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# Home Inspection Checklist

Prepared Exclusively For

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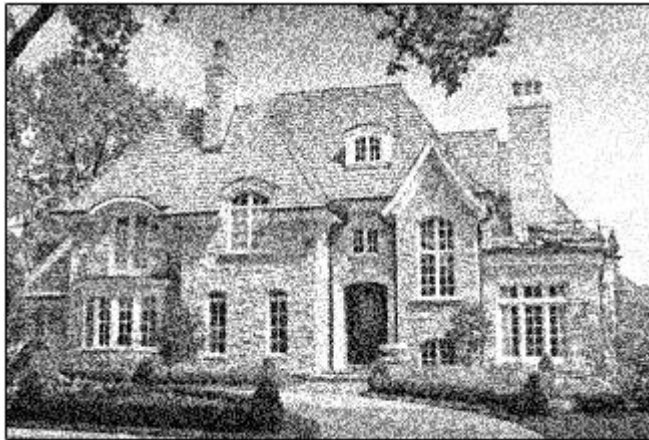


Illustration Only

Property Located At:

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Inspection Date: \_\_\_\_\_

Inspected By: \_\_\_\_\_

Report No.: \_\_\_\_\_

## General Information

This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age.

### Site Information

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MLS #: \_\_\_\_\_

Inspection Start Time: \_\_\_\_\_

Inspection End Time: \_\_\_\_\_

Occupied: ☐ Yes ☐ No

Year Built: \_\_\_\_\_

House Size: \_\_\_\_\_ sq. ft.

Construction: ☐ Wood Frame ☐ Brick Veneer ☐ Brick

Furnished: ☐ Yes ☐ No

### Structure Description

Style: ☐ Detached ☐ Semi ☐ Townhouse ☐ Condo ☐ Cottage ☐ Other: \_\_\_\_\_

Stories: \_\_\_\_\_

Foundation: ☐ Basement ☐ Crawlspace

Orientation (Front Facing): ☐ East ☐ West ☐ North ☐ South

### Weather At Time Of Inspection

Climate: ☐ Clear/Sunny ☐ Cloudy ☐ Overcast ☐ Night

Last Rain / Snow: ☐ Today ☐ < 24 hrs. ☐ < 48 hrs. ☐ < 72 hrs. ☐ > 72 hrs.

Temperature: \_\_\_\_\_ ☐ Fahrenheit ☐ Celsius

Humidity: \_\_\_\_\_ %

Soil Conditions: ☐ Dry ☐ Damp ☐ Wet ☐ Very Wet ☐ Snow Covered

### People Present At Inspection

Purchaser: ☐ Yes

Home Owner: ☐ Yes

Children: ☐ Yes

Buyers Agent: ☐ Yes

Seller's Agent: ☐ Yes

Tenants: ☐ Yes

Neighbours: ☐ Yes

Friends: ☐ Yes

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## Roofing Description and Limitations

Covering - Main Slope: ☐ Asphalt ☐ Metal ☐ Clay ☐ Wood ☐ Other: \_\_\_\_\_

Covering - Second Slope: ☐ Asphalt ☐ Metal ☐ Clay ☐ Wood ☐ Other: \_\_\_\_\_

Garage: ☐ Asphalt ☐ Metal ☐ Clay ☐ Wood ☐ Other: \_\_\_\_\_

Style Of Roof: ☐ Hip ☐ Gable ☐ Flat ☐ Other: \_\_\_\_\_

Probability Of Leakage: ☐ Low ☐ Medium ☐ High

Chimneys: ☐ Masonry ☐ Metal ☐ None

Other: ☐ Strip When Re-roofing

☐ Vulnerable Areas

☐ Risk Of Ice Damming

☐ Skylights

### Limitations

- ☒ Roof inspected by walking on the roof.
- ☒ The inspector is not required to and does not physically walk on roof surfaces in excess of a 6/12 slope (26 degree pitch), roofs inaccessible by an 18 foot ladder, covered by moisture, moss, debris or frost, or of any type not intended to be walked on (e.g. slate, clay tile, concrete tile, aluminum, wood shingles, wood shakes, et al). The inspector is not required to determine or report the age or life expectancy of any roof coverings. Roofs that cannot be accessed directly by the inspector may have defects which are not visible from the ground or the roof's edge. This report neither addresses future leaks nor does it certify that the roof is leak-free.
- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
  
- ☐ The roofing inspection was limited by being too fragile to walk on. Typically, roofs covered in anything other than asphalt shingles should not be walked on as the covering is easily damaged.
- ☐ The roofing inspection was limited by snow and/or ice.
- ☐ The roofing inspection was limited by slippery, wet conditions.
- ☐ The roofing inspection was limited by gravel.
- ☐ The roofing inspection was limited due to installed deck.
- ☐ The roofing inspection was limited due to installed solar panels.
- ☐ The roofing inspection was limited by another building.
- ☐ The roofing inspection was limited by trees.
- ☐ The roofing inspection was limited by height. Not easily accessible.
- ☐ The roofing inspection was limited by restricted or no access.
- ☐ The roofing inspection was limited by slope (more than 6 in 12).
  
- ☐ Chimney inspection limited by roof limitations.
- ☐ Flashing inspection limited by roof limitations.

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## Roofing Observations

### Roofing

- Slopes: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Curled ☐ Missing ☐ Rot ☐ Loose ☐ Leak
- Flat: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Blistered ☐ Alligatoring ☐ Gravel ☐ Ponding  
☐ Seams ☐ Scuppers ☐ Drains ☐ Leak
- Dormers: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Curled ☐ Missing ☐ Rot ☐ Leak
- Bays: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Curled ☐ Missing ☐ Rot ☐ Leak
- Porches: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Curled ☐ Missing ☐ Rot ☐ Leak
- Garage: ☐ Old ☐ Damaged ☐ Patched ☐ Cracked ☐ Curled ☐ Missing ☐ Rot ☐ Leak

