

▶ HOME INSPECTION AUTHORIZATION FORM

**Property** Address: 4 SANDFORD AVE Inspection Date: June 11/08  
TORONTO Inspection Time: 9:00 AM

**Client** Name: VENDORS Home Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
 \_\_\_\_\_ Mobile Phone: \_\_\_\_\_  
 \_\_\_\_\_ Fax: \_\_\_\_\_  
 \_\_\_\_\_ Email: \_\_\_\_\_

**Fee** Base Fee: \$ 250  
 Tax: \$ 1250 GST # R123688 9876 RT0001  
 Total Fee: \$ 26250 payable at the time of the inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination** of the readily accessible features of the building.

The Inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors/Canadian Association of Home and Property Inspectors**. A copy of these Standards is attached for your reference.

The Home Inspector's Report is an opinion of the **present condition** of the property. It is not a guarantee, warranty or an insurance policy with regards to the property.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Date: June 11/08  
 Client Signature: VENDOR

On behalf of: (Company) AITKEN HOME INSPECTIONS  
 Payment Received in Full: (Signature) [Signature]  
 Inspector: (Print Name) SCOTT AITKEN

*Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.*



► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$ ) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	<i>Repair or replacement needed</i>
EXTERIOR	
STRUCTURE	
ELECTRICAL	<i>Some knob &amp; tube wiring in use</i>
HEATING	<i>Old but operable</i>
COOLING/HEAT PUMPS	
INSULATION	
PLUMBING	
INTERIOR	<i>See fireplace</i>

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Below Average			Typical			Above Average		

Please refer to *Priority Maintenance for Home Buyers* on next page.

Location References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:  
 N      S      E      W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.  
 F is the front      LH is the left  
 R is the rear      RH is the right

# ROOFING, FLASHINGS AND CHIMNEYS

	DESCRIPTION													
REFERENCE	1.1 Asphalt	1.2 Wood	1.3 Slate	1.4 Concrete / Clay	1.5 Fiber Cement	1.6 Metal	1.7 Corrugated Plastic	1.8 Built Up	1.9 Roll Roofing	1.10 Modified Bitumen	1.11 Other	1.12 Strip When Reroofing	1.13 Vulnerable Areas	1.14 Risk of Ice Damming
Main Slope	X													
Second	X													
Third														
Main Flat								X						
Second														
Dormer(s)														
Bay(s)						X								
Porch(es)	X													
Garage														

- 3.0 Chimneys:**
- Metal
  - Wood over Metal
  - Stucco over Metal
  - Masonry over Metal
  - Cement Asbestos
  - Masonry *X 2*
  - Mutual
  - Partially Removed
  - Abandoned
  - None
- 4.0 Probability of Leakage:**
- High
  - Medium
  - Low

**IMPROVEMENT RECOMMENDATIONS**  NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input type="checkbox"/> Walking on _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope _____ Chimney/Flashing Inspection Limited By: _____ <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.0	<b>ROOFING</b> - 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches <i>trim back from roof</i> Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>repair minor</i> Second - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>replace</i> Third - old, damage, patched, cracked, curled, missing, rot, loose, leak <i>treat as flat or low slope</i> Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak <i>REPAIR</i> Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak <i>OR REPLACE</i>			1500 800 1600 4000
	Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak Garage - old, damage, patched, cracked, curled, missing, rot, leak			
2.0	<b>FLASHINGS</b> - replace when re-roofing			
2.1	<b>Valley</b> - damage, suspect, rust, patched, holes, leak, overshoots gutter			
2.2	<b>Hip &amp; Ridge</b> - damage, suspect, poor, nail heads, split, leak			
2.3	<b>Sloped/Flat</b> - damage, suspect, rust, patched, leak			
2.4	<b>Roof/Wall</b> - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak			
2.5	<b>Chimney</b> - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak <i>missing @ N. side of chimney</i>			
2.6	<b>Parapet Wall</b> - damage, suspect, cap flashing, counter flashing, leak			
2.7	<b>Plumbing Stack/Mast/Flue</b> - damage, suspect, pitch pan, patched, rust, leak			
2.8	<b>Dormer(s)</b> - damage, suspect, wood clearance, counter flashing, leak			
2.9/10	<b>Skylight(s)/Solarium</b> - damage, suspect, curb, counter flashing, caulking, leak			
2.11/12	<b>Drip Edge/Gravel Stop</b> - incomplete, rust, improper, add when re-roofing, loose			
2.13	<b>Roof/Ridge Vent(s)</b> - damage, suspect, patched, loose, nailheads, leak			
3.0	<b>CHIMNEY(S)</b>			
	Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			
	Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			
	Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			

