

FOUNDATION: ACCESS Typical/ restricted Foundation Seismic Bolts retrofit Upgrade Recommended

Full basement Crawl space Slab Post tensioned slab Combination Gradebeamed Upgrade

Pier/piling (elevated) Original construction Dug out Expanded Columns concrete / block / brick / metal/ wood

MATERIALS: Brick Block (Parged/ unparged) Terra Cotta Stone (loose) Poured Concrete Wood

SETTLEMENT NOTED: Slight Moderate Ongoing Adequate repairs made ?

HOUSE IS: Stone Solid masonry /cavity wall Brick veneer (W/O weeps) Wood frame Floor: trusses / joists / reinforced

Roof Trusses / Rafters Log Tremor Resist / Retrofit Hurricane / flood resist ? Tie Beams end braces retrofit:

Earth Earth sheltered

FRAMING: Settlement Slight Moderate Ongoing Adequate repairs made ? Access impaired

LIGHT FRAMING: Temporary supports / beams / columns Past fire damage ?

WOOD BORERS: Past activity Evidence of treatment Repairs adequately made ? Not completely seen

MISC: Additions/outbuildings (expanded septic ?) Access impaired shallow crawl space ? Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: _____

COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED AMATEUR WORK/REPAIRS

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

Check with a professional engineer, pest control contractor, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS small	
B FOUNDATION bulged/cracked		one time settlements / poor drainage	
Excess load Tree root Settled slab		b SLAB cracked/shrinkage/finish	
Ongoing settlement soft mortar		<input type="checkbox"/> Cold Pours <u>Form Ties</u> Porous wall	
C FOOTING size/placement/undercut/rotation		d DETERIORATED support/s column/s	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post	
<input type="checkbox"/> COLUMN unsound / eccentric load		rd g ROT/DECAY Subfloor/joist/beam/sill plate/post	
rd G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
rd H CANTILEVER/S unsound/rotted		rd i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		rd j CONDITIONS conducive to wood ROT	
J WALL FRAMING rotted/decayed/Woodborers ?		k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi layered support	
L Span/header/column/support nails		m FLOORS deflecting / springy	
M LINTEL/ARCH Settled Deflected		n ROOF sags / ponds Cracked rafter/s	
N BRICK VENEER separation settlement		rd o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		rd p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination	
rd Q PORCH BEAM rot/decay Expanding Lintels		r LINTEL rusted / expanded	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?			

* - House is modular construction

F. There are no visible columns in the basement (in finished walls). A column has been removed at the SW end of the basement. Recommend certification stating that the structure has been properly supported at the main beam.

c. Form tie at NE corner should be removed to prevent rusting and possible foundation cracking. All of the form tie stubs should be sealed with concrete to prevent rusting.

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked. EMF Electromagnetic Fields ?

ACCESS: Typical restricted Utility off/system not checked Voltage 120/240/208 1 3 Phase Main Breaker

Approx. Amps: Entrance cable 200 Meter base ? Main Box/es 200 / EXPANDED SYSTEM

Underground Weatherhead Breakers fuses Buzz/hot (resettable) Useful Upgrade

PANEL: Location: Main Panel Basement - NE

Sub Panel: Same **Main Disconnect:** Same

Labeled unlabeled (partial) Single multiple trough

Expansion Room Y R N

A/C Readily Accommodated Y T N N/A

Loose wiring in panel Hostile environment

GROUNDING: Plumbing/gas/rod foundation multiple central ? Surge suppressor/s Lightning rods useful upgrade/s

GROUND FAULT BREAKER/S: Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

PLUG DISTRIBUTION: Minimum typical upgraded two/three hole type/combination Hidden devices/switches?