### Flashings

- Valley: ☐ replace when re-roofing  
☐ Damaged ☐ Suspect ☐ Rust ☐ Patched ☐ Holes ☐ Leak ☐ Overshoots Gutter
- Hip & Ridge: ☐ Damaged ☐ Suspect ☐ Poor ☐ Nail Heads ☐ Holes ☐ Leak ☐ Split
- Sloped/Flat: ☐ Damaged ☐ Suspect ☐ Rust ☐ Patched ☐ Leak
- Roof/Wall: ☐ Damaged ☐ Suspect ☐ Loose ☐ Patched ☐ Clearance ☐ Flashing ☐ Bay ☐ Leak
- Chimney: ☐ Damaged ☐ Suspect ☐ Saddle ☐ Loose ☐ Patched ☐ Poor ☐ Flashing ☐ Leak
- Parapet Wall: ☐ Damaged ☐ Suspect ☐ Flashing ☐ Patched ☐ Leak
- Stack/Mast/Flue: ☐ Damaged ☐ Suspect ☐ Pitch Pan ☐ Patched ☐ Rust ☐ Leak
- Dormer(s): ☐ Damaged ☐ Suspect ☐ Clearance ☐ Flashing ☐ Leak
- Skylight(s): ☐ Damaged ☐ Suspect ☐ Curb ☐ Flashing ☐ Caulking ☐ Leak
- Solarium: ☐ Damaged ☐ Suspect ☐ Curb ☐ Flashing ☐ Caulking ☐ Leak
- Drip Edge: ☐ Incomplete ☐ Rust ☐ Improper ☐ Add When Re-roofing ☐ Loose
- Gravel Stop: ☐ Incomplete ☐ Rust ☐ Improper ☐ Add When Re-roofing ☐ Loose
- Roof/Ridge Vents: ☐ Damaged ☐ Suspect ☐ Patched ☐ Loose ☐ Nail Heads ☐ Leak

### Chimney(s)

- Main: ☐ Mortar ☐ Spalling ☐ Cracked Top ☐ Cap ☐ Brace ☐ Height ☐ Screens ☐ Rust
- Second: ☐ Mortar ☐ Spalling ☐ Cracked Top ☐ Cap ☐ Brace ☐ Height ☐ Screens ☐ Rust
- Third: ☐ Mortar ☐ Spalling ☐ Cracked Top ☐ Cap ☐ Brace ☐ Height ☐ Screens ☐ Rust

### Comments:

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## Exterior Description and Limitations

Wall Surfaces: ☐ Brick ☐ Vinyl Siding ☐ Metal Siding ☐ Stone ☐ Wood  
Gutters / Downspouts: ☐ Aluminum ☐ Metal ☐ Discharge above Grade  
Lot Topography: ☐ Flat ☐ Towards House ☐ Away from House  
Retaining Walls: ☐ Yes ☐ No  
Basement Walkout: ☐ Yes ☐ No

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Concealed moisture problems may not be detected as a result of this visual inspection. Unforeseen problems may arise at a later date as a result of concealed moisture.
- ☒ Exterior inspection from ground level.
  
- ☐ Carpet on steps, decks and/or porches. Condition not visible.
- ☐ Snow on steps, decks and/or porches. Condition not visible.
- ☐ Cannot determine if basement walkout has a drain as it is snow covered.
- ☐ Grading not visible due to snow.
- ☐ Restricted or no access under steps.
- ☐ Restricted or no access under decks.
- ☐ Restricted or no access under porch.
- ☐ New finishes, paint and/or trim hide historical clues to condition of house.
- ☐ Vegetation (vines, shrubs, trees, etc.) against the build restricted visual inspection.
- ☐ Storage against exterior wall(s). Visual inspection not possible.
- ☐ Exterior wall(s) inaccessible. Visual inspection not possible.
- ☐ No access to garage. Visual inspection not possible, or incomplete.
- ☐ Car in garage. Visual inspection not possible, or incomplete.
- ☐ Storage in garage. Visual inspection not possible, or incomplete.
- ☐ Garage door opener not tested.
- ☐ Inspection performed at night. Complete inspection of exterior not possible.

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## Exterior Observations

### Exterior

- Gutters: ☐ Old ☐ Damaged ☐ Slope ☐ Rust ☐ Loose ☐ Paint ☐ Clogged ☐ End Caps  
☐ Onto Roof ☐ Leak
- Downspouts: ☐ Old ☐ Damaged ☐ Split ☐ Tile ☐ Loose ☐ Paint ☐ Clogged ☐ Connections  
☐ Extend To Lower Gutter ☐ Discharge Close To House ☐ Splash Blocks
- Lot Grading: ☐ Slopes Away From House ☐ Swale ☐ Drain ☐ Low Areas ☐ Towards House ☐ Flat
- Window Wells: ☐ Old ☐ Damaged ☐ Wood/Soil Contact ☐ Ineffective ☐ Install
- Walks / Patio: ☐ Drain ☐ Slope Away From House ☐ Seal Gap At House ☐ Broken ☐ Trip Hazard  
☐ Cracked
- Driveway: ☐ Drain ☐ Slope Away From House ☐ Seal Gap At House ☐ Broken ☐ Trip Hazard  
☐ Cracked
- Landscaping: ☐ Trim Trees / Shrubs Away From Building
- Soffit / Fascia: ☐ Loose ☐ Rot ☐ Vermin Damage ☐ Paint ☐ Leaks ☐ Gaps
- Doors / Windows: ☐ Loose ☐ Rot ☐ Paint / Stain ☐ Caulk ☐ Rust ☐ Threshold ☐ Leaks ☐ Weather Strip
- Doors Flashings: ☐ Ineffective ☐ Joints ☐ Incomplete ☐ Caulk ☐ Sill ☐ Install
- Window Flashings: ☐ Ineffective ☐ Joints ☐ Incomplete ☐ Caulk ☐ Sill ☐ Install
- Wall Surface: ☐ Vines ☐ Spalling ☐ Mortar ☐ Cracks ☐ Damage ☐ Caulking ☐ Utility Entrances ☐ Pipes  
☐ Vents  
☐ Loose ☐ Rot ☐ Paint / Stain ☐ Delaminating ☐ EIFS
- Wood/Soil Contact: ☐ Eight Inch Clearance Required
- Foundation Walls: ☐ Pointing ☐ Parging ☐ Spalling ☐ Cracks ☐ Height Above Grade

### Porches, Decks, Balconies, Entrances, Carports

- Area(s): ☐ Steps ☐ Railings ☐ Columns ☐ Beams ☐ Joists ☐ Floors ☐ Roof ☐ Skirt
- Issues: ☐ Damaged ☐ Rot ☐ Termites ☐ Sag ☐ Loose ☐ Settlement ☐ Connection To House  
☐ Trip Hazard  
☐ Cracks ☐ Paint / Stain ☐ Spalling ☐ Unsafe

