



Date Paid _____
Check # _____

Address: _____

City: _____ State _____ Zip _____

Inspection Date: _____ Time: _____

Realtor _____ Phone: _____

AMOUNT DUE _____

Payment is due upon receipt of report unless other arrangements have been made in advance.

GENERAL INFORMATION

Single Family _____ Multiple Family _____ # of units _____

of stories _____

Maintenance: Good Fair Poor Neglected

Current Weather: Clear Overcast Rain Snow Temp. _____

During inspection: _____ no one was present; _____ client was present; _____ third party was present. (Identify) _____

Client received report: _____ at inspection; _____ by Email; _____ by a third party; _____ drop off; _____ FAX.

TERMS AND CONDITIONS OF THE INSPECTION

This firm and its representatives have no hidden or implied financial interest in any of the inspected properties, nor in any of the suggested improvements. This report shall not be considered for the purpose of determining compliance with any applicable codes, including building codes.

The reports are based on observed conditions at the time of the inspection and there are neither warranties nor guarantees of any type. The inspector's objective is to locate and report existing and/or potential safety/repair problems, identify a high cost repair or deficiency; and relate lower cost repair items. The client acknowledges that a building defect can occur at any time and some visible defects will inevitably be overlooked. There are no guarantees expressed or implied. It is understood the home inspection should not be considered as a substitute for a thorough examination by the client.

Reasonable caution is taken during the inspection; however, the inspector cannot report on hidden areas or those which are not readily accessible, which includes, but is not limited to: under carpeting, rugs, linoleum or any other type of floor covering; behind walls or any and all coverings; behind or under furniture or built-in cabinets; and internal electrical, plumbing, and heating components.

Areas which are not inspected include, but are not limited to: pools, spas, and hot tubs; septic systems; wells; cisterns; water conditioners; air or water quality; lead in air or water; the presence of radon and/or asbestos; solar systems; security systems; portable appliances such as window air conditions; telephone and T.V. systems; low crawl spaces; and landscaping.

The determination of the presence of damage caused by termites and/or any other wood damaging insects and/or organism is excluded.

It is understood that the liability of the inspector and the company shall be limited to the reimbursement of the fee paid for this report.

I have read the terms and conditions of this inspection report and agree with same.

Date

Client

Legend

- A. No serious defects were found; average (or less) wear and tear.
- B. No serious defects were found, but marginal aging. Possible early updating or replacement.
- C. Usable, but minor repair and/or maintenance needed or advised.
- D. Marginally usable; significant repair or updating needed.
- F. Worn out or non-functional. Replace or repair.
- N. Not inspected due to existing conditions.

Note: Items normally concealed are given no grade.

Many inspected items are given grades reflecting their apparent condition.

I. Exterior Surfaces.

Wood	Brick	Aluminum	Vinyl
Stone	Block	Stucco	Cedar
Other	Other	Other	Other

Comments: _____

II. Roof.

Viewed from: _____ Ground _____ Ladder _____ Roof _____ Leaks Found?

Asphalt Shingle	Slate	Asphalt
Wood Shingle	Asphalt Roll	Other
Asbestos Shingle	Fiberglass Shingle	Other

Comments: _____

III. Attic/Roof Ventilation

Gable	Soffit	Ridge
Attic Fan	Turbin Vents	Other

_____ Signs of moisture or condensation?

Comments: _____

IV. Exterior Gutters & Drainage

Signs of clogging or over-flowing should be corrected as this could cause wet basements and/or crawl spaces.

_____ Gutters (Loose?) Y / N _____ Spouts _____ Joints

Comments: _____

V. Garages/Out Buildings

_____ Attached _____ Unattached _____ Carport _____ Other

UNATTACHED, CARPORT, AND OTHER

Roof Surface	Gutters	Spouts
Joints	Soffits	Other

Comments: _____

VI. Porches, Decks & Steps

	Front	Rear	Side
Porches			
Stoops			
Steps			
Decks			
Patios			
Handrails			

Comments: _____

VII. Insulation - Quantity Observed

Attic	Crawl Space
Floor	Other

VIII. Windows & Doors

	Front	Rear	Side

Door Bell(s)			
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Single Pane	W/ storms	W/o storms
Thermal	Double Pane	Triple Pane
Storm Doors	Sliding Glass	French Doors

See rooms Sections XIII, XIV, XV, and XVI regarding windows and doors by room.

Comments: _____

IX. Basement, Crawl Space, Foundation

Full	Partial	None
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Cracks in Concrete?	Cracks in Walls?
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Signs of moisture or water seepage/leakage?

Visible Signs		Likely Source	
	None seen		Surface Run-off
	Moisture Marks		Roof or gutters
	Seepage Signs		Clogged Drains
	Water		Underground
	Dampness		Interior Leak
	Sump Pump		Condensation
	Other		Other

Note: All basements can leak under conditions of poor outside drainage.

Comments: _____

X. Electrical Service.

200 amp.	100 amp.	60 amp.
Service Entrance		Breaker Box
Main Breaker		Smoke Detectors

Note: Any service less than 100 amp. should be replaced for safety reasons.

Comments: _____

XI. Heating & Mechanical

Type		Powered by	
	Forced Air		Electric
	Heat Pump		Gas
	Baseboard		Fuel Oil
	Floor Furnace		Propane
	Coal/Wood Burner		Coal or Wood

1. _____ Vented properly?
2. _____ No pinholes, rust or corrosion on vent.
3. _____ Each room has direct source of heat.

Comments: _____

XII. Plumbing – Hot Water Tank

Gas	Electric	Size	Age (if known)
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	Relief valve piped to floor? Y N		
	Vented Properly?		
	Washer/Dryer Hook-ups		Gas Electric

Comments: _____

XIII. Plumbing – Bathrooms

	1	2	3	½
Sinks				
Faucets				
Shower/Tub				
Toilet				
Under Sink				
Floors				
Lights				
Walls				
Switches				
Ceiling				
Exhaust Fan				

GFCI Receptacle				
Windows				
Doors				

Comments: _____

XIV. Kitchen

Note: The company does not inspect consumer appliances such as garbage disposals, trash compactors, ranges, etc. or other items for performance.

	Comments
Range	
Wall Oven	
Garbage Disposal	
Cabinets	
Sinks	
Countertops	
GFCI Receptacle @ C.top	

Faucets	Under Sink	Windows
Floors	Walls	Ceiling
Lights	Switches	Doors

Comments: _____

XV. Living Areas

	Living Room	Dining Room	Den	Family Room	Hallway Area
Floors					
Lights					
Switch					
Walls					
Ceiling					

Doors					
Windows					
Closets					
Stairs					
Handrails					

Comments: _____

XVI. Bedrooms

	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Floors						
Lights						
Switch						
Walls						
Ceiling						
Ceiling Fan						
Doors						
Windows						
Closets						

Comments: _____