WIRING: Closet/Custom/Pool Lighting Outbuilding/Yard Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power Substandard maintenance Circuit check recommended

AMATEUR WORKMANSHIP:

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Check with an electrician, code authority, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE		a ENTRANCE/MAJOR APPLIANCE LEADS loose	
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
* C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S BLOWN FUSES	
D UNFUSED/UNPROTECTED circuit/s (>5')		c MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	
E OVERFUSING		<input checked="" type="radio"/> <u>CIRCUIT(S) not connected in panel</u>	
F WATER/RUSTED connections in box		<input checked="" type="radio"/> <u>EXTENSION cords SPLICED</u> wires	
G SHORT CIRCUIT burned/frayed wiring		f FRAYED appliance wires PLUGS	
<input checked="" type="radio"/> <u>GFCI/ARC Fault/Circuit Breaker bad/broken</u> .		g ADAPTERS Nonpolarized/ungrounded	
LNA I KNOB AND TUBE wiring system		<input checked="" type="radio"/> <u>WIRES/BOXES uncovered/loose</u> unprotected	
J EXTENDED major appliance circuit		FIXTURES broken/defective clearance ?	
K GROUND BONDING STRAP/ROD missing/loose		i RECEPTACLES dead/ungrounded	
L CONTACT HAZARD exterior/interior		painted/broken/covers/rusted/loose	
		poor connections reversed polarity	
		j SWITCHES/DIMMERS defective	
		multiple pole needed	
		<input checked="" type="radio"/> <u>ANTENNA</u> Close wire contact/ <u>ungrounded</u>	
		<input checked="" type="radio"/> <u>ENTRANCE</u> frayed/ <u>in trees</u>	
		m METER/ENTRANCE CABLE loose/frayed/drip leg	
		n OUTSIDE FIXTURES open to weather	
		o WIRE/PANEL damage/inappropriate	
		p DOORBELL nonfunctional	
		<input checked="" type="radio"/> <u>SUB PANEL</u> bonding/grounding ?	
		d. Wire at top right of electric panel not attached to circuit. Unused wiring should be removed from panel.	
		h. Several uncovered boxes and uncapped wiring. Outlet uncovered in bedroom NE	
		hanging low voltage cable and telephone lines should be raised to prevent contact - preferable height is 12'	
		k. Antenna is unnecessary. Recommend removal.	
		l. Keep tree branches trimmed back and clear from entrance cable to prevent disruption of service.	
		q. Sub-panel cover could not be removed due to closet door.	

ACCESS: (A) Typical **A** restricted **B** Utilities off/equipment not checked **B** Dry system Water Pressure _____ PSI Reducing valve Upgrade
WATER: (C) Public ? **D** Private Separate **E** together **F** Shallow **F** deep **G** abandoned
TREATMENT: (Ha) Hookups **Hb** Equipment **Hc** Operating ? **Hd** Bottled water **I** Fixture stains **J** Quality test recommended
MAIN SHUTOFF: (K) Location Basement Clothes Closet **K** Poor access **L** FIXTURE SHUTOFFS: Y N **La** Some
M Backflow/Anti-siphon devices **N** HOSEBIBBS Standard/Frostproof/off **N** access, needed ? **N** Valve **N** petcock

Street/well supply line: _____ **Internal Supply lines:** _____ **Drain, Waste, Vents (mechanical): Exterior**
a Lead **a** Gal **c** Brass **d** Copp **e** Plas ? **a** Gal **b** Brass **c** Copp **d** Plas **a** Gal **b** Cast **c** Lead **d** Copp **e** Plas

WASTE: (R) Public ? **S** Private septic system **S** (Infringements) Expansion room ?
T Pump dependent system/cistern

INSURANCE INFORMATION:
 % supply piping updated _____
 Number of years ago _____

MISC: Hot tub Whirlpool Steam bath Sauna Jacuzzi
 Lawn sprinklers (work) ? Zones _____ Well Problems: _____

