

# Property Inspection Report

**Prepared For:** \_\_\_\_\_

(Name of Client)

**Concerning:** \_\_\_\_\_

(Address or Other Identification of Inspected Property)

\_\_\_\_\_  
(Real Estate Office)

\_\_\_\_\_  
(Agent)

\_\_\_\_\_  
(Title Company)

\_\_\_\_\_  
(Closing Date)

**By:** \_\_\_\_\_

(Name and License Number of Inspector)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Name and License Number and Signature of Sponsoring Inspector, if required)

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items as required in the Standards of Practice. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was  Occupied  Vacant   
Parties present at inspection  Buyer  Seller  Listing Agent  Buyers Agent

Documents provided to inspector  Sellers Disclosure  Engineers Report  Previous inspection report  
Weather Condition during inspection  Sunny  Overcast  Raining  Snowing

Outside temperature during inspection ° Time of inspection

Inspection Scope  Full  Limited - Reason

Additional written information provide with this inspection report  Yes  No

Cost of inspection services to be paid at  Inspection  Closing  By Mail

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments: The inspector will describe the type of foundation and floor structure and inspect the foundation, related structural components and slab surfaces. He will report any post-tensioned cable ends that are not protected.

The inspector will inspect the crawl space area to determine the general condition of the foundation components. He will report his crawl space inspection point and any limits on visibility. He will also report crawl spaces that do not appear to be adequately ventilated. The inspector will not enter a crawl space or any areas where headroom is less than 18 inches and the width of the access opening is less than two feet or where he reasonably determines conditions or materials are hazardous to his health or safety.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement.

- |  |   |  |
|--|---|--|
| Type of Foundation                     | <input checked="" type="checkbox"/> Slab on Grade | <input type="checkbox"/> Post Tension Cable      |
|  | <input type="checkbox"/> Floating Slab            |  |
|  | <input type="checkbox"/> Basement                 | <input type="checkbox"/> Raised Pier and Beam    |
| Visible Floor Types                    | <input type="checkbox"/> Concrete Slab            | <input type="checkbox"/> Wood Framing            |
|  | <input type="checkbox"/> Wood on Ground           | <input type="checkbox"/> Steel Support Structure |
| Pier and Beam Crawl Space              | <input type="checkbox"/> Accessible               | <input type="checkbox"/> Not Accessible          |
| Crawl Space inspected                  | <input type="checkbox"/> From opening             | <input type="checkbox"/> From under home         |
| Visibility of Crawl Space              | <input type="checkbox"/> Full                     | <input type="checkbox"/> Limited                 |
| Limited under                          | <input type="checkbox"/> Bathroom                 | <input type="checkbox"/> Kitchen                 |
| Type of Ventilation                    | <input type="checkbox"/> Screened Vents           | <input type="checkbox"/> Power Vents             |
| Vapor Barrier Present                  | <input type="checkbox"/> Yes                      | <input type="checkbox"/> No                      |
| Crawlspace or Floor Insulation Present | <input type="checkbox"/> Yes                      | <input type="checkbox"/> No                      |
|  |   | Thickness None                                   |

Foundation Performance:

**B. Grading & Drainage**

Comments: The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

--	--

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect)

Comments: The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not make a determination regarding the remaining life expectancy of the roof covering. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems.

- Type of Roof Covering
- Wood Shingle
  - Clay Tile
  - Tab Composition
  - Good / New
  - Roof
  - Ladder
  - Unable to make a close observation due to
  - Evidence of previous repairs to flashings / skylights / other penetrations
  - This house has an overlay roof.
- Wood Shake
  - Concrete Tile
  - Rolled Composition
  - Average
  - Ground
  - Slate
  - Aged

Picture of	Picture of
------------	------------

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments: The inspector will identify the type of roof structure and inspect the roof. He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof.

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation and vapor retarders visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth.