### Basement Walkout, Garage, Retaining Walls

- Basement Walkout: ☐ Frost ☐ Steps ☐ Railing ☐ Drain ☐ Threshold ☐ Walls ☐ Cover
- Garage: ☐ Detached ☐ Attached ☐ Low Quality ☐ Disrepair ☐ Floors ☐ Drain ☐ Rot ☐ Damage  
☐ Fire Or Gas Proofing ☐ Man-Door Closer Missing ☐ Combustible Insulation  
☐ Vehicle Door Requires Adjustment ☐ Vehicle Door Does Not Auto Reverse
- Retaining Walls: ☐ Movement ☐ Cracked ☐ Rot ☐ Missing Weep Holes ☐ Poor Installation

### Comments:

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## Structure Description and Limitations

Foundation: ☐ Concrete ☐ Cement Block ☐ Masonry Block ☐ Stone ☐ Wood  
Configuration: ☐ Basement ☐ Crawlspace ☐ Slab  
Floor Construction: ☐ Joists ☐ I-Beam ☐ Concrete  
Exterior Wall Construction: ☐ Wood Frame ☐ Brick Veneer ☐ Brick  
Roof & Ceiling Framing: ☐ Rafters / Roof Joists ☐ Trusses

### Limitations

- ☒ The attic was inspected by entering the area.
- ☒ The crawl space was inspected by entering the area.
- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Finishes, insulation and/or storage, at the time of the inspection, conceal structural components which may, or may not, have defects.
  
- ☐ The crawl space was inspected by entering the area.
- ☐ The roof space was not inspected due to limited or no access visible at the time of inspection.
- ☐ The knee-wall space was not inspected due to limited or no access visible at the time of inspection.
- ☐ The foundation is a slab-on-grade configuration. It is not possible to inspect under this type of foundation during a normal home inspection.
  
- ☐ Only \_\_% of the foundation wall is visible. There may be defects hidden behind the finished walls or insulation which are not visible at the time of inspection.

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## Structure Observations

### Footings, Foundations

- Footings: ☐ Settled ☐ Too Shallow ☐ Basement Stairwell ☐ Suspect ☐ Floor Lowered
- Foundations: ☐ Cracked ☐ Bowed ☐ Water Damage ☐ Height ☐ Spalling ☐ Settled  
☐ Prior Repairs ☐ Requires Further Evaluation ☐ Typical Flaws

### Floors

- Sills: ☐ Not Anchored ☐ Below Grade ☐ Rot ☐ Damage ☐ Suspect
- Beams: ☐ Sag ☐ End Bearing ☐ Poorly Secured ☐ Rot ☐ Damage ☐ Lateral Support ☐ Notches
- Posts / Columns: ☐ Out Of Plumb ☐ Adjust ☐ Poorly Secured ☐ Rot ☐ Damage ☐ Rust ☐ Spall ☐ Footings
- Joists: ☐ Sag ☐ End Bearing ☐ Concentrated Load ☐ Rot ☐ Damage ☐ Cracks ☐ Notches ☐ Holes
- Stairwell Openings: ☐ Header / Trimmer Undersized ☐ Poor Connection ☐ Support
- Sub Floor: ☐ Poorly Secured ☐ Sag ☐ Edges Unsupported ☐ Rot ☐ Incomplete
- Bridging / Bracing: ☐ Poorly Secured ☐ Sag ☐ Edges Unsupported ☐ Rot ☐ Incomplete
- Cantilevers: ☐ Water Damage ☐ Excessive Span
- Floor Trusses: ☐ Cut ☐ Excessive Span
- Concrete Floors: ☐ Broken Up ☐ Improperly Sloped ☐ Suspended ☐ Heaved

### Walls

- Masonry: ☐ Lean ☐ Bow ☐ Mortar ☐ Cracks ☐ Prior Repairs
- Brick Veneer: ☐ Bow ☐ Mortar ☐ Cracks ☐ Weep Holes ☐ Prior Repairs ☐ Typical
- Arches / Lintels: ☐ Cracks ☐ Mortar/Masonry ☐ Span ☐ End Bearing ☐ Rust ☐ Prior Repairs
- Wood-Frame: ☐ Warped ☐ Concentrated Loads ☐ Bracing ☐ Rot ☐ Sagging Lintels ☐ Leans
- Log / Post & Beam: ☐ Gaps ☐ Settling ☐ Damage ☐ Rot ☐ Checking ☐ Buckling

### Roofs

- Rafters: ☐ Span ☐ Spreading ☐ Sagging ☐ Split ☐ Rot
- Collar Ties: ☐ Lateral Support ☐ Poorly Secured ☐ Location
- Knee Walls: ☐ Lateral Support ☐ Poorly Secured ☐ Location
- Roof Trusses: ☐ Span ☐ Braces Missing ☐ Uplift ☐ Cut
- Roof Sheathing: ☐ Edge Support ☐ Delaminating ☐ Sag ☐ Rot ☐ Mold / Mildew ☐ Condensation ☐ Stained

### Chimneys, Termite / Insect Damage, Fire Damage

- Chimneys: ☐ Leaning ☐ Mortar ☐ Cracks ☐ Incomplete ☐ Fire Stops
- Termites / Insects: ☐ Treatment / Further Investigation Recommended ☐ Wood/Soil Contact ☐ Prior Treatment
- Fire Damage: ☐ Floor ☐ Wall ☐ Attic

### Comments:



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## Electrical Description and Limitations

Service Entrance Cable: ☐ Copper ☐ Aluminum ☐ Not Visible ☐ Overhead  
Service Size: ☐ 60 Amps ☐ 100 Amps ☐ 200 Amps ☐ Other \_\_\_\_\_  
Main Service Box: ☐ Breakers ☐ Fuses Size: \_\_\_\_\_ Location: \_\_\_\_\_  
Distribution Panel: ☐ Breakers ☐ Fuses Size: \_\_\_\_\_ Location: \_\_\_\_\_  
System Grounding: ☐ Water Pipe ☐ Not Visible  
Auxiliary Panel(s): ☐ Breakers ☐ Fuses Size: \_\_\_\_\_ Location: \_\_\_\_\_  
Distribution Wire: ☐ Copper ☐ Aluminum ☐ Knob & Tube ☐ Other: \_\_\_\_\_  
Outlets: ☐ Grounded ☐ Ungrounded ☐ Typical Quantity ☐ Minimal Quantity  
GFCIs: ☐ Bathrooms ☐ Kitchen ☐ Outside ☐ Garage ☐ None

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ The fuse block(s) were not pulled.
- ☒ Concealed electrical components are not inspected.
  
