

Report for _____

Client:
Phone Number:
Other Info:

Date:
Start Time:

End Time:

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Crawl Space (If Present) Viewed From:

Comments:

(1) inspect slab surfaces, foundation framing components, subflooring, and related structural components;

(2) report:

(A) the type of foundation(s):

(B) the vantage point from which the crawl space was inspected:

(3) generally report present and visible indications used to render the opinion of adverse performance, such as: open or offset concrete cracks; binding, out-of-square, non-latching, warped, or twisted doors or frames; framing or frieze board separations; out-of-square wall openings or separations at wall openings or between the cladding and window/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking or deflecting masonry cladding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios;

(4) report as Deficient:

exposed or damaged reinforcement; a crawl space that does not appear to be adequately ventilated; crawl space drainage that does not appear to be adequate; deteriorated materials; damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; non-supporting piers, posts, pilings, columns, beams, sills, or joists; and damaged retaining walls related to foundation performance; and

Location of Cracks:

Exterior	Interior

Signs of Movement:

B. Grading & Drainage – Comments:

(1) improper or inadequate grading around the foundation (to include flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From:

Comments:

Report:

evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and evidence of water penetration

(3) report as Deficient:

a roof covering that is not appropriate for the slope of the roof: **Yes No**

deficiencies in: roof covering materials; flashing details; skylights; and other roof penetrations;

D. Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

(1) report:

(C) evidence of water penetration

(2) report as Deficient:

attic space that does not appear to be adequately ventilated; deficiencies in installed framing members and decking; deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; missing insulation; deficiencies in attic access ladder and access opening; and deficiencies in attic ventilators.

E. Walls (Interior & Exterior) – Comments:

Interior Walls

(1) report evidence of water penetration:

(2) report as Deficient:

doors and hardware that do not operate properly; deficiencies related to structural performance or water penetration; and lack of fire separation between the garage and the residence and its attic space.

Exterior Walls

(1) report evidence of water penetration:

(2) report as Deficient:

the lack of functional emergency escape and rescue openings in all sleeping rooms;

the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage; missing or damaged screens; deficiencies related to structural performance or water penetration;

(E) deficiencies in:

claddings; water resistant materials and coatings; flashing details and terminations; the condition and operation of exterior doors, garage doors, and hardware; and window operation and components.

F. Ceilings & Floors – Comments:

G. Doors (Interior & Exterior) – Comments:

H. Windows – Comments:

- (1) inspect the window and door glazing:
- (2) report as Deficient:
 - insulated windows that are obviously fogged or display other evidence of broken seals;
 - deficiencies in glazing in windows and exterior doors;
 - deficiencies in the glazing weather stripping and glazing compound; and
 - the absence of safety glass in hazardous locations.

I. Stairways (Interior & Exterior) – Comments:

- (1) spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and
- (2) deficiencies in steps, stairways, landings, guardrails, and handrails.

J. Fireplace/Chimney - Comments:

- (1) built-up creosote in visible areas of the firebox and flue: **Yes No**
- (2) the presence of combustible materials in near proximity to the firebox opening: **Yes No**
- (3) the absence of fireblocking at the attic penetration of the chimney flue, where accessible: **Yes No**
- (4) an inoperative circulating fan: **Yes No**
- (5) deficiencies in the:
 - 1. (A) damper;
 - 2. (B) lintel, hearth, hearth extension, and firebox;
 - 3. (C) gas log lighter valve and location;
 - 4. (D) combustion air vents; and
 - 5. (E) chimney structure, termination, coping, crown, caps, and spark arrestor.

K. Porches, Balconies, Decks, and Carports – Comments:

- (1) inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; and
- (2) report as Deficient:
 - 1. (A) on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter;
 - 2. (B) deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and C) deficiencies in, or absence of required, guardrails and handrails.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – *Comments:*

- (a) Service entrance and panels. The inspector shall report as Deficient: a drop, weatherhead, or mast that is not securely fastened to the structure; the lack of a grounding electrode system; the lack of a grounding electrode conductor; the lack of a secure connection to the grounding electrode system; deficiencies in the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances; electrical cabinets, gutters, meter cans, and panel boards that are not secured to the structure; are not appropriate for their location; have deficiencies in clearances and accessibility; are missing knockouts; or are not bonded and grounded; cabinets, disconnects, cutout boxes, and panel boards that do not have dead fronts secured in place with proper fasteners; conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes; trip ties not installed on 240 volt circuits; deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters; deficiencies in the compatibility of overcurrent devices and conductors; deficiencies in the overcurrent device and circuit for labeled and listed 240 volt appliances; a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage; the absence of appropriate connections, such as copper/aluminum-approved devices; the absence of anti-oxidants on aluminum conductor terminations; the lack of a main disconnecting means; the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas; and failure of operation of installed arc-fault circuit interrupter devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