TILE: **A1** Mastic/Mud/Painted **B1** Previous repairs: _____ **B1** Vulnerable

ATTENTION: **A1** Sewer pipe through wall **E1** Bar/laundry pump **E1** Small/old septic system **E1** Orangeburg ? **H1** Check/flush valve
H1 Fixtures W/O overflow/painted/relined/fiberglass **H1** Tub W/O Access **K1** Ceramic tub/stall **K1** Safety Glass? Enclosure ? **M1** Fixtures/pipes overhead/outside wall
N1 Fire Sprinkler **N1** Old gas lighting system **N1** rigid pipe/seismic area **N1** Lead supply line **N1** Cisterns

(R1) Rough in/partial **A1** House trap **T1** Stains tub/shower _____ Problems
 (U1) WASHER: **N/A** Age _____ Replace Prob. H M L \$ _____ W/D connection/s available
 (V1) DRYER: **N/A** Age _____ Replace Prob. H M L \$ _____ Gas/electric **A1** Un-vented/long/cold/Plastic
 (W1) WATER HEATERS: #1 Age _____ Replace Prob. H M L \$ _____ #2 Age _____ Replace Prob. H M L \$ _____ Gas (X1) electric (Y1) oil
 (Z1) LP gas **A2** solar **B2** Heat pump **C2** Circulated **D2** Integral boiler **E2** _____ / _____ Gal. Tank/s **F2** strap/flex line upgrade **G2** Instant **H2** Central
AMATEUR WORK: **I2** **A2** Substandard Maintenance

L2 Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less (?)
M2 Check with a plumbing contractor, code authority, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A WELL/SEPTIC failure/equip. out/repairs		a FLOOD RIM Laundry tub "S" trap backvent ?	
B GRAY/BLACK water septic remains ?		b DRAIN slow/stopped/incline trap/missing	
C EXTRACTOR PUMP failure/seal		c STORM WATER to sanitary sewer	
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		d WATER HAMMER hangers/unlike metals	
E FROZEN SYSTEM present/past ?		e WATER HEATER leak/drain/clean dip tube ? adjust flame shield/flue connection/backdraft ? elements/thermostat/thermocouple ? extension pipe	
F FREEZE VULNERABLE pipes pumps ?		f FIXTURES missing/loose/marred/crack stained/chipped/peeling/crazing	
G SHOWER/TUB leak split? Rusted		g HARDWARE clog/chatter/reverse/rebuild WELL	
H CROSS CONNECTION Supply/Waste ?		h POPUP DRAIN CONTROL repair/missing	
I TILE REPAIR Wall protection		i VALVE repack/washer/seat handle/no access	
J T/P VALVE needed/relocate ?		j TOILET loose/leaks/hardware/flush/cracked	
K DWV/SUPPLY Pipes Leaking/broken Lead ? ...		k SHOWER DOORS/HEAD repair hardware caulk	
L BACKVENT missing/location ?		l TILE caulk/grout/reset/replace shower guards	
M BRASS PIPE Deposits Copper/lead Acid		m BATH FANS out/noisy/extend Upgrade	
A. Well water tested by outside vendor		n TUB COMPRESSION SEALS out/no access ?	
Septic System tested at time of inspection. System operated as designed. Recommend pumping of system at transfer of property and regular maintenance thereafter.		o GAS leak/valves/drip legs/flex pipe	
		p DRIP TRAY water heater/washing machine/air handler ..	
		q LEAKS/CORROSION pipes/fittings/other	
		r SPRINKLER REPAIRS	
		s WASHER/DRYER drip pan/hoses/knob/noisy/vent	

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ACCESS: (A) Typical (A) restricted ATTIC ACCESS: (A) Typical (B) restricted (B) none ENTERED: Fully Partially _____

WALLS/CEILINGS: Plaster (C) Wood (D) Rock (E) Wire lath (F) Drywall (G) Paneling (H) Beaverboard (I) Acoustic tile
 (J) Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints
 (P) HI HAT Recessed lighting fixtures (Q) (no access) (Q) PREVIOUS WALL/CEILING REPAIRS: _____