- ☐ The power was turned off throughout the house. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated.
- ☐ The power was turned off in some areas of the house. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated.
- ☐ Access to the power service panel / main disconnect was restricted.
- ☐ The service panel / main disconnect was not accessible.
- ☐ The system ground was not visible or was inaccessible.
- ☐ The main disconnect cover was not removed.
- ☐ Service size could not be determined. Service wires could not be sized and fuse ratings (if applicable) could not be read.
- ☐ The service box was locked by the utility. Box cannot be opened without shutting off the power or breaking the lock. Service size cannot be determined.

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## Electrical Observations

### Service Entrance

- Entrance: ☐ Damaged ☐ Clearance ☐ Seal At Wall/Meter ☐ Height ☐ Loose ☐ Drip Loop ☐ Frayed
- Larger Service: ☐ If Lifestyle Requires It
- Service Box: ☐ Undersized ☐ Corrosion ☐ Overheated ☐ Damage
- Grounding: ☐ Ineffective ☐ Meter Bypass ☐ Spliced ☐ Clamp ☐ Electrodes

### Service / Distribution Panel

- Panel: ☐ Damage ☐ Loose ☐ Obsolete ☐ Rust ☐ Double-Taps ☐ Crowded ☐ Location  
☐ Cover Missing ☐ Opening ☐ Access Limited ☐ Support ☐ Fire Proofing
- Auxiliary Panel: ☐ Damage ☐ Loose ☐ Obsolete ☐ Rust ☐ Double-Taps ☐ Crowded ☐ Location  
☐ Feed-Wire ☐ Grounding ☐ Ground/Neutral Joined ☐ Wired Incorrectly
- Fuses / Breakers: ☐ Damage ☐ Loose ☐ Over Fused ☐ 15 Amp For Branch Circuits ☐ Fuse Block
- Panel Wires: ☐ Damaged ☐ Overheated ☐ Loose ☐ Abandoned

### Branch Circuit Wiring

- Wires: ☐ Damaged ☐ Loose ☐ Exposed ☐ Support ☐ Strain Relief ☐ Ducts / Piping  
☐ Undersized ☐ Extension Cord ☐ Abandoned ☐ Exterior Wiring
- Overloaded Circuits: ☐ More Branch Circuits Required
- Dedicated Circuits: ☐ Furnace ☐ Fridge ☐ Water Heater ☐ Range ☐ Dryer ☐ A/C
- Knob & Tube: ☐ Connections ☐ Damaged ☐ Brittle ☐ Suspect ☐ Replace When Renovating
- Aluminum: ☐ Special Connectors ☐ Overheating ☐ Outlets ☐ Panel ☐ Loose ☐ Antioxidant
- Lights: ☐ Inoperative ☐ Pot Lights ☐ Damage ☐ Loose ☐ Exposed Wires / Bulbs
- Outlets: ☐ Ungrounded ☐ Number ☐ Inoperative ☐ Damage ☐ Loose ☐ Wired Incorrectly ☐ Worn  
☐ Overheating
- Ceiling Fan: ☐ Inoperative ☐ Pot Lights ☐ Damage ☐ Loose ☐ Exposed Wires
- Ungrounded Outlets: ☐ 3-Prong ☐ Fill Ground Slot ☐ Install GFCI
- Split Receptacles: ☐ Link
- GFCI: ☐ Test Faulty ☐ Inoperative ☐ Desirable
- Switches: ☐ Damaged ☐ Loose ☐ Obsolete ☐ Inoperative ☐ Location
- Junction Boxes: ☐ Missing ☐ Loose ☐ Exposed Wires ☐ Crowded ☐ Missing Cover
- Cover Plates: ☐ Missing ☐ Damaged ☐ Outlets ☐ Switches ☐ Boxes

### Comments:

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## Heating Description and Limitations

Main Energy Source: ☐ Gas ☐ Oil ☐ Electricity ☐ Wood ☐ Other: \_\_\_\_\_  
Heating System(s): ☐ Furnace ☐ Boiler ☐ Hydronic ☐ Baseboard Heater ☐ Fireplace  
System Age: Approximately \_\_\_\_\_ years old  
Chimney Liner: ☐ Clay ☐ Metal ☐ None ☐ Not Required  
Efficiency: ☐ High ☐ Med ☐ Conventional ☐ Not Applicable  
Capacity (input): \_\_\_\_\_ BTU/hr.  
Failure Probability: ☐ Low ☐ Medium ☐ High  
Main Fuel Shutoff: ☐ Outside  
Heat Recovery Ventilator: ☐ Yes

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.
- ☒ Complete heat exchanger is not visible or inaccessible. At most, only 10% of the heat exchanger is visible through visual inspection. There may be problems with the heat exchanger that are not apparent with this inspection.
- ☒ Radiator / Zone Values Not Tested
- ☒ Heat loss calculation are not done as part of the home inspection. this calculations are usually done prior to construction in order to determine the required capacity of the heating system. There are specialists available if this is a concern.
- ☒ Safety controls, whether automatic or manual, are not tested because these controls are rarely used by the homeowner (other than in an emergency) and activating these safety controls could damage the controls or equipment. These controls should be tested during annual servicing.
- ☒ Quality of chimney draw cannot be determined.
  
- ☐ The system has been shut off or is otherwise inoperative. As turning the system on could result in an unsafe situation, the appliance(s) will not be able to be tested.
- ☐ Summer Test Procedure
- ☐ A/C or Heat Pump Operating
- ☐ Chimney Clean-Out Not Opened
- ☐ Circulating Pump Not Tested
- ☐ The oil tank is not visible and cannot be inspected.
- ☐ Data Plate Missing
- ☐ Data Plate Not Legible
- ☐ Data Plate Incomplete
- ☐ Connection to chimney not inspected.