(2) manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke; and

(3) report as Deficient:

(A) the lack of ground-fault circuit interrupter protection in all: bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen countertop receptacles; and laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink;

(B) the failure of operation of ground-fault circuit interrupter protection devices: **Yes** **No**

Which ones:

(C) receptacles that:

are damaged; are inoperative; have incorrect polarity; are not grounded, if applicable; display evidence of arcing or excessive heat; are not securely mounted; or have missing or damaged covers;

(D) switches that:

are damaged; are inoperative; display evidence of arcing or excessive heat; are not securely mounted; or have missing or damaged covers;

(E) deficiencies in or absences of conduit, where applicable; (F) appliances and metal pipes that are not bonded or grounded; (G) deficiencies in wiring, wiring terminations, junctions, junction boxes, and fixtures; (H) the lack of equipment disconnects; (I) the absence of appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches; (J) improper use of extension cords; (K) deficiencies in smoke alarms that are not connected to a central alarm system;

(L) the lack of smoke alarms:

in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments: Serial Number:

(2) report as Deficient:

an inoperative unit; deficiencies in the controls and operating components of the system; the lack of protection from physical damage; burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; deficiencies in mounting and operation of window units; and deficiencies in thermostats;

(3) in electric units, report as Deficient deficiencies in:

operation of heating elements; and condition of conductors; and

(4) in gas units, report as Deficient:

gas leaks; the presence of forced air in the burner compartment; flame impingement, uplifting flame, improper flame color, or excessive scale buildup; the lack of a gas shut-off valve; and

(E) deficiencies in:

conditioned, combustion, and dilution air; gas shut-off valves and locations; gas connector materials and connections; and the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

B. Cooling Equipment

Type of System:

Comments: Serial Number

(2) report as Deficient:

(A) inoperative unit(s): **Yes No**

(B) inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector: **Yes No**

(C) inadequate access and clearances: **Yes No**

(D) noticeable vibration of the blower fan or condensing fan: **Yes No**

(E) deficiencies in the condensate drain and auxiliary/secondary pan and drain system: **Yes No**

(F) water in the auxiliary/secondary drain pan: **Yes No**

(G) a primary drain pipe that terminates in a sewer vent: **Yes No**

(H) missing or deficient refrigerant pipe insulation: **Yes No**

(I) dirty evaporator or condensing coils, where accessible: **Yes No**

(J) damaged casings on the coils: **Yes No**

(K) a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces: **Yes No**

(L) deficiencies in mounting and operation of window or wall units: **Yes No**

(M) deficiencies in thermostats. **Yes No**

C. Duct System, Chases, and Vents – *Comments:*

(1) damaged ducting or insulation, improper material, or improper routing of ducts;

(2) the absence of air flow at accessible supply registers in the habitable areas of the structure;

(3) improper or inadequate clearance from the earth; and

(4) deficiencies in:

duct fans; filters; grills or registers; the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Comments:

(2) report as Deficient:

the presence of active leaks;

the lack of fixture shut-off valves;

the lack of dielectric unions, when applicable;

the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures;

water pressure below 40 psi or above 80 psi static.

the lack of a pressure reducing valve when the water pressure exceeds 80 PSI

the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system.

(8) deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

B. Drains, Wastes, and Vents – *Comments:*

C. Water Heating Equipment

Energy Source:

Comments: Serial Number

(2) report the capacity of the unit(s);

(3) report as Deficient:

inoperative unit(s); leaking or corroded fittings or tank(s); broken or missing parts or controls; the lack of a cold water shut-off valve; if applicable, the lack of a pan and drain system and the improper termination of the pan drain line; an unsafe location; burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; the lack of protection from physical damage; a temperature and pressure relief valve that: does not operate manually; leaks; is damaged; cannot be tested due to obstructions; is corroded; or is improperly located;

L) temperature and pressure relief valve discharge piping that:

lacks gravity drainage; is improperly sized; has inadequate material; or lacks proper termination;

(3) in electric units, report as Deficient deficiencies in:

operation of heating elements; and condition of conductors

(4) in gas units, report as Deficient:

gas leaks; lack of burner shield(s); flame impingement, uplifting flame, improper flame color, or excessive scale build-up; the lack of a gas shut-off valve

(E) deficiencies in:

combustion and dilution air; gas shut-off valve(s) and location(s); gas connector materials and connections; and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

D. Hydro-Massage Therapy Equipment – *Comments:*

(1) inoperative unit(s) and controls;

the presence of active leaks; inaccessible pump(s) or motor(s); the lack or failure of required ground-fault circuit interrupter protection; and deficiencies in the ports, valves, grates, and covers.