- Roof Type
- Wood frame
  - Attic
  - Soffit vents
  - Ridge vents
  - Steel frame
  - Attic access opening
  - Exhaust ports
  - Wind Turbine(s)
  - No access
  - Gable vents
  - Power Turbine(s)

Approximate Depth of Attic Insulation: \_\_\_\_\_ inches Type of Insulation Fiberglass

Vapor Barrier  Visible  Not Visible

Visible evidence of moisture penetration evident in

--	--

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**E. Walls (Interior & Exterior)**

Comments: The inspector will identify the type of wall structure and coverings of the interior and exterior walls. He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Visible Wall Construction  
Exterior Cladding

- |   |  |                                       |
|---|--|---------------------------------------|
| <input checked="" type="checkbox"/> Wood framing  | <input type="checkbox"/> Metal framing |                                       |
| <input checked="" type="checkbox"/> Brick masonry | <input type="checkbox"/> CMU masonry   | <input type="checkbox"/> Concrete     |
| <input type="checkbox"/> Stucco                   | <input type="checkbox"/> EIFS          |                                       |
| <input type="checkbox"/> Wood siding              | <input type="checkbox"/> Vinyl Siding  | <input type="checkbox"/> Metal Siding |
| <input type="checkbox"/> Other                    |  |                                       |

Evidence of water penetration evident at  
General exterior cladding condition:

**F. Ceilings & Floors**

Comments: The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Ceiling Structure is Sheetrock

Evidence of water penetration evident on

**G. Doors (Interior & Exterior)**

Comments: The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

**H. Windows**

Comments: The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.

Safety glass installed in hazardous locations

**I. Fireplace / Chimney**

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

of the adequacy of the draft or perform a chimney smoke test.

- Type of fireplace  Masonry  Metal Insert  Wood stove/insert
- Type of chimney  Tile  Brick  Metal
- Attic Firestop  Area accessible  Not accessible
- Chimney Cap  Present  Not present
- Combustion Air Vent  Present  Not present
- Gas Valve / Logs  Present  Not present
- Chimney observed  From ground  From roof

**J. Porches, Decks, and Carports (Attached)**

Comments: The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

**K. Other**

Comments: The inspector will inspect retaining walls near the house, walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will also inspect and report any visible deficiencies in interior and exterior steps, stairways, balconies and railings. He will report any spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings. He will inspect a representative number of the installed cabinets.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

## II. ELECTRICAL SYSTEMS

**A. Service Entrance & Panels**

Comments: The inspector will describe the visible wiring type, the amperage and voltage rating of the service and the locations of the main disconnect and sub panels. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and subpanels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent protectors for the size of conductor being used and the sizing of listed equipment of overcurrent protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or subpanels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

In homes that have aluminum wiring, the inspector will report the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

Wire Type(s) found in Main and Sub Panels:       Copper       Aluminum     

Appropriate Connections:       Present       Not Present  
 Approved Copper / Aluminum Devices  
 Pig Tailed Connections       Crimp Connections  
 Other

Location of Main(s) / Sub Panel(s) / Disconnect(s)

Nominal Voltage 120 / 240      Service Ampacity      Wiring Methods Non Metallic Cable

Picture of panel	Picture of sub panel

**B. Branch Circuits**

Comments: The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect all accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords. He will inspect the operation of smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will report the absence of smoke detectors.

- Branch circuit wiring  Copper  Aluminum
- Random inspection of outlets / switches performed
- Branch circuit wiring is  Grounded 3 wire  Ungrounded 2 wire
- GFCI protection at  Kitchen  Bar  Bathroom  Laundry
- Whirlpool  Garage (note for freezer use)
- Exterior outlets (below 5'6")  Pool/Spa light

### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of system: Forced Air - Split System  
 Configuration and Energy Source: Horizontal Flow - Electric

Comments: The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

- Furnace is  Fully accessible  Partially accessible  Not accessible
- Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable
- Branch Line  Iron / Flex  Copper

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

--	--

**B. Cooling Equipment**

Type of system: Split System                      Type of Refrigerant: R - 22

Energy Source: Electric

Comments: The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

Unit Manufacture

Primary condensation drainline termination point(s)

Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°

Window Air Conditioners                       Present    Not Present

--

**C. Ducts and Vents**

Comments: The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report improperly sealed ducts and flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue and vent systems.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures or other circumstances are conducive to safe operation without damage to the equipment.

Filter Type                      Fiberglass                      Size(s)

--

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

### IV. PLUMBING

**A. Water Supply System and Fixtures**

Comments: The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

Type of supply lines  Copper  Galvanized Iron  
 PVC/CPVC  Polybutylene   
 Anti Siphon / Back Flow / Air Gap(s)  Present  Not Present  
 Location of Water Shutoff valve(s)

**B. Drain, Wastes and Vents**

Comments: The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells, sprinkler systems swimming pools or solar water heating systems.

Type of waste lines  PVC  Iron  Tile

**C. Water Heating Equipment**

Energy Source: Gas

Comments: The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent pipe, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. He will also report deficiencies in piping material, piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination.

Type of Water Heater Present: Tank -Gas

- T & P Valve  Operated  Not Operated because
- Safety Pan and Drain Installed  Yes  No
- Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable
- Branch Line  Iron / Flex  Copper
- Type of Observable Vent Pipe  Double Wall  Single Wall  Cement / Asbestos
- Garage Unit(s): Physically Protected  Yes  No
- 18 inch Floor Clearance  Yes  No

Unit Manufacture

--	--

**D. Hydro-Therapy Equipment**

Comments: The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report deficiencies in the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

- GFCI  Present  Not Present
- Access Cover  Available  Accessible  Not Available and/or Accessible

--

**V. APPLIANCES**

**A. Dishwasher**

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

--

**B. Food Waste Disposer**

Comments: The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**C. Range Hood**

Comments: The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Vent  Recirculates Air  Vents to Exterior  Vent not Present

**D. Ranges / Ovens / Cooktops**

Comments: The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

Type of Range	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Type of Oven	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>
Oven Temperature when set at 350°		°	°

**E. Microwave Cooking Equipment**

Comments: The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

**F. Trash Compactor**

Comments: The inspector will operate the unit and report a unit that is not securely mounted or does not operate. He will also report any unusual noise or vibration.

**G. Bathroom Exhaust Fans and/or Heaters**

Comments: The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

Vents terminate outside the structure

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**H. Whole House Vacuum Systems**

Comments: The inspector will operate the unit and inspect all accessible outlets throughout the house. He will report if the unit does not operate.

**I. Garage Door Operators**

Comments: The inspector will operate the overhead garage door both manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

Door Operated  Manually  Automatic door controls

**J. Door Bell and Chimes**

Comments: The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible parts.

**K. Dryer Vents**

Comments: The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

**L. Other Built-in Appliances**

Comments: The inspector will inspect and report any deficiencies in condition or operation of other built-in appliances that are specifically noted in this section.

The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration.

Smoke Detectors  Present  Not Present

**VI. OPTIONAL SYSTEMS**

**Lawn Sprinklers**

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will report deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

Anti Siphon Valve(s) Present

Back Flow Preventers Present

Shut Off Valve(s) Present

Location of Shutoff Valve

Number of Zones

Control Panel located in

Areas of non coverage

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C= Comment only

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**Swimming Pools and Equipment**

Comments: The inspector will describe the type of construction and inspect the pool or spa. He will not fill the pool, spa or hot tub with water. He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. The inspector will not dismantle or otherwise open any components or lines. He will not uncover or excavate any lines or other concealed components of the system. He will report aboveground water leaks. He will report deficiencies in pool surfaces, tiles, copings, decks, slides, steps, diving boards and other equipment. He will also report deficiencies in the drains, skimmers, valves, filter tank or pressure gauge. He will report the absence of enclosures and any deficiencies in fences and gates.

The inspector will report missing pool lights, lights that do not function and lights that lack Ground Fault Circuit Interrupter (GFCI) protection. He will report pump motors, controls and sweeps that do not function or those that lack proper wiring and circuit protection. He will report pump motors, blowers or other electrical equipment that lack visible external grounding.

The inspector will inspect any heating equipment present and report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks. He will not inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, water ionization devices or water conditioners.

Unit is a:  Swimming Pool  Spa  Pool / Spa Combination  
 Type of pool/spa construction  Gunite  Fiberglass  Vinyl   
 GFCI on Pool / Spa Light  Present  Not Present  
 Type of Heater  Not Present  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Fence / Enclosure  Present  Not Present

Picture of Pool	Picture of Pump Equipment
-----------------	---------------------------

**Gas Lines**

Comments: The inspector will inspect and report deficiencies in the condition and type of all accessible and visible gas piping. He will report the location of the gas shut-off valve. He will test the gas lines by using a local or an industry-accepted procedure. The inspector will not inspect for the existence of the sacrificial anode or its bonding.

Gas Leak Test  Performed  Not Performed  
 Location of Gas Shutoff valve