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl
 (X) Carpet (Y) Slate (Z) Marble (A1) Cork Other: _____

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) double other: _____
 (E1) Single/double hung (F1) Casement (G1) Sliding (H1) Awning ?
 (I1) Jalousie (J1) Fixed (K1) Original (L1) upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: (O1) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: (P1) Prefab # _____ (Q1) masonry # _____ (R1) unlined/relined ? (S1) Without damper/s (T1) Firebrick ? (U1) Access restricted

INSULATION: (U1) Attic _____ ? R Value 30 Wall _____ ? R Value _____ (W1) upgrade
(R=Retrofitted P=Partial U=Upgrade Recommended) 2x4 2x6

ATTIC VENTILATION: (X1) Typical/ (X1) restrictive/damaged (Y1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (Z1) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FANS: (A2) Bath (B1) discharge to attic (B2) Attic/thermostat (C2) Whole house (unguarded) (D2) Ceiling paddle fans Upgrade _____

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (E2) Masonry/gypsum (F1) Open _____

MISC: (F2) Garage Door: (F2) Auto Reversing (F2) Non-reversing Release (G1) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
 Elevator: (I2) inclinator (tension safety) (J2) Security/Intercom System (K2) Central Vacuum (L1) PAINT: FRESH LEAD ? Pre-1976

*Pest Telltales: (M1) Exterminate/clean/deodorize (N1) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (O2) Substandard Maintenance: _____

(Q2) Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less (?)
 (R2) Check with a professional engineer, code official, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	
B WOOD STOVE clearance/creosote		stains/spalling/repairs	
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligatoring	
(D) HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	
RD G FRIABLE ASBESTOS ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/renail	
I Condensation/ventilation/ice dams ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod	
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor barrier vents blocked/pests/screening	
(K) FLOOR stained/swelled/rotted damaged		j FAN/S attic/whole house out/mounting	
L CARPET Worn/Torn/Stained/pet odor		k GARAGE DOOR broken/sags/tracks/springs/ locks/power supply/remotes ?	
M WINDOW/DOOR repair/replace/secure		l BATH TRANSOM loose/missing	
N PARTY/FIRE WALL material type/missing/ incomplete		m CENTRAL VACUUM out/activators ?	
(O) SMOKE ALARM missing/inoperative/location		(n) STAIR Risers uneven railing PULLDOWN	
D. Follow manufacturers recommendations. Do not use higher wattage bulbs than specified on fixture. Recommend replacing bulbs with fluorescent bulbs (do not use fluorescent bulbs with dimmers)		o VAPOR RETARDER in attic missing/reversed	
K. Kitchen floor in basement - sheet vinyl torn		n. Recommend installation of stair railing at the basement sairs	
O. Smokes and carbon Monoxides to be tested and certified by Fire Marshal			

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EXTERIOR: ACCESS: Typical restrictive none ROOF: ACCESS: Typical restrictive none

ROOF INSPECTION TYPE: Walked/viewed from: edge/ground ROOF PITCH: Steep Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)	ROOFING LEGEND		
MAIN	A	10	1	H M L \$	A= <input type="radio"/> Asphalt Shingle	AL= <input type="radio"/> Aluminum Panel	M= <input type="radio"/> Metal
PORCH(ES)				H M L \$	BUR= <input type="radio"/> Built UP Roofing	CP= <input type="radio"/> Corrugated Plastic	SP= <input type="radio"/> Single Ply Membrane
BAY				H M L \$	RM= <input type="radio"/> Rolled Mineral	S= <input type="radio"/> Slate	WS= <input type="radio"/> Wood Shake/Shingle
GARAGE				H M L \$	TC= <input type="radio"/> Terra Cotta/Clay/Concrete	V= <input type="radio"/> Vinyl	Open/Solid Sheath/Felts
OTHER				H M L \$	AC= <input type="radio"/> Asbestos Cement	CS= <input type="radio"/> Composite Shingles	