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## Heating Observations

### Heating

- Gas Piping: ☐ Leak ☐ Material ☐ Support
- Oil: ☐ Tank ☐ Burner ☐ Leak ☐ Abandoned ☐ Oil Piping ☐ Filter ☐ Location ☐ Primary Control
- Gas Burner / Valve: ☐ Adjustment ☐ Rust ☐ Flashback ☐ Leak
- Pilot: ☐ Pilot Light ☐ Thermocouple ☐ Pilotless Ignition
- Heat Shield: ☐ Damage ☐ Exhaust Gases ☐ Refractory
- Exhaust Flue: ☐ Rust ☐ Connections ☐ Slope ☐ Inoperative ☐ Exhaust Gases ☐ Plastic
- Barometric Damper: ☐ Rust ☐ Connections ☐ Slope ☐ Inoperative ☐ Exhaust Gases ☐ Plastic
- Chimney Liner: ☐ Liner ☐ Cleanout ☐ Dirty ☐ Obstructed ☐ Further Investigation
- Combustion Air: ☐ Inadequate ☐ Combustible Clearances Inadequate
- Vent Damper: ☐ Inoperative ☐ Service
- Induced Draft Fan: ☐ Inoperative ☐ Service
- Condensate: ☐ Line ☐ Pump ☐ Leak ☐ Dirty
- Thermostat: ☐ Damaged ☐ Location ☐ Adjustment ☐ Loose ☐ Not Level

### Furnace

- Cabinet: ☐ Rust ☐ Old ☐ Damaged ☐ Suspect
- Heat Exchanger: ☐ Rust ☐ Suspect ☐ Old ☐ Inoperative ☐ Service ☐ Cracked ☐ Retrofit
- Blower / Motor: ☐ Noisy ☐ Dirty ☐ Adjust Belt
- Humidifier: ☐ Location ☐ Adjustment ☐ Leak ☐ Dirty ☐ Damper ☐ Inoperative ☐ Drained  
☐ Not Tested
- Air Filter: ☐ Electronic Filter ☐ Dirty ☐ Inoperative ☐ Service ☐ Damaged
- Fan / Limit Switch: ☐ Requires Adjustment
- Electric Plenum: ☐ Inoperative
- Motorized Dampers: ☐ Inoperative ☐ Requires Adjustment
- Ducts / Registers: ☐ Supply ☐ Return ☐ Number ☐ Location ☐ Connections ☐ Rust ☐ Obstructed ☐ Balance  
☐ Damaged

### Boiler

- Cabinet: ☐ Rust ☐ Old ☐ Damaged ☐ Suspect
- Boiler: ☐ Hot Water ☐ Steam ☐ Old ☐ Inoperative ☐ Service ☐ Leak
- Expansion Tank: ☐ Relief Valve ☐ Leak ☐ Water Logged ☐ Discharge
- PRV / BFP: ☐ Pressure Reducing Valve ☐ Backflow Preventer ☐ Leak ☐ Adjustment
- HTL / LWC: ☐ High Temp. Limit ☐ Low Water Cut-out ☐ Leak ☐ Adjustment
- IV /CP: ☐ Isolating Valve ☐ Circulating Pump ☐ Leak ☐ Noisy ☐ Inoperative
- Radiators: ☐ Baseboards ☐ Valves ☐ Leak ☐ Corrosion
- Bleed Valves: ☐ Piping ☐ Zone Valves ☐ Leak ☐ Corrosion
- Combination System: ☐ Undersized ☐ Leak ☐ Water Temperature

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## Heating Observations

### Electric

Heaters:

☐ Inoperative ☐ Rust

Elements / Wiring:

☐ Safety Issue ☐ Over Fused ☐ Exposed ☐ Burned ☐ Melted

Fuses / Breakers

☐ Safety Issue ☐ Over Fused ☐ Exposed ☐ Burned ☐ Melted

Radiant Heat:

☐ Inoperative

HRV:

☐ Heat Recovery Ventilator ☐ Dirty ☐ Connection ☐ Intake ☐ Exhaust ☐ Flow Collars

### Comments:

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## Cooling Description and Limitations

Air Conditioning: ☐ Air Cooled ☐ Water Cooled ☐ Other: \_\_\_\_\_  
Energy Source: ☐ Electricity ☐ Other: \_\_\_\_\_  
Heat Pump: ☐ Yes  
Capacity (input): ☐ 1.5 Ton ☐ 2 Ton ☐ 2.5 Ton ☐ 3 Ton ☐ Other: \_\_\_\_\_  
Failure Probability: ☐ Low ☐ Medium ☐ High  
Approx. Compressor Age: \_\_\_\_\_ Years  
House Fan: ☐ Yes  
Evaporative Cooler: ☐ Yes ☐ One Speed Motor

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ The air conditioner cannot be tested if the outdoor temperature is below 65°F, or has been below this temperature in the last 24 hours. Turning on the air conditioner under such conditions could result in damage to the unit.
- ☒ The internal components of the condenser are not visible or readily accessible.
- ☒ The evaporator coil in the ductwork inside the house is not visible or readily accessible.
- ☒ The condensate drain pan is not visible or readily accessible.
- ☒ Heat gain and heat loss calculations are not done as part of a standard home inspection.
- ☒ Window air conditioners are not tested as part of the home inspection.
  
- ☐ Outdoor temperature too low to test cooling mode.
- ☐ Outdoor temperature too high to test heating.
- ☐ Outdoor coil covered.
- ☐ The power to the air conditioner has been turned off. The air conditioner cannot be tested as turning on the air conditioner immediately after turning on the power could result in damage to the compressor.
- ☐ System Shut Off / Inoperative.
- ☐ House fan not tested.
- ☐ Access to the air conditioner / heat pump was restricted.
- ☐ The system was not tested as the outdoor coil was covered.
- ☐ Data plate missing
- ☐ Data plate not legible
- ☐ Data plate incomplete
- ☐ Data plate not found