**COMMENTS**

See Supplementary Section       Inappropriate Materials or Installation

# EXTERIOR

## DESCRIPTION

- |  |  |   |   |
|--|--|---|---|
| <b>1.0 Gutters &amp; Downspouts:</b><br><input type="checkbox"/> 1.0 Integral/Built-in<br><input checked="" type="checkbox"/> 1.1 Aluminum<br><input type="checkbox"/> 1.1 Galvanized Steel<br><input type="checkbox"/> 1.1 Plastic<br><input type="checkbox"/> 1.1 Copper<br><input type="checkbox"/> 1.1 Wood<br><input type="checkbox"/> 1.2 Discharge Below Grade<br><input checked="" type="checkbox"/> 1.2 Discharge Above Grade | <b>2.0 Lot Topography:</b><br><input type="checkbox"/> Flat<br><input checked="" type="checkbox"/> Towards House <i>North</i><br><input checked="" type="checkbox"/> Away From House <i>Front</i><br><input type="checkbox"/> Ravine | <b>4.0 Wall Surfaces:</b><br><input checked="" type="checkbox"/> 4.1 Brick<br><input type="checkbox"/> 4.2 Stone<br><input type="checkbox"/> 4.3 Block<br><input type="checkbox"/> 4.4 Stucco/EIFS<br><input type="checkbox"/> 4.5 Wood Siding<br><input checked="" type="checkbox"/> 4.6 Metal Siding<br><input type="checkbox"/> 4.7 Vinyl Siding<br><input type="checkbox"/> 4.8 Wood Shingles | <b>9.0 Retaining Walls:</b><br><input type="checkbox"/> Wood<br><input type="checkbox"/> Concrete<br><input type="checkbox"/> Stone<br><input type="checkbox"/> Masonry<br><input type="checkbox"/> Other _____ |
|--|--|---|---|

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Carpeting/Snow Over Steps/Decks/Porches <input checked="" type="checkbox"/> Restricted/No Access Under Steps/Decks/Porches <i>South</i> <input type="checkbox"/> Grading Not Visible Due To Snow <input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint/Trim <input type="checkbox"/> Vines, Shrubs, Trees, etc., Against Building Restricted Inspection <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input checked="" type="checkbox"/> Exterior Inspection From Ground Level <input type="checkbox"/> Storage Against/Inaccessible Wall <input type="checkbox"/> No Access/Car/Storage In Garage <input type="checkbox"/> Garage Door Opener Not Tested		
1.0	↑GUTTERS - old, leak, damage, slope, rust, loose, paint, clogged, end caps, onto roof	<i>clean</i>	<i>2x annually</i>	
1.2	↑DOWNSPOUTS - discharge above grade 6ft from house, splash block(s) - loose, connections, clogged, tile, damage, split, extend to lower gutter			
2.0	↑LOT GRADING - slope away from house, swale, drain, low areas			
2.1	↑Window Wells - needed when re-grading, damage, wood/soil			
6.0	↑WALKS/PATIOS/DRIVEWAYS - drain, slope away from house, seal gap at house, - broken up, trip hazard			
6.0	↑LANDSCAPING - trim trees/shrubs away from building			
3.0	SOFFIT & FASCIA - loose, rot, vermin damage, paint, leaks			
3.0	<i>poor quality @ N/E exterior</i> DOORS, WINDOWS & TRIM - loose, rot, paint/stain, caulk, rust, threshold, leak, weather strip			
4.16	Door/Window Flashings - ineffective, joints, caulk, incomplete, sill			
4.0	WALL SURFACES - vines, spalling, mortar/cracks, damage, caulking, utility entrances - pipes, vents, loose, rot, paint/stain, delaminating, EIFS	<i>typical spalling periodic</i>		
4.17	Wood/Soil Contact - 8 inch clearance	<i>paring &amp; tuckpointing needed</i>		
4.18	Foundation Walls - pointing, parging, spalling, cracks, height above grade	<i>create clearance where possible</i>		
5.0	PORCHES, DECKS, - 5.1 steps, 5.2 railings, 5.3 columns, 5.4 beams, BALCONIES, - 5.5 joists, 5.6 floors, 5.7 roof structure, 5.8 skirt, ENTRANCES - damage, rot, termite, sag, loose, settlement, connection to house & CARPORTS - trip hazard, cracks, paint/stain, spalling			
7.0	↑BASEMENT WALK-OUT - 7.1 frost, 7.2 steps, 7.3 railing, 7.4 drain, - 7.5 threshold, 7.6 walls, 7.7 cover	<i>see doors</i>		
8.0	GARAGES - 8.1 detached garage - typical low quality, disrepair - 8.2 fire or gas proofing, 8.3 man-door closer, 8.4 combustible insulation, - 8.5 floor, 8.6 drainage, 8.7 vehicle door, opener, adjustment, auto reverse, rot, damage			
9.0	RETAINING WALLS - movement, cracked, rot, weep holes			