V. APPLIANCES

A Dishwasher – Comments: Serial Number

- (1) inoperative unit(s); : Yes No
- (2) rust on the interior of the cabinet or components: Yes No
- (3) failure to drain properly: Yes No
- (4) the presence of active water leaks: Yes No
- (5) deficiencies in the:
 1. (A) door gasket : Yes No
 2. (B) control and control panels: Yes No
 3. (C) dish racks : Yes No
 4. (D) rollers: Yes No
 5. (E) spray arms : Yes No
 6. (F) operation of the soap dispenser: Yes No
 7. (G) door springs : Yes No
 8. (H) dryer element : Yes No
 1. (I) door latch and door disconnect: Yes No
 2. (J) rinse cap : Yes No
 3. (K) secure mounting of the unit: Yes No
 4. (L) backflow prevention: Yes No

B. Food Waste Disposer – Comments: Serial Number

- (1) inoperative unit(s): Yes No
- (2) unusual sounds or vibration level: Yes No
- (3) the presence of active water leaks: Yes No
- (4) deficiencies in the:
 1. (A) splash guard: Yes No
 2. (B) grinding components: Yes No
 3. (C) exterior casing: Yes No
 4. (D) secure mounting of the unit: Yes No

C. Range Exhaust Vent – Comments: Serial Number

1. a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration: Yes No
- (3) inadequate vent pipe material : Yes No
- (4) unusual sounds or vibration levels from the blower fan(s): Yes No
- (5) blower(s) that do not operate at all speeds: Yes No
- (6) deficiencies in the:
 1. (A) filter: Yes No
 2. (B) vent pipe: Yes No
 3. (C) light and lens: Yes No
 4. (D) secure mounting of the unit: Yes No
 5. (E) switches : Yes No

D. Ranges, Cooktops, and Ovens – Comments: Serial Number

- (1) inoperative unit(s) : Yes No
- (2) the lack of a gas shut-off valve : Yes No
- (3) gas leaks: Yes No
- (4) deficiencies in the:
 1. (A) controls and control panels; : Yes No
 2. (B) thermostat(s) sensor support: Yes No
 3. (C) glass panels: Yes No
 4. (D) door gasket(s), hinges, springs, closure, and handles: Yes No
 5. (E) door latch: Yes No
 6. (F) heating elements or burners: Yes No
 7. (G) thermostat accuracy (within 25 degrees at a setting of 350 °F): Yes No
 8. (H) drip pans: Yes No
 9. (I) lights and lenses : Yes No
 10. (J) clearance to combustible material: Yes No

11. (K) anti-tip device: **Yes No**
12. (L) gas shut-off valve(s) and location(s) : **Yes No Location:**
13. (M) gas connector materials and connections: **Yes No**
14. (N) secure mounting of the unit : **Yes No**

E. Microwave Oven – Comments: Serial Number

(2) report as Deficient:

1. (A) inoperative unit(s): **Yes No**
2. (B) deficiencies in the:
 - (i) controls and control panels: **Yes No**
 - (ii) handles: **Yes No**
 - (iii) the turn table: **Yes No**
 - (iv) interior surfaces : **Yes No**
 - (v) door and door seal : **Yes No**
 - (vi) glass panels: **Yes No**
 - (vii) lights and lenses : **Yes No**
 - (viii) secure mounting of the unit: **Yes No**
 - (ix) operation, as determined by heating a container of water or with other means of testing: **Yes No**

F. Trash Compactor – Comments: Serial Number

- (1) inoperative unit(s): **Yes No**
- (2) unusual sounds or vibration levels: **Yes No**
- (3) deficiencies in the secure mounting of the unit: **Yes No**

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments: Serial Number

- (2) unusual sounds, speed, and vibration levels: **Yes No**
- (3) vent pipes that do not terminate outside the structure: **Yes No**
- (4) a gas heater that is not vented to the exterior of the structure : **Yes No**
- (5) the lack of an exhaust ventilator in required areas : **Yes No**

H. Garage Door Operator(s) – Comments:

- (2) door locks or side ropes that have not been removed or disabled: **Yes No**
- (3) deficiencies in:
 1. (A) installation: **Yes No**
 2. (B) condition and operation of the garage door operator: **Yes No**
 3. (C) automatic reversal during the closing cycle : **Yes No**
 4. (D) electronic sensors : **Yes No**
 5. (E) the control button : **Yes No**
 6. (F) the emergency release components: **Yes No**

I. Doorbell and Chimes – Comments:

- (1) inoperable unit(s): **Yes No**
- (2) deficiencies in components : **Yes No**

J. Dryer Vents – Comments:

- (2) inadequate vent pipe material : **Yes No**
- (3) improper termination : **Yes No**
- (4) the lack of a dryer vent system when provisions are present for a dryer : **Yes No**
- (5) damaged or missing exterior cover : **Yes No**