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## Cooling Observations

### Air Conditioner

- Air Conditioner: ☐ Undersized ☐ Old ☐ Damaged ☐ Service ☐ None Installed
- Ground / Water: ☐ Buried Piping ☐ Supply Well ☐ Discharge Well ☐ Suspect
- Compressor: ☐ Old ☐ Inoperative ☐ Noisy
- Plenum: ☐ Dirty ☐ Corroded ☐ Frost ☐ Temperature Drop Too Great ☐ Temperature Drop Too Small
- Indoor Coil: ☐ Dirty ☐ Corroded ☐ Frost ☐ Temperature Drop Too Great ☐ Temperature Drop Too Small
- Outdoor Coil: ☐ Dirty ☐ Iced Up ☐ No Level ☐ Fins Damaged
- Water Cooled Coil: ☐ Leak
- Outdoor Fan: ☐ Noisy ☐ Inoperative ☐ Damage ☐ Obstructed
- Condensate Tray: ☐ Leak ☐ Stains ☐ Blocked
- Condensate Line: ☐ Leak ☐ Stains ☐ Blocked ☐ Trap
- Condensate Pump: ☐ Leak ☐ Stains ☐ Blocked ☐ Inoperative
- Refrigerant Lines: ☐ Leak ☐ Damage ☐ Corrosion ☐ Insulation Missing ☐ Seal At Plenum / Wall
- Indoor Fan: ☐ Dirty ☐ Noisy ☐ Undersized ☐ Vibration ☐ Adjustment
- Ductwork: ☐ Undersized ☐ Disconnected ☐ Obstructed ☐ Dirty ☐ Rust ☐ Support  
☐ Incomplete ☐ Humidifier Damper ☐ Balancing ☐ Damaged
- Insulation: ☐ Attic Ductwork ☐ Damage ☐ Incomplete
- Attic Drip Pan: ☐ Leaking ☐ Missing ☐ Common Drain ☐ Drain Line Missing ☐ Drain Line Disconnected
- Water Lines: ☐ Supplied From Pool ☐ Leak ☐ Damage
- Thermostat: ☐ Damaged ☐ Location ☐ Adjustment ☐ Loose ☐ Not Level

### Other

- Heat Pump: ☐ Undersized ☐ Old ☐ Service
- House Fan: ☐ Old ☐ Inoperative ☐ Vent Outside ☐ Wiring
- Evaporative Cooler: ☐ Motor ☐ Connection ☐ Wiring ☐ Pump ☐ Spider Tubes ☐ Clips ☐ Bleeder  
☐ Water Line ☐ Air Gap ☐ Fan ☐ Tray ☐ Housing ☐ Roof Jack ☐ Damper  
☐ Old ☐ Leak ☐ Loose ☐ Inoperative ☐ Rust

### Comments:

## Insulation / Ventilation Description and Limitations

Main Attic:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Second Attic:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Cathedral / Sloped:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Knee Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Wood Frame Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Masonry Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Basement Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Crawlspace Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Crawlspace Floor Above:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Floor Above Porch / Garage:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Log Walls:	<input type="checkbox"/> Fibreglass <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite	R-Value: _____
Air / Vapour Barrier:	<input type="checkbox"/> Plastic <input type="checkbox"/> Not Visible <input type="checkbox"/> Not Applicable	
Roof Ventilation:	<input type="checkbox"/> Roof Vent <input type="checkbox"/> Ridge Vent <input type="checkbox"/> Gable Vent <input type="checkbox"/> None	
Crawlspace Ventilation:	<input type="checkbox"/> Wall Vents <input type="checkbox"/> Into Basement <input type="checkbox"/> None	

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Continuity of air / vapour barrier not verified.
- ☒ Insulation in walls is not visible.
  
- ☐ Walls spot checked only.
- ☐ Power ventilator not tested.
- ☐ Attic viewed from access hatch only.
- ☐ Attic entered but access was limited.
- ☐ Crawl space viewed from the access hatch only.
- ☐ Crawl space entered but access was limited.
- ☐ No access to attic.
- ☐ No access to roof space.
- ☐ No access to wall space.
- ☐ No access to basement walls.
- ☐ No access to crawl space.
- ☐ No access to knee wall areas.
- ☐ No access to floor space.
- ☐ No access to skylight well areas.



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## Insulation / Ventilation Observations

### Attic

- Insulation: ☐ Amount ☐ Wet ☐ Compressed ☐ Voids ☐ Exposed Plastic / Foam ☐ Not Visible
- Air/Vapour Barrier: ☐ Incomplete ☐ Wrong Place ☐ Damaged ☐ None ☐ Not Visible
- Ventilation: ☐ Amount ☐ Suspect ☐ Roof ☐ Soffit ☐ Ridge ☐ Vent To Outside
- ☐ Obstructed ☐ Condensation ☐ Mildew ☐ Rot ☐ Ice Dams ☐ Inoperative ☐ Suspect
- Access Hatch: ☐ Insulation ☐ Weather Strip ☐ Fit

### Flat / Cathedral Roof

- Insulation: ☐ Amount ☐ Wet ☐ Compressed ☐ Voids ☐ Not Visible
- Ventilation: ☐ Amount ☐ Suspect

### Skylight Wells

- Insulation: ☐ Loose ☐ Incomplete ☐ Not Visible

### Knee Walls

- Insulation: ☐ Incomplete ☐ Falling ☐ Damage ☐ Exposed Plastic / Foam
- Air/Vapour Barrier: ☐ Incomplete ☐ Wrong Place ☐ Damaged ☐ None

### Walls

- Insulation: ☐ Incomplete ☐ Falling ☐ Damage ☐ Exposed Plastic / Foam ☐ Not Visible

### Basement / Crawlspace

- Insulation: ☐ Amount ☐ Wet ☐ Incomplete ☐ Damage ☐ Falling ☐ Rim Joists ☐ Not Visible
- Air/Vapour Barrier: ☐ Incomplete ☐ Wrong Place ☐ Damaged ☐ None ☐ Install
- Ventilation: ☐ Obstructed ☐ Condensation ☐ Mildew ☐ Rot ☐ Suspect

### Floors Above Unheated Areas

- Insulation: ☐ Loose ☐ Incomplete ☐ Damage ☐ Falling ☐ Not Visible
- Air/Vapour Barrier: ☐ Incomplete ☐ Wrong Place ☐ Damaged

### Pipes In Unheated Areas

- Insulation: ☐ Location ☐ Heating Cables

### Ductwork In Unheated Areas

- Insulation: ☐ Condensation ☐ Rust ☐ Damage

### Other

- Plastic / Foam: ☐ Exposed ☐ Fire Hazard ☐ Cover ☐ Remove
- Recessed Pot Lights: ☐ Check / Remove Insulation ☐ Fire Hazard
- Bathroom Fan: ☐ Inoperative ☐ Missing ☐ Discharge Outside ☐ Noisy ☐ Desirable ☐ Ductwork
- Kitchen Fan: ☐ Inoperative ☐ Missing ☐ Discharge Outside ☐ Noisy ☐ Desirable ☐ Ductwork