## COMMENTS

- See Supplementary Section   
  Inappropriate Materials or Installation   
  See Windows and Doors in Interior Section

† Any or all of these items may contribute to Basement Leakage. Please see Interior Form.

# STRUCTURE

## DESCRIPTION

### 3.0 Foundations:

- Poured Concrete
- Masonry Block
- Stone
- Brick
- Clay Tile
- Piles and Grade Beams
- Piers
- Wood
- Not Visible/None

### 4.0 Configuration:

- Basement
- Crawl Space
- Slab-on-Grade

### 5.0 Floor Construction:

- Joists
- Trusses
- Concrete
- Not Visible

### 6.0 Exterior Wall Construction:

- Masonry
- Wood Frame
- Wood Frame, Brick Veneer
- Log
- Post and Beam
- Not Visible

### 7.0 Roof and Ceiling Framing:

- 7.1 Rafters/Roof Joists
- 7.4 Trusses
- Not Visible @ flat

## IMPROVEMENT RECOMMENDATIONS ~~AT~~ NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Restricted/No Access To: <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> <sup>FLAT</sup> Roof Space <input type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Attic <input type="checkbox"/> Slab-on-grade <input type="checkbox"/> % Of Foundation Wall Not Visible <input checked="" type="checkbox"/> Finishes, Insulation And/Or Storage Concealing Structural Components <input type="checkbox"/> Crawl Space/Roof Space/Knee Wall Areas/Attic/Inspected From Access Hatch/Entered But Access Was Limited <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
2.0	FOOTINGS - settled, too shallow, basement stairwell, suspect, floor lowered			
3.0	FOUNDATIONS - cracked, bowed, water damage, height, spalling, settled - further evaluation, prior repairs, typical flaws			
5.0/1	FLOORS Sills - not anchored, below grade, rot, damage, suspect			
5.2	Beams - sag, end bearing, poorly secured to columns, rot, damage, lateral support, notches			
5.3	Posts / Columns - out of plumb, adjust, rot, rust, spall, footing?			
5.4	Joists - sag, end bearing, concentrated load, rot, damage, cracks, notches, holes			
5.5	Stairwell Openings - header/trimmer undersized, poor connection, support - w/ sub floor			
5.6/7	Sub-Flooring / Bridging / Bracing - poorly secured, sag, edges unsupported, incomplete, rot - remove sub floor			
5.8	Cantilevers - water damage, excessive span @ basement entrance			
5.9	Floor Trusses - span, cut & further evaluate for source of moisture causing damage to wood			
5.10	Concrete Floors - broken up, improperly sloped, suspended, heaved			
6.0/1	WALLS Masonry - lean, bow, mortar, cracks, prior repairs			
6.6/7	Arches / Lintels - cracks, mortar, masonry, leaning, span, end bearing, rust, prior repairs, spalling			
6.3	Brick Veneer - bow, mortar, cracks, weep holes, prior repairs			
6.2	Wood-Frame (Studs) - warped, concentrated loads, bracing, rot, sagging lintels, leans			
6.4/5	Log / Post & Beam - gaps, settling, rot, damage, checking, buckling			
7.0/1	ROOFS Rafters - span, spreading, sagging, split, rot			
7.2/3	Collar Ties / Knee Walls - lateral support, securement, location			
7.4	Roof Trusses - span, braces missing, uplift, cut			
7.5	Roof Sheathing - edge support, delaminating, sag, rot, mildew, condensation, water stains			
8.0	CHIMNEYS - leaning, mortar, cracks, incomplete, firestops			
9/10.0	TERMITE / INSECT DAMAGE - treatment/further investigation recommended - wood/soil contact, prior treatment			
12.0	FIRE DAMAGE - floor, wall, attic			

## COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

Typical settlement evident @ floors

# ELECTRICAL

## DESCRIPTION

<b>2.1/2/3 Service Entrance Cable:</b> <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Aluminum <input type="checkbox"/> Underground <input type="checkbox"/> Not Visible	<b>2.7 System Grounding</b> <input type="checkbox"/> Water Pipe <input type="checkbox"/> Copper <input type="checkbox"/> Ground Rods <input type="checkbox"/> Aluminum <input type="checkbox"/> Ufer/Other <input checked="" type="checkbox"/> Not Visible	<b>4.0 Distribution Wire:</b> <input type="checkbox"/> Metallic Sheathed <input checked="" type="checkbox"/> Non-metallic Sheathed <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Aluminum to Major Appliances <input checked="" type="checkbox"/> Knob-and-Tube Copper <input type="checkbox"/> Copper Clad Aluminum	<b>5.3 Arc/Ground Fault Circuit Interrupter:</b> <input type="checkbox"/> Panel <input type="checkbox"/> Outside <input checked="" type="checkbox"/> Bathrooms <input type="checkbox"/> Garage <input type="checkbox"/> Whirlpool <input type="checkbox"/> Kitchen <input type="checkbox"/> Basement <input type="checkbox"/> Other _____ <input type="checkbox"/> None
<b>2.4/5 Service Size:</b> _____ / _____ / 100 Amps (240Volts)	<b>3.0 Distribution Panel</b> Rating _____ / _____ / 100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers	<b>5.2 Outlets:</b> <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Ungrounded Number: _____ <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Upgraded	
<b>2.6 Main Disconnect/Service Box:</b> Rating _____ / _____ / 100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Location: <u>basement</u>	<b>3.2 Auxiliary Panel(s)</b> <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers Location(s): _____		

