler nearing end of serviceable life</i>
COOLING/HEAT PUMPS	<i>N/A</i>
INSULATION	
PLUMBING	
INTERIOR	<i>See basement leakage</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)												
Porch(es)												
Garage												

- 3.0 Chimneys:**
- Metal
 - Stucco over Metal
 - Asbestos Cement
 - Mutual
 - Abandoned
 - Wood over Metal
 - Masonry over Metal
 - Masonry
 - Partially Removed
 - None

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

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<p>Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____</p> <p>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"/> _____</p> <p>Chimney/Flashing Inspection Limited By: _____</p> <p><input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.</p> <p><input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.</p>			
1.0	<p>ROOFING -1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches</p> <p>Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Second - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Third - old, damage, patched, cracked, curled, missing, rot, loose, leak</p> <p>Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak</p> <p>Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak</p> <p>Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak</p> <p>Garage - old, damage, patched, cracked, curled, missing, rot, leak</p>			
2.0	FLASHINGS - replace when re-roofing			
2.1	Valley - 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	<p>CHIMNEY(S)</p> <p>Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p> <p>Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p> <p>Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust</p>			

*R ALL ON 8000-10,000
Strip & resurface
all*

*R N/W 1-2 2000+
-rebuild chimney or cover
gas equipment to direct
vents to remove*

COMMENTS

See Supplementary Section Inappropriate Materials or Installation

EXTERIOR

DESCRIPTION

- | | | | | |
|--|---|--|---|---|
| 1.0 Gutters & Downspouts:
<input type="checkbox"/> 1.0 Integral/Built-in
<input checked="" type="checkbox"/> 1.1 Aluminum
<input type="checkbox"/> 1.1 Galvanized Steel
<input type="checkbox"/> 1.1 Plastic
<input type="checkbox"/> 1.1 Copper
<input type="checkbox"/> 1.1 Wood
<input type="checkbox"/> 1.2 Discharge Below Grade
<input checked="" type="checkbox"/> 1.2 Discharge Above Grade | 2.0 Lot Topography:
<input checked="" type="checkbox"/> Flat
<input type="checkbox"/> Towards House
<input type="checkbox"/> Away From House
<input type="checkbox"/> Ravine | 4.0 Wall Surfaces:
<input checked="" type="checkbox"/> 4.1 Brick
<input type="checkbox"/> 4.2 Stone
<input type="checkbox"/> 4.3 Block
<input type="checkbox"/> 4.4 Stucco/EIFS
<input type="checkbox"/> 4.5 Wood Siding
<input type="checkbox"/> 4.6 Metal Siding
<input type="checkbox"/> 4.7 Vinyl Siding
<input type="checkbox"/> 4.8 Wood Shingles | <input type="checkbox"/> 4.9 Asphalt Shingles
<input type="checkbox"/> 4.10 Fiber Cement
<input type="checkbox"/> 4.11 Clay Shingles
<input type="checkbox"/> 4.12 Slate
<input type="checkbox"/> 4.13 Insulbrick
<input type="checkbox"/> 4.14 Artificial Stone
<input type="checkbox"/> 4.15 Hardboard or Plywood | 9.0 Retaining Walls:
<input type="checkbox"/> Wood
<input type="checkbox"/> Concrete
<input type="checkbox"/> Stone
<input type="checkbox"/> Masonry
<input type="checkbox"/> Other _____ |
|--|---|--|---|---|

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input type="checkbox"/> Restricted/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			
1.2	†DOWNSPOUTS - discharge above grade 6ft from house, splash block(s) - loose, connections, clogged, tile, damage, split, extend to lower gutter		I N/E	0 minor
2.0	†LOT GRADING - slope away from house, swale, drain, low areas		I S/W	0 minor
2.1	†Window Wells - needed when re-grading, damage, wood/soil			
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		R V O D	
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill	<i>some flashings being replaced @ time of inspection, replace remaining windows & sills where rotted.</i>		
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			
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade			<i>wall repair & tuckpoint @ masonry D 1000 4</i>
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, 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			
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

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

STRUCTURE

DESCRIPTION

3.0 Foundations:

- Poured Concrete
- Masonry Block
- Stone
- Brick
- Clay Tile
- Piles and Grade Beams
- Piers
- Wood
- Not Visible/None

4.0 Configuration:

- Basement
- Crawl Space
- Slab-on-Grade

5.0 Floor Construction:

- Joists
- Trusses
- Concrete
- Not Visible

6.0 Exterior Wall Construction:

- Masonry
- Wood Frame
- Wood Frame, Brick Veneer
- Steel Frame
- Log
- Post and Beam
- Not Visible

7.0 Roof and Ceiling Framing:

- 7.1 Rafters/Roof Joists
- 7.4 Trusses
- 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"/> 10% 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>- page/tiepoint with basement finishing.</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	Posts / Columns - out of plumb, adjust, rot, rust, spall, footing?			
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	Concrete Floors - broken up, improperly sloped, suspended, heaved <i>see INTERIOR</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 - wood/soil contact, prior treatment			

COMMENTS

- See Supplementary Section Inappropriate Materials or Installation

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 type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum	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
2.4/5 Service Size: ____/____/100 Amps (240Volts)	3.0 Distribution Panel Rating ____/____/100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers	5.2 Outlets: <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Ungrounded Number: <input type="checkbox"/> Minimal <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Upgraded	
2.6 Main Disconnect/Service Box: Rating ____/____/100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: <u>North Basement</u>	3.2 Auxiliary Panel(s) <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____		

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			
3.3/1.11	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			
3.9/11	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			
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			
5.1	Lights / Ceiling Fans - inoperative, pot lights, damage, loose, exposed wires/bulbs			
5.2	Outlets - number, loose, damage, inoperative, miswired, worn, overheating			
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			
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

HEATING

DESCRIPTION

Fuel <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Oil <input type="checkbox"/> Wood <small>(for Wood Stoves, see Interior 8.0)</small>	7.0 Chimney Liner: <input type="checkbox"/> None <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Clay <input type="checkbox"/> Not Applicable <input type="checkbox"/> Cement <input type="checkbox"/> Not Visible	9.0 Capacity: (input/output) ___ / <u>125</u> / <u>100</u> x 1000 BTU/hr Approx. Age: ___ / ___ / <u>27</u> yrs. old 10.0 Failure Probability: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low Main Fuel Shut Off Valve at <u>apartment</u>
2.0 <input type="checkbox"/> Electric Heaters 3.0 <input type="checkbox"/> Furnace 4.0 <input checked="" type="checkbox"/> Boiler 17.0 <input type="checkbox"/> Steam 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	8.0 Efficiency: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> High <input type="checkbox"/> Mid <input type="checkbox"/> _____	

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"/> Chimney Clean-out Not Opened 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Oil Tank Not Visible <input checked="" type="checkbox"/> Radiator/Zone Valves Not Tested 16.2 <input type="checkbox"/> Summer Test Procedure <input checked="" type="checkbox"/> Heat Loss Calculations Not Done 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input checked="" type="checkbox"/> Safety Devices Not Tested <input type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <input type="checkbox"/> Circulating Pump 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. <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			
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			
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:

____/____/____ x 1,000 BTU/hr

4.0 Failure Probability:

- High
- Medium
- Low

5.0 Approx. Compressor Age:

____/____/____ yrs old

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	N/A		
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, 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													
<p>Note: Adding insulation to a home is an improvement rather than a repair. Please read Section 19.0.</p>	Main Attic	Second Attic	Third Attic	Main Flat	Second Flat	Cathedral / Sloped	Knee Walls	Wood-Frame Walls	Masonry Walls	Basement Walls	Crawl Space Walls	Floor	Log Walls	<p>13.0 Air / Vapor Barrier</p> <input type="checkbox"/> Plastic <input type="checkbox"/> Kraft Paper <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> None Found <input type="checkbox"/> _____ <p>15.0 Roof Ventilation</p> <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Roof Vent <input type="checkbox"/> Gable Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Fascia Vent <input type="checkbox"/> None Found <input type="checkbox"/> Power Ventilator <input type="checkbox"/> _____ <p>15.0 Crawl Space Ventilation</p> <input type="checkbox"/> To Exterior <input type="checkbox"/> Into Basement <input type="checkbox"/> None Found <input type="checkbox"/> _____
REFERENCE	A	A	A	B	B	C	E	F	G	I/J	K	L	H	
2.0 Existing Amount (R-Value / Depth)	<i>no access</i>													
3.0 Glass Fiber									0	0				
4.0 Mineral Wool														
5.0 Cellulose														
6.0 Vermiculite														
7.0 Wood Shavings														
8.0 Plastic / Foam Board														
9.0 Other														

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input 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) <i>increase @ re-roofing</i> - 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			

COMMENTS

<input type="checkbox"/> See Supplementary Section <input type="checkbox"/> Inappropriate Materials or Installation <input checked="" type="checkbox"/> 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 S/W 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: _____ / 16 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 <u>pipng to house</u> , leak, pressure regulator, pressure/flow, <u>lead</u> - <i>contact city re subsidized</i>			
1.2	Private - pump, tank - leak, waterlogged, rust, relief valve <i>replacement of main</i>			
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 - <i>abandoned electric water heater still connected to plumbing supply can be removed</i> - 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, <u>loose</u> , stiff, drip, handle, diverter, vegetable sprayer <i>RKIT D minor</i> Faucet - leak, inoperative, loose, stiff, drip, handle, shower head, diverter			
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, GFCI, 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:

- 1.1 Concrete
- 1.2 Hardwood
- 1.3 Softwood
- 1.4/1.5 Carpet
- 1.6 Resilient
- 1.7 Ceramic/Quarry Tile
- 1.8 Slate/Stone/Marble/Terrazzo
- 1.9 Laminate

2.0 Major Wall Finishes:

- 2.1 Plaster/Drywall
- 2.2 Paneling
- 2.3 Brick/Stone
- 2.4 Concrete/Concrete Block
- 2.5 Stucco/Texture/Stipple

3.0 Major Ceiling Finishes:

- 3.1 Plaster/Drywall
- 3.2 Acoustic Tile
- 3.3 Suspended Tile
- 3.4 Metal
- 3.5 Stucco/Textured/Stipple
- 2.2 Wood

6.0 Windows:

- 6.1.1 Single/Double Hung
- 6.1.2 Casement
- 6.1.3 Sliders
- 6.1.4 Awning
- 6.1.5 Fixed
- 6.1.7 Skylights
- 6.1.8 Solariums
- 6.2 Glazing:**
 - 6.2.1 Single
 - 6.2.2 Double
 - 6.2.3 Triple
 - 6.2.4 Primary Plus Storm

7.0 Exterior Doors:

- Solid Wood
- Hollow Wood
- Metal
- Garage
- Storm
- French
- Sliding Glass
- Plastic/Fiberglass

8.0 Fireplaces:

- 8.1 Masonry
- 8.2 Zero Clearance
- 8.3 Insert
- 8.4 Gas
- 8.5 Coal
- 8.6 Roughed-In
- 8.7 Non-Functional
- 8.8 Wood Stove
- None

9.0 Party Walls:

- Masonry
- Wood Frame
- None In Attic
- 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	CEILINGS - 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		P T O D	
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		see EXTERIOR	
6.1.7	Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal			
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 DO NOT USE - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - consider conversion to gas - chimney draw, combustible clearance, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage			
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