### Comments:

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## Plumbing Description and Limitations

- Service Piping: ☐ Copper ☐ Plastic
- Supply Piping: ☐ Copper ☐ Plastic ☐ Kitec ☐ Galvanized ☐ Lead ☐ Other: \_\_\_\_\_
- Main Shut Off Valve: ☐ Basement ☐ Crawlspace ☐ Outside ☐ Not found
- Water Flow (Pressure): ☐ Functional ☐ Low ☐ High
- Water Heater: ☐ Gas ☐ Electric
- Water Heater Approx. Age: \_\_\_\_\_ Years
- Water Heater Capacity: ☐ 25 Gal. ☐ 40 Gal. ☐ 50 Gal. ☐ 60 Gal. ☐ Other: \_\_\_\_\_
- Water Heater Failure: ☐ Low ☐ Medium ☐ High
- Waste Piping: ☐ Plastic ☐ Copper ☐ Galvanized ☐ Cast Iron ☐ Other: \_\_\_\_\_
- Other: ☐ Hot Water Circulating System  
☐ Sump Pump  
☐ Solid Waste Pump  
☐ Laundry Tub Pump

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Septic System Not Inspected
- ☒ Tub / sink overflows not tested.
- ☒ Water treatment equipment not tested or inspected.
- ☒ Concealed plumbing not inspected.
- ☒ Isolating / relief valves not tested.
- ☒ Main shut off valve not tested.
- ☒ Hot tub not tested / not in service.
  
- ☐ Water is shut off and/or winterized.
- ☐ Main Valve Not Located
- ☐ Gas Shut Off
- ☐ Toilet not tested / not in service.
- ☐ Sink not tested / not in service.
- ☐ Basin not tested / not in service.
- ☐ Bathtub not tested / not in service.
- ☐ Whirlpool bath not tested / not in service.
- ☐ Sauna not tested / not in service.
- ☐ Shower not tested / not in service.
- ☐ Bidet not tested / not in service.
- ☐ Restricted or no access.

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## Plumbing Observations

### Supply

- Public: ☐ Piping To House ☐ Leak ☐ Pressure Regulator ☐ Pressure / Flow ☐ Lead
- Private: ☐ Pump ☐ Tank ☐ Leak ☐ Waterlogged ☐ Rust ☐ Relief Valve
- Main Shut Off: ☐ Leak ☐ Damaged ☐ Handle ☐ Meter
- Piping: ☐ Leak ☐ Freezing ☐ Noise ☐ Rust ☐ Cross Connection ☐ Support ☐ Pressure/Flow  
☐ Kitec ☐ Polybutylene ☐ Galvanized Steel
- Water Heater: ☐ Wiring ☐ Combustion Air ☐ Controls ☐ Valve ☐ Leak ☐ Drip Pan ☐ Old
- WH Tank: ☐ Rust ☐ Leak ☐ Soot ☐ Relief Valve ☐ Discharge Tube
- WH Exhaust Flue: ☐ Slope ☐ Rust ☐ Connection ☐ Size ☐ Support ☐ Location ☐ Clearance  
☐ Exhausted Gases ☐ Aluminum
- WH Damper: ☐ Rust ☐ Connection ☐ Size ☐ Location ☐ Clearance ☐ Exhausted Gases ☐ Aluminum
- WH Draft Hood: ☐ Rust ☐ Connection ☐ Size ☐ Location ☐ Clearance ☐ Exhausted Gases ☐ Aluminum
- Circulating System: ☐ Inoperative ☐ Pump
- Gas Piping: ☐ Leak ☐ Material ☐ Support ☐ Rust ☐ Bonding ☐ Installation

### Waste

- Public / Private: ☐ Odour ☐ Backup ☐ Clean Out ☐ Unsealed Openings
- Piping: ☐ Leak ☐ Slope ☐ Freezing ☐ Obstructions ☐ Replace When Renovating ☐ Rust ☐ Supports
- Trap / Tail Piece: ☐ Leak ☐ Prime ☐ Dry ☐ S-Trap ☐ Corroded ☐ Not Visible
- Floor Drain: ☐ Leak ☐ Prime ☐ Dry ☐ S-Trap ☐ Corroded ☐ Not Visible
- Venting: ☐ Auto-Vent ☐ Too Short ☐ Too Tall ☐ Frost ☐ Suspect ☐ Siphon ☐ Diameter
- Pumps: ☐ Waste ☐ Laundry ☐ Inoperative ☐ Leak
- Sump Pump: ☐ Inoperative ☐ Leak ☐ Backflow Valve ☐ Clogged ☐ Lid ☐ Discharge ☐ Not Visible

### Fixtures

- Sink / Basin: ☐ Leak ☐ Cracked ☐ Rust ☐ Chipped ☐ Slow Drain ☐ No Air Gap ☐ Update
- Faucet: ☐ Leak ☐ Inoperative ☐ Loose ☐ Stiff ☐ Drip ☐ Handle ☐ Diverter ☐ Damage  
☐ Vegetable Sprayer ☐ Shower Head
- Outdoor Faucet: ☐ Leak ☐ Damage ☐ Shut Off ☐ Loose
- Toilet: ☐ Leak ☐ Inoperative ☐ Loose ☐ Running ☐ Slow Flush ☐ Cracked ☐ Floor Damage
- Bathtub: ☐ Leak ☐ Tile ☐ Caulk ☐ Grout ☐ Window ☐ Damage ☐ Rust ☐ Slow Drain ☐ Doors
- Shower Stall: ☐ Leak ☐ Tile ☐ Caulk ☐ Grout ☐ Loose ☐ Door ☐ Possible Concealed Damage ☐ Light
- Whirlpool Bath: ☐ GFCI ☐ Pump ☐ Leak ☐ Settlement ☐ Noisy ☐ Motor-Access ☐ Switch
- Bidet: ☐ Leak ☐ Cracked ☐ Loose
- Laundry Tub ☐ Leak ☐ Damage ☐ Cracked ☐ Concrete ☐ Loose ☐ Slow Drain
- Mold / Mildew: ☐ Bathroom ☐ Kitchen ☐ Tub ☐ Shower ☐ Toilet ☐ Sink ☐ Basin