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Power Off: <input type="checkbox"/> Throughout <input type="checkbox"/> In Some Areas <input type="checkbox"/> Restricted/No Access To _____ <input type="checkbox"/> System Ground Not Visible/Accessible <input type="checkbox"/> Fuse Block(s) Not Pulled <input checked="" type="checkbox"/> Concealed Electrical Components Not Inspected <input checked="" type="checkbox"/> Main Disconnect Cover Not Removed <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	Task	Location	Time
2.1/2/3	<b>SERVICE Entrance</b> - damage, clearance, seal at wall/meter, height, loose - drip loop, frayed, exposed neutral				
2.4/5	<b>Larger Service</b> - if lifestyle requires it				
2.6	<b>Service Box</b> - undersized, corrosion, overheated, damage				
2.7	<b>SYSTEM GROUNDING</b> - ineffective, meter bypass, spliced, clamp, electrode(s)				
3.1	<b>SERVICE PANEL</b> - damage, loose, obsolete, rust, double-taps, crowded, location				
3.1	<b>Panel Overcurrent Protection</b> (undersized panel)				
3.2	<b>Auxiliary or Larger Panel</b> - double-taps, feed wire, crowded, grounding, ground/neutral joined, miswired				
3.3/1.11	<b>Fuses / Breakers</b> - damage, loose, overfused, 15 amp for branch circuits, fuse block				
3.4/5	<b>240 Volt Circuits/Linking</b>				
3.6	<b>Panel Wires</b> - damage, overheated, loose				
3.7/8	<b>Panel (Dead Front) Cover Plate/Unprotected Panel Openings</b> - covers, fuses				
3.9/11	<b>Abandoned Wire in Panel/Connections in Panel</b>				
3.10	<b>Access to Panel</b>				
4.1	<b>BRANCH CIRCUIT WIRING</b> - damage, loose, exposed, support, strain relief ducts/piping, undersized, extension cord, abandoned, exterior wiring				
4.2	<b>Overloaded Circuits</b> - more branch circuits				
4.3	<b>Dedicated Circuits</b> - furnace, fridge, water heater, range, dryer, A/C				
4.4	<b>Knob-and-Tube</b> connections, damaged, brittle, suspect, replace when renovating				
4.5	<b>Aluminum</b> - special connectors, overheating, outlets, panel, loose, antioxidant				
5.1	<b>Lights / Ceiling Fans</b> - inoperative, pot lights, damage, loose, exposed wires/bulbs				
5.2	<b>Outlets</b> - number, loose, damage, inoperative, miswired, worn, overheating				
5.2.2	<b>Ungrounded Outlets</b> - 3-prong, fill ground slot, GFCI				
5.2.3	<b>Split Receptacles</b> - link				
5.2.4	<b>Reversed Polarity Outlets</b>				
5.3	<b>Arc/Ground Fault Circuit Interrupters</b> - test faulty, inoperative, desirable				
5.4	<b>Switches</b> - damage, loose, obsolete, inoperative, location				
5.5	<b>Junction Boxes</b> - missing, loose, exposed wires, crowded				
5.6	<b>Cover Plates</b> - damage, outlets, switches, boxes				

clean up needed @ panel  
 I B O 400  
  
 - via basement to entrance  
 call 22nd floor lights  
 (further evaluate)  
 R T O 5000\$  
 insurance co may request replacement

## COMMENTS

See Supplementary Section     Inappropriate Materials or Installation  
 All recommendations are safety issues – Treat them as high priority

# HEATING

## DESCRIPTION

**Fuel:**  Gas  Electricity  Oil  Wood  
(for Wood Stoves, see Interior 8.0)

**2.0**  Electric Heaters  
**3.0**  Furnace  
**4.0**  Boiler **17.0**  Steam Boiler  
**5.0**  Conversion to Forced Air  
**6.0**  Conversion from Oil to Gas  
**15.9**  Hot Water Radiant Heat  
**15.10**  Electric Radiant Heat  
**18.0**  Combination Heating System

**7.0 Chimney Liner:**  None  Metal  Clay  Not Applicable  Cement  Not Visible  Required  Not Required  Conversion/Upgrade

