

SITE & GROUNDS

Driveway: asphalt concrete gravel other

S NS NA Comments: _____

Sidewalks/Walkways: concrete paver other

S NS NA Comments: _____

Retaining Walls: Location _____

concrete block wood other weepholes

S NS NA Comments: _____

Site Grading and Drainage:

S NS NA Comments: _____

Grading at House Wall:

S NS NA Comments: _____

Trees and Shrubs:

S NS NA Comments: _____

Fences and Gates:

wood chain link iron masonry other

S NS NA Comments: _____

Window Wells: metal brick concrete other

S NS NA Comments: _____

Steps to Building: wood concrete metal other

Proper landing Handrails No Handrails

S NS NA Comments: _____

Patio: asphalt concrete paver other

S NS NA Comments: _____

Balcony: wood metal concrete other

Cantilevered Support Brackets

S NS NA Comments: _____

Deck: wood composite metal other

On-grade Raised Guardrail No Guardrail

S NS NA Comments: _____

Porch: wood composite metal other

Columns: wood metal concrete other

Open Enclosed Guardrail No Guardrail

S NS NA Comments: _____

Out Buildings: _____

Inspected Not Inspected

S NS NA Comments: _____

EXTERIOR & STRUCTURE

Year Built: _____ Unknown

Type: Single Duplex Condo Multi-Unit

Stories: 1 1.5 2 3

Foundation:

Concrete Block Masonry Piers Other

S NS NA Comments: _____

Columns:

Wood Block Steel Concrete Other

S NS NA Comments: _____

Exterior Wall Structure:

Wood frame Other 2x4 2x6

S NS NA Comments: _____

Exterior Wall Covering:

Wood Vinyl Alum Brick Stucco Other

Earth-to-Wood Swelling Delamination

Holes Deflections Unsealed Paint Peeling

Open joints Gaps No Weepholes

S NS NA Comments: _____

Trim: Wood Vinyl Aluminum Other

S NS NA Comments: _____

Exterior Doors:

Wood Metal French Sliding

S NS NA Comments: _____

Exterior Windows:

Vinyl Aluminum Wood Storm Windows

Double-hung Casement Sliding Awning

S NS NA Comments: _____

Eaves and Soffits:

Wood Vinyl Aluminum Other

S NS NA Comments: _____

Downspouts:

Vinyl Aluminum Extensions No Extensions

S NS NA Comments: _____

Gas Meter and Piping: Location _____

S NS NA Comments: _____

Exterior Receptacles: GFCI Non-GFCI

S NS NA Comments: _____

Chimney(s): Location(s) _____

Brick Block Masonry Metal

S NS NA Comments: _____

Garage Exterior:

S NS NA Comments: _____

Comments: _____

ROOF COMPONENTS

Style: Gable Hip Flat Gabrel Mansard

Cross-Gabled Cross-Hipped Flat Other

Roof Covering:

Asphalt Wood Tile Slate Metal Other

Layers: 1 2 3 Approximate Age: _____

S NS NA Comments: _____

Roof Visibility: 25% 50% 75% 100%

Inspected From: Ground Level w/ Binoculars

Top of Ladder Walk on Roof Surface

S NS NA Comments: _____

Exposed Flashing:

Galvanized Aluminum Copper Tin Other

Drip Edge: Yes No Valleys: Open Closed

S NS NA Comments: _____

Skylights: Flush Raised

S NS NA Comments: _____

Roof Vents:

Ridge Static Turbines Power Other

S NS NA Comments: _____

Chimneys:

Cap Rain Cap Spark Arrester Clearance

Step/Counter Flashed Visible Flue Cricket

S NS NA Comments: _____

Gutters and Downspouts:

Aluminum Vinyl Galvanized Copper Other

Extensions No Extensions Splash Guards

S NS NA Comments: _____

PLUMBING

Water Service: Public Private Unknown

NOT INSPECTED INACCESSIBLE

Water Meter Private Well Pressure Tank

Main Shut-off Location: _____

Fuel Service: Gas LPG Oil N/A

NOT INSPECTED INACCESSIBLE

Fuel Tank: Outside Inside Underground

Main Shut-off Location: _____

S NS NA Comments: _____

Water Entrance: 3/4-inch Minimum

NOT INSPECTED INACCESSIBLE

Copper Galvanized Plastic Other

Main Shut-off Location: _____

S NS NA Comments: _____

Supply Pipes:

Metal: Copper Galvanized Other

Plastic: PEX CPVC PVC PB Other

S NS NA Comments: _____

Plumbing Fixtures:

Functional Flow Functional Drainage

Hose Bibs: Tested Not Tested N/A

S NS NA Comments: _____

Drain, Waste, Vent:

NOT INSPECTED INACCESSIBLE

Water Disposal: Public Private Unknown

PVC ABS Cast Iron Copper Other

S NS NA Comments: _____

Sump Pump: Tested Not Tested N/A
Submersible Pedestal Covered
 Discharge Point: Yard Other
S NS NA Comments: _____

Waste Pump: Tested Not Tested N/A
 Type: Sanitary Waste Solid Waste
 Discharge Point: Sewer Line Other
S NS NA Comments: _____

Water Heater: Gas LPG Oil Other
 Model: _____ Serial: _____
 Age: _____ Capacity: _____
TPR Valve Extension Seismic Restraint
 Shut-offs Present: Gas Water Drain
Draft Diverter Pitched Flue Powervent
S NS NA Comments: _____

ELECTRICAL

Service Type: Overhead Underground
NOT INSPECTED INACCESSIBLE
Mast/Cap Bracket/Weatherhead NA
Drip Loop Acceptable Clearance NA
S NS NA Comments: _____

Main Panel: Location _____
 Service Conductors: Copper Aluminum
 Amps: 60 100 150 200 Other
 Volts: 120 240 Other
Breakers Fuses Pull-Out Blocks
 Main Shut-Off Breaker: Yes No
 Circuits Labeled: All Partial None
S NS NA Comments: _____

Main Panel Grounding:
 Ground Conductor Observed: Yes No
 Conductor Type: Copper Aluminum
 Electrode: Pipes Rod Ufer Unknown
 Neutral/Ground Bonded Yes No Unknown
 Water Pipe Bonded Yes No Unknown
S NS NA Comments: _____

Main Panel Branch Circuits: Quantity _____
 Conductor Type: Copper Aluminum Other
NM AC Rigid Conduit Other
 Over Current Protection: Yes No Unknown
S NS NA Comments: _____
Subpanel: Location _____

Feeder Conductors: Copper Aluminum
 Over Current Protection:
At Main Panel At Subpanel
 Main Shut-Off Breaker: Yes No
 Amps: 60 100 150 200 Other
 Volts: 120 240 Other
Breakers Fuses Pull-Out Blocks
 Circuits Labeled: All Partial None
 Neutral Bus Isolated: Yes No Unknown
S NS NA Comments: _____

Outlets, Fixtures, Switches:
 GFCI: Bathroom Kitchen Garage Exterior
 Within 6' of all interior plumbing: Yes No
 Grounded Outlets: Yes No Unknown
 Correct Polarity: Yes No Unknown
S NS NA Comments: _____

Smoke Alarms: Tested Not Tested
In All Bedrooms In All Adjacent Areas
In Some Areas Only On Each Floor
 Carbon Monoxide Alarm: Yes No
S NS NA Comments: _____

Comments: _____

ATTIC

Entryway:

NOT INSPECTED INACCESSIBLE

Scuttle Stairs Pull-down

Viewed from: Inside Opening Only

Percent Viewable: 25 50 75 80

S NS NA Comments:

Roof Frame:

Truss Rafter Not Determined

Construction: 2x4 2x6 Other

Sheathing: Plywood OSB Other

S NS NA Comments:

Insulation: Depth: inches

Loose-fill Batt Not Determined

Type: Cellulose Fiberglass Other

Baffles Present Vapor Barrier on Floor

S NS NA Comments:

Ventilation:

Soffits Ridge Flat Turbine Louvers

Fan Whole House Fan

S NS NA Comments:

Flues and Vent Pipes:

Proper Clearance Terminations outside

Holes or Gaps Leaks Vent Termination

S NS NA Comments:

Moisture or Leaks:

Some Staining None Observed

S NS NA Comments:

INTERIOR

Number of: Bedrooms: Bathrooms:

Floors: Hardwood Carpeted Laminate Vinyl

S NS NA Comments:

Walls:

Drywall/Plaster Paneling Wood Masonry

Other

S NS NA Comments:

Ceilings:

Drywall/Plaster Paneling Wood Masonry

Other

S NS NA Comments:

Entry Door(s):

Wood Metal Insulated: Yes No

S NS NA Comments:

Other Entry Door(s)

Sliding Glass French Insulated: Yes No

S NS NA Comments:

Interior Doors:

S NS NA Comments:

Stairs/Railings:

S NS NA Comments:

Windows:

Double Hung Casement Sliding Fixed

Wood Metal Vinyl Dual Pane

Insulated glass Storm Windows

S NS NA Comments:

Moisture Observed:

Low Moderate Extensive

S NS NA Comments:

Fireplace: Operated Not Operated

Metal Prefab Free Standing Wood Stove

S NS NA Comments:

BATHROOM 1

Location: Main Upper Lower _____

Toilet:

S NS NA Comments: _____

Sink:

Shut-offs Func. Flow Func. Drainage

S NS NA Comments: _____

Ventilation: To Exterior To Interior None

S NS NA Comments: _____

Bathtub: Built-in Stall Shower Whirlpool

S NS NA Comments: _____

Shower Walls: Tile Fiber Glass Other

S NS NA Comments: _____

Floor: Vinyl Tile Carpet Other

S NS NA Comments: _____

Receptacles: GFCI Non-GFCI

S NS NA Comments: _____

Moisture Observed:

Low Moderate Extensive

S NS NA Comments: _____

BATHROOM 2

Location: Main Upper Lower _____

Toilet:

S NS NA Comments: _____

Sink:

Shut-offs Func. Flow Func. Drainage

S NS NA Comments: _____

Ventilation: To Exterior To Interior None

S NS NA Comments: _____

Bathtub: Built-in Stall Shower Whirlpool

S NS NA Comments: _____

Shower Walls: Tile Fiber Glass Other

S NS NA Comments: _____

Floor: Vinyl Tile Carpet Other

S NS NA Comments: _____

Receptacles: GFCI Non-GFCI

S NS NA Comments: _____

Moisture Observed:

Low Moderate Extensive

S NS NA Comments: _____

BATHROOM 3

Location: Main Upper Lower _____

Toilet:

S NS NA Comments: _____

Sink:

Shut-offs Func. Flow Func. Drainage

S NS NA Comments: _____

Ventilation: To Exterior To Interior None

S NS NA Comments: _____

Bathtub: Built-in Stall Shower Whirlpool

S NS NA Comments: _____

Shower Walls: Tile Fiber Glass Other

S NS NA Comments: _____

Floor: Vinyl Tile Carpet Other

S NS NA Comments: _____

Receptacles: GFCI Non-GFCI

S NS NA Comments: _____

Moisture Observed:

Low Moderate Extensive

S NS NA Comments: _____

KITCHEN

Cabinets:

S NS NA Comments: _____

Counters: Laminate Solid Surface Other

S NS NA Comments: _____

Flooring:

Vinyl Tile Wood Carpet Other

S NS NA Comments: _____

Ventilation:

To Exterior To Interior No Fan

S NS NA Comments: _____

Sink:

Shut-offs Func. Flow Func. Drainage

S NS NA Comments: _____

Receptacles: GFCI Non-GFCI

S NS NA Comments: _____

Moisture Observed:

Low Moderate Extensive

S NS NA Comments: _____

Disposal: Make _____ Model _____

Functional Non-functional Not Tested NA

Comments: _____

Dishwasher: Make _____ Model _____

Functional Non-functional Not Tested NA

Comments: _____

Range/Oven: Make _____ Model _____

Nat. gas Propane Electric

Functional Non-functional Not Tested NA

Comments: _____

Microwave: Make _____ Model _____

Functional Non-functional Not Tested NA

Comments: _____

Refrigerator: Make _____ Model _____

Functional Non-functional Not Tested NA

Comments: _____

Trash Compactor: Make _____ Model _____

Functional Non-functional Not Tested NA

Comments: _____

BASEMENT/CRAWLSPACE

Full Partial Crawlspace None

Stairs Int. Opening Ext. Opening Blocked

S NS NA Comments: _____

Foundation Type:

Concrete Block Brick Stone Piers Other

S NS NA Comments: _____

Piers/Columns:

Concrete Block Brick Stone Wood Other

S NS NA Comments: _____

Stairs:

S NS NA Comments: _____

Floor: Concrete Dirt Gravel Other

S NS NA Comments: _____

Walls: Finished Unfinished Obstructed

S NS NA Comments: _____

Ceiling: Finished Unfinished Obstructed

S NS NA Comments: _____

Insulation: Walls Ceiling Rim Joists Other

S NS NA Comments: _____

Ventilation:

Louvers Screened Vents Windows Ducts

S NS NA Comments: _____

Vapor Barrier: Floor Walls Not Visible

S NS NA Comments: _____

Ceiling Floor Joists: Visible Not Visible

S NS NA Comments: _____

Ceiling Sub flooring: Visible Not Visible

S NS NA Comments: _____

Floor Drain: Visible Not Visible

S NS NA Comments: _____

Sump Pump: : Visible Not Visible

Tested Not Tested Water Visible

S NS NA Comments: _____

Moisture Observed:

Low Moderate Extensive

S NS NA Comments: _____

HEATING SYSTEM

Heating System Location: _____
 Natural Gas LP Gas Electric Oil Wood

Furnace Age: _____ Capacity: _____

 Forced Air Heat Pump Boiler Radiant

 S NS NA Comments: _____
Fuel Source: Unit Turned On/Not Turned On
 Public Gas Supply Propane Tank Electricity

 Oil Tank in Basement Oil Tank Buried

 S NS NA Comments: _____
Heat Exchanger:
 Partially Observed Not Visible

 S NS NA Comments: _____
Heat Distribution: Ductwork Baseboards
 Radiators Other
Pipes: Galvanized Copper Other
 S NS NA Comments: _____
Unit Venting: S NS NA

Comments: _____

Combustion Air: Outdoor Air Indoor Air
 S NS NA Comments: _____
Humidifier: Tested Not Tested
 S NS NA Comments: _____
Air Filters: Washable Disposable Other
 S NS NA Comments: _____
Supplemental Heat Location: _____
 Wood Gas/Propane Electric Other

 S NS NA Comments: _____

Comments: _____

COOLING SYSTEM

 SYSTEM NOT OPERATED, BELOW 65 DEGREES.

We do not operate air conditioning systems when exterior temperatures are below 65°F to avoid the risk of damaging the system.

Air Conditioning Unit Location: _____

Age: _____ Capacity: _____

 S NS NA Comments: _____
Conditioning Type: Tested Not Tested
 Central Evap. Cooler Window Units Other

 S NS NA Comments: _____
Electrical Disconnect Location: _____
 S NS NA Comments: _____
Air Distribution: Ductwork Other
 In Each Room Not in All Rooms

 S NS NA Comments: _____

GARAGE/CARPORT

 Attached Separate Building Carport
Vehicle Door(s): Tested/Not Tested
 S NS NA Comments: _____
Door Opener(s): Tested/Not TestedAutomatic Reverse: Yes NoObstruction Sensors: Yes No
 S NS NA Comments: _____
Flooring: Concrete/Wood/Other
 S NS NA Comments: _____
Walls/Windows/Ceiling
 S NS NA Comments: _____
Separation Wall: Firewall/No Firewall
 S NS NA Comments: _____
Door to Living Space:
 Solid Rated Hollow Core Self-closing

 S NS NA Comments: _____
Ventilation: Observed None Observed
 S NS NA Comments: _____
Moisture Observed:
 Low Moderate Extensive

Comments: _____

Receptacles: GFCI Non-GFCI
 S NS NA Comments: _____