### Comments:

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## Interior Description and Limitations

Major Floor Finishes:	<input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Laminate <input type="checkbox"/> Ceramic <input type="checkbox"/> Resilient
Major Wall Finishes:	<input type="checkbox"/> Plaster / Drywall <input type="checkbox"/> Paneling
Major Ceiling Finishes:	<input type="checkbox"/> Plaster / Drywall <input type="checkbox"/> Acoustic Tile
Windows:	<input type="checkbox"/> Single/Double Hung <input type="checkbox"/> Sliders <input type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Other
Glazing:	<input type="checkbox"/> Double <input type="checkbox"/> Primary Plus Storm
Exterior Doors:	<input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Glass <input type="checkbox"/> Sliding <input type="checkbox"/> Patio
Fireplaces:	<input type="checkbox"/> Gas <input type="checkbox"/> Wood <input type="checkbox"/> Insert <input type="checkbox"/> Rough-in <input type="checkbox"/> Non-functioning
Party Walls:	<input type="checkbox"/> Yes
Garage Man-Door:	<input type="checkbox"/> Yes <input type="checkbox"/> Self-Closer Installed and Working

### Limitations

- ☒ Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- ☒ Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- ☒ Storage / furnishings in some areas limited inspection.
- ☒ Quality of chimney draw cannot be determined with visual inspection.
- ☒ No comments / recommendations made with respect to cosmetic finishes.
- ☒ Recreational facilities, such as spas, saunas, steam baths, pools, tennis courts, or exercise / entertainment equipment, is not inspected.
- ☒ Security systems, including smoke detectors, CO detectors and intercoms, were not inspected / tested.
- ☒ Central vacuums are not inspected.
- ☒ Chimney flues not inspected.
- ☒ Drainage tile not visible.
  
- ☐ Elevators not inspected.
- ☐ Absence of historical clues due to new paint / finishes.
- ☐ Fireplace in use. Not inspected.
- ☐ Restricted or no access to \_\_\_\_.
- ☐ Percentage of foundation wall which is not visible: 40%.
- ☐ Evidence of water leakage in basement / crawlspace.
- ☐ Cannot predict how often or how badly basement / crawlspace will leak.

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## Interior Observations

### Interior

- Floors: ☐ Water Stains ☐ Loose ☐ Cracked ☐ Slope ☐ Bouncy ☐ Patched ☐ Damage ☐ Worn ☐ Unfinished
- Walls: ☐ Water Stains ☐ Loose ☐ Cracked ☐ Patched ☐ Damage ☐ Typical Flaws ☐ Unfinished
- Ceiling: ☐ Water Stains ☐ Loose ☐ Cracked ☐ Sag ☐ Patched ☐ Damage ☐ Unfinished
- Trim: ☐ Water Damage ☐ Loose ☐ Rot ☐ Obsolete ☐ Damaged ☐ Hardware ☐ Unfinished
- Counters / Cabinets: ☐ Water Damage ☐ Loose ☐ Rot ☐ Obsolete ☐ Damaged ☐ Hardware ☐ Unfinished
- Stairs: ☐ Uniformity ☐ Rise ☐ Run ☐ Tread Width ☐ Pitch ☐ Headroom ☐ Railings ☐ Banisters ☐ Safety
- Windows: ☐ Primary/Storm ☐ Glass ☐ Sash ☐ Frame ☐ Sill ☐ Screen ☐ Hardware  
☐ Caulking ☐ Putty ☐ Weather-Stripping ☐ Painted Shut  
☐ Water Damage ☐ Loose ☐ Stuck ☐ Cracked ☐ Broken ☐ Paint / Strain ☐ Rot ☐ Condensation  
☐ Lost Seal ☐ Leak ☐ Slope ☐ Operability ☐ Low Quality
- Skylight / Solarium: ☐ Water Damage ☐ Condensation ☐ Leak ☐ Rot ☐ Cracked ☐ Lost Seal ☐ Hidden Damage
- Doors: ☐ Main ☐ Garage (Man-Door) ☐ Storm ☐ French ☐ Sliding  
☐ Glass ☐ Sash ☐ Frame ☐ Sill ☐ Screen ☐ Hardware ☐ Weather-Stripping  
☐ Damage ☐ Leak ☐ Adjust ☐ Trim ☐ Rot ☐ Operability ☐ Lost Seal
- Smoke Detectors: ☐ Inoperative ☐ Missing ☐ Replace ☐ Install

### Fireplaces

- Fireplaces: ☐ Inspect / Sweep Chimney Before Using  
☐ Foundation ☐ Hearth ☐ Firebox ☐ Damper ☐ Mantle ☐ Lintel ☐ Liner ☐ Damage  
☐ Chimney Draw ☐ Combustible Clearances ☐ Shared Flue ☐ Size ☐ Rust ☐ Gaps ☐ Settlement  
☐ Support ☐ Gas Leaks ☐ Lighter Valve ☐ Fan ☐ Combustion Air Vent ☐ Doors ☐ Screen

### Basement / Crawlspace Leakage

- Leakage: ☐ Efflorescence ☐ Stains ☐ Dampness ☐ Wet ☐ Prior Repairs  
☐ Make improvements to gutters / downspouts, grading and driveways as first resolution  
☐ Repair cracks and holes caused by form ties as second resolution  
☐ Consider excavation, damp proofing and tile as last resort

### Comments:

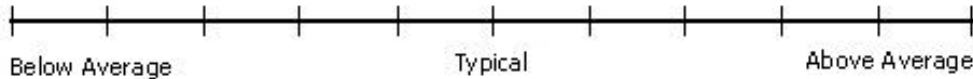
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## Report Summary

During the inspection, a number of issues were identified. A selection of issues which are of high interest, or potentially represent a significant expense are listed below. This page must not be considered the complete inspection report. Please read all the pages and attached documentation for a full understanding of the present condition of the house based on a visual examination of the readily accessible features at the time of the inspection. Please be aware that conditions may change prior to you moving in. This report is not a guarantee, warranty or an insurance policy with regards to the property.

### Overall Rating

The following rating reflects the inspector's opinion on both the original construction quality and the current condition of the home based on a comparison of similar type homes.



### Summary