**8.0 Efficiency:**  Conventional  High  Mid  \_\_\_\_\_

**9.0 Capacity:** (input/output) 90/68 x 1000 BTU/hr  
 Approx. Age: 1 / 21 yrs. old

**10.0 Failure Probability:**  High  Medium  Low

**14.24**  Heat Recovery Ventilator

Main Fuel Shut Off Valve at gas meter

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<b>Data Plate:</b> <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Chimney Clean-out Not Opened 16.1 <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Oil Tank Not Visible <input checked="" type="checkbox"/> Radiator/Zone Valves Not Tested 16.2 <input type="checkbox"/> Summer Test Procedure <input checked="" type="checkbox"/> Heat Loss Calculations Not Done 16.3 <input type="checkbox"/> A/C or Heat Pump Operating <input checked="" type="checkbox"/> Safety Devices Not Tested <input type="checkbox"/> Heat Exchanger Not Visible/Inaccessible <input type="checkbox"/> Circulating Pump Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.			
11.0	Gas Piping - leaks, material, support			
14.20	Oil Tank - leak, abandoned, oil piping, filter, location			
14.3/4	Oil Burner / Primary Control - adjustment			
14.2/15	Gas Burner / Gas Valve - adjustment, rust, flashback, leak			
14.6/7	Pilot & Thermocouple / Pilotless Ignition			
14.16/12	Heat Shield / Refractory - damage, exhaust gases			
14.1/10	Exhaust Flue / Barometric Damper - rust, connections, slope, inoperative, exhaust gases, plastic			
14.17/18	Chimney / Liner / Clean-out - dirty, obstructed, further investigation			
14.5/11	Combustion Air / Clearance from Combustibles - inadequate			
14.8/9	Vent Damper / Induced Draft Fan - inoperative, service			
14.13/14	Condensate Line / Pump - leak, dirty			
14.19	Thermostat - damaged, location, adjustment, loose			
10.0/12.1	FURNACE - heat exchanger, rust, suspect, <u>but operable</u> <u>old</u> inoperative, service, retrofit <u>7 clean</u>			200
12.3	Blower / Motor - noisy, dirty, adjust belt			
12.4	Humidifier - location, adjustment, leak, dirty, damper, inoperative, drained, not tested			
12.5/6	Air Filter / Electronic Filter - dirty, inoperative, service, damaged			
12.7	Fan / Limit Switch - adjustment			
12.8	Electric Plenum Heater - inoperative			
15.7	Motorized Dampers - adjustment, inoperative			
15.1/2	Supply / Return Ducts & Registers - number, location, connections, rust, obstructed <u>clean ducts</u> - balance, damaged, see 13.0 in Cooling/Heat Pumps			300
13/17.0	BOILER - Hot Water / Steam - old, inoperative, service, leak			
13.3/4	Expansion Tank / Relief Valve - leak, waterlogged, discharge			
13.5/6	Pressure Reducing Valve / Back-flow Preventer - leak, adjustment			
13.2/7	High Temp. Limit / Low Water Cut-out - leak, adjustment			
13.8/9	Isolating Valves / Circulating Pump - leak, noisy, inoperative			
15.3/4	Radiators / Baseboards / Valves - leak, corrosion			
15.5/6/8	Bleed Valves / Piping / Zone Valves - leak, corrosion			
18.0	Combination Heating System - undersized, leaks, water temp			
14.23	ELECTRIC Heaters - inoperative, rust			
14.21/22	Elements & Wiring / Fuses & Breakers - safety, overfusing, exposed, burned, melted			
15.9/10	Radiant Heat - inoperative			
14.24	Heat Recovery Ventilator - dirty, duct connection, intake, exhaust, flow collars			

## COMMENTS

See Supplementary Section  Inappropriate Materials or Installation

Supply Temp: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Return Temp: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ ΔT: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

# COOLING/HEAT PUMPS

DESCRIPTION  NONE

**1.0 Air Conditioning:**

- 1.1 Air Cooled
- 1.2 Water Cooled
- 1.3 Independent System
- 1.4 Gas Chiller

**2.0 Heat Pump:**

- 2.1 Air Source
- 2.2 Auxiliary Heat
- 2.3 Ground/Water Source
- 2.4 Independent Unit