SKYLIGHT/S (Curb/s flush) ROOF COATING (asphalt/polyurethane/) ROOF HATCH Penetrations,Flashing

REPAIRS to roof/flashing HIGH Maintenance/VULNERABLE areas:

5 YR. Maintenance Budget: \$ Mold/Moss/Discoloration noted:

GUTTERS: Incomplete Attached Box Trough Yankee Internal Alum Galv Copper Vinyl Wood

Screens Underground Drains 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD Drop Panel / no "Z" flashing Shiplap Board + Batten Shingle/Shake Pressboard

Asphalt shingle Asbestos cement Aluminum/steel (ground recommended)/vinyl Other no "J" channel

stucco (permastone) Texture/EIFS Stone/brick/block Painted Masonry SOFFIT/TRIM Unstable Materials

CHIMNEY(S): gable/ eave/ridge/other No cricket GAS: lawn light/Grill abandoned LAWN SPRINKLER Zones

PREVIOUS REPAIRS: stoops/steps/walks Upgrade TREES: Large/overhanging

DRAINAGE: Recent improvements/repairs made Swale/french drain close to house

IMPROVEMENTS: POOL Heated Cover Repairs TENNIS COURT lights Retain/seawall/s

SITE: Above/below street Risk H M L Test YARD: Flat/ rolling/steep Waterfront/flood ? Debris

DRIVEWAY: dirt/gravel/asphalt/concrete/brick Slab/freeze SUBSTANDARD MAINTENANCE Paint Fresh Lead ? Pre-1976

AMATEUR WORK: L2 Porch/deck/dock 5 Yr. replace prob. H M L \$

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MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sidewall/chimney/base	
C ROOF PITCH sagging/ponding		c CHIMNEY cap/weathering repairs	
<input checked="" type="radio"/> D SHEATHING/RAFTER Rot likely ?		d MASONRY flaking/point/clean/repair	
E CHIMNEY Roof height/top repair		<input checked="" type="radio"/> e GUTTER realign/re nail/clean/repair Add	
F MASONRY Repair/point up/parge		f VENT SPOUT add/clean secure/extend	
G BRICK flaking/spalling		g VENT STACK opens below roof	
H SIDING/TRIM Clean/repair/replace/paint/stain		<input checked="" type="radio"/> h SIDING buckled/kinked/delaminated split/loose/rotted/decayed ? No "J" Channel	
I PAINT failure/chalked		<input checked="" type="radio"/> i TRIM/SIDING Caulk/paint/repair Roof contact Wood borers Earth contact	
J STUCCO texture bulge/crack(s) EIFS		<input checked="" type="radio"/> j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
K PARAPET WALL Soffit damage		<input checked="" type="radio"/> k CAULK windows/doors/thresholds/utilities/slabs	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		l STOOP/walk/patio/drive voids/repairs	
M STOOP/STEP/SLAB Repair/replace		m BREEZEWAY/GARAGE/SLAB settled/seal	
N DRIVEWAY repair/slope/drain		n DRIVEWAY/SLABS drain to house	
O RETAIN/SEAWALL repair/rebuild/replace		o LANDSCAPE grading/swales/catches	
* P POOL repairs/fencing Tripping hazard/s		p RETAIN/SEAWALL point/weepholes/repair	
* Q OUTBUILDING (S E H P E) Placement ?		<input checked="" type="radio"/> q FENCE posts/slats rotted/decayed/broken	
		r TREES/LIMBS/VINES/SHRUBS trim/remove	
		s Form boards/debris pests present	
		t IRON work/rail rusted/damaged	
		u COLUMN BASE rot/crush vent holes	
		v PARAPET WALL soffit damage	
		e. There is only a small section of gutter over the back door. Recommend installation of gutter along entire south fascia.	
		i. keep mulch at least 8" from bottom of wood siding	
		j. Deck stairs are in need of treatment. Wood is split and nails need to be hammered in.	

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