**3.0 Cooling Capacity:**

\_\_\_\_\_ / \_\_\_\_\_ / 24 x 1,000 BTU/hr

**4.0 Failure Probability:**

- High
- Medium
- Low

**5.0 Approx. Compressor Age:**

\_\_\_\_\_ / \_\_\_\_\_ / 11 yrs old  
1997

**19.0 House Fan:**

**20.0 Evaporative Cooler:**

- Motor:**
- One Speed
  - Two Speed

**Roof Jack Condition:**

**Damper Location:**

IMPROVEMENT RECOMMENDATIONS  NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Data Plate: <input type="checkbox"/> Missing <input type="checkbox"/> Not Legible <input type="checkbox"/> Incomplete <input type="checkbox"/> Not Found <input type="checkbox"/> System Shut Off/Inoperative <input type="checkbox"/> Restricted Access <input type="checkbox"/> Outdoor Coil Covered Outdoor Temperature Prevented Testing in: <input type="checkbox"/> Cooling Mode <input type="checkbox"/> Heating Mode <input checked="" type="checkbox"/> Heat Gain and Heat Loss Calculations Not Done <input type="checkbox"/> House Fan Not Tested <input checked="" type="checkbox"/> Window A/C Excluded <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.0	AIR CONDITIONING - undersized?, old, service			
2.0	HEAT PUMP - undersized?, old, service			
2.3	Ground/Water Source - buried piping, supply well, discharge well, suspect			
5.0	Compressor - old, inoperative, noisy			
6.0	Plenum / Indoor Coil - dirty, corroded, frost, temperature drop - too great, too small			
7.0	Outdoor Coil - dirty, iced up, not level, fin damage <i>vendor to clean</i>			
8.0	Water Cooled Coil - leak			
9.0	Outdoor Fan - noisy, inoperative, damage, obstructed			
10.0	Condensate Tray / Line / Pump - leak, stains, blocked, inoperative, trap			
11.0	Refrigerant Lines - leak, damage, corrosion, insulation missing, seal at plenum/wall			
12.0	Indoor Fan - dirty, noisy, undersized?, vibration, adjustment			
13.0	Ductwork - undersized?, disconnected, obstructed, dirty, rust, support, incomplete, humidifier damper, balancing, damaged			
14.0	Attic Ductwork Insulation - damage, incomplete			
15.0	Supplemental Cooling - if necessary			
16.0	Attic Drip Pan - leaking, missing, common drain - drain line - missing, disconnected			
17.0	Water Lines - supplied from pool, leak, damage			
18.0	Thermostat - damaged, location, adjustment, loose			
19.0	HOUSE FAN - old, inoperative, vent outside, wiring			
20.0	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

- See Supplementary Section  Inappropriate Materials or Installation

Supply Temp: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Return Temp: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ ΔT: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

# INSULATION

	DESCRIPTION															
REFERENCE	Main Attic A	Second Attic A	Third Attic A	Main Flat B	Second Flat B	Cathedral / Sloped C	Knee Walls E	Wood-Frame Walls F	Wood-Frame Walls (Addition) F	Masonry Walls G	Masonry Walls (Addition) G	Basement Walls I/J	Crawl Space (Walls) K	Crawl Space (Floor Above) K/L	Floor Above Porch / Garage L	Log Walls H
2.0 Existing Amount (R-Value / Depth)								R		0		12				
3.0 Glass Fiber								X				X				
4.0 Mineral Wool																
5.0 Cellulose	X															
6.0 Vermiculite																
7.0 Wood Shavings																
8.0 Plastic / Foam Board																

**Note:**  
Adding insulation to a home is an improvement rather than a repair.  
Please read Section 19.0.

- 13.0 Air / Vapor Barrier**
- Plastic
  - Kraft Paper
  - Not Visible
  - None Found
  - \_\_\_\_\_

- 15.0 Roof Ventilation**
- Ridge Vent
  - Roof Vent
  - Gable Vent
  - Soffit Vent
  - Fascia Vent
  - None Found
  - Power Ventilator
  - \_\_\_\_\_

- 15.0 Crawl Space Ventilation**
- Wall Vents
  - Into Basement
  - None Found
  - \_\_\_\_\_

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<p><input checked="" type="checkbox"/> 10 / 11.0 Access Not Gained to: Attic/<sup>FLAT</sup>Roof Space/Wall Space/Crawl Space/Knee Wall Areas/Floor Space</p> <p><input type="checkbox"/> Walls Spot Checked Only <input checked="" type="checkbox"/> Continuity of Air/Vapor Barrier Not Verified <input type="checkbox"/> Power Ventilator Not Tested</p> <p><input checked="" type="checkbox"/> Attic/Crawl Space Viewed from Access Hatch/Entered But Access Was Limited</p> <p><input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.</p> <p><input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.</p>			
A	ATTIC - insulation - amount, wet, compressed, voids			
13.0	- air/vapor barrier - incomplete, wrong place, damage			
15.0	- ventilation - amount - roof, soffit, ridge			
	- obstructed - roof, soffit, gable, baffle			
	- condensation, mildew, rot, ice dams			
	- power ventilator inoperative, suspect			
	Access Hatch - insulation, weather strip, fit			
B/C	FLAT / CATHEDRAL ROOF - insulation - amount, wet, condensation			
	- ventilation - suspect			
D	SKYLIGHT WELLS - insulation - loose, incomplete			
E	KNEE WALLS - insulation - incomplete, falling, damage			
13.0	- air/vapor barrier - wrong place, damage, incomplete			
F/G/H	WALLS - insulation			
I/J/K	BASEMENT / CRAWL SPACES - insulation - amount, incomplete, damage, falling, rim joists			
14.0	- moisture or air/vapor barrier - incomplete, damage, wrong place			
15.0	- ventilation - obstructed, leak, rot, mildew			
L	FLOORS ABOVE UNHEATED AREAS - insulation - loose, fallen, incomplete, damage			
14.0	- air/vapor barrier - wrong place			
M	PIPES IN UNHEATED AREAS - insulation, location, heating cables			
N/O	DUCTWORK IN UNHEATED AREAS - insulation, condensation, rust, damage			
16.0	Vent Exhaust Fan Outside			
17.0	Exposed Plastic/Foam Insulation - fire hazard, cover, remove			
18.0	Recessed (Pot) Lights - check/remove insulation - fire hazard			

**COMMENTS**

See Supplementary Section       Inappropriate Materials or Installation

See Comments on Page 3 of text re: Caulking and Weatherstripping. Please read Section 1.0 - Current Standards.

# PLUMBING

## DESCRIPTION

**1.1.1 Service Piping into House:**

- Lead  Copper
- Plastic
- Galvanized Steel
- Not Visible

**1.4 Supply Piping in House:**

- Galvanized Steel  Plastic
- Copper  Brass
- Not Visible

Main Shut Off Valve at South Basement

**1.4.1 Water Flow (Pressure)  Functional**

- Above Average  Below Average
- Typical for Neighborhood

**1.6 Water Heater:**

- Combination System (see Heating 18.0)
- Conventional  Induced Draft  Tankless/Indirect
- Electric  Gas  Oil
- Estimated Age: 15 yrs
- Failure Probability  high  med.  low
- Tank Capacity 40 gallons

**1.7  Hot Water Circulating System**

**2.3 Waste Piping in House:**

- Galvanized Steel  Cast Iron
- Plastic  Lead
- Copper  Not Visible

**2.7  Solid Waste Pump**

**2.8  Sump Pump**

**2.9  Laundry Tub Pump**

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	<input type="checkbox"/> Water Shut Off/Winterized <input type="checkbox"/> Main Valve Not Located <input type="checkbox"/> Gas Shut Off <input type="checkbox"/> Septic System Not Inspected <b>Fixtures Not Tested/Not in Service:</b> <input type="checkbox"/> Water Heater <input type="checkbox"/> Toilet <input type="checkbox"/> Sink <input type="checkbox"/> Basin <input type="checkbox"/> Bathtub <input checked="" type="checkbox"/> Hot Tub <input checked="" type="checkbox"/> Tub/Sink Overflows Not Tested <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Sauna <input type="checkbox"/> Shower <input type="checkbox"/> Bidet <input type="checkbox"/> Laundry Tub <input checked="" type="checkbox"/> Water Treatment Equipment Not Inspected <input type="checkbox"/> Restricted/No Access to: <input checked="" type="checkbox"/> Concealed Plumbing Not Inspected <input checked="" type="checkbox"/> Isolating/Relief Valves & Main Shut-Off Valve Not Tested <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.1	SUPPLY- Public - piping to house, leak, pressure regulator, pressure/flow, lead			
1.2	Private - pump, tank - leak, waterlogged, rust, relief valve			
1.3/5	Main Shut Off Valve / Isolating Valve - leak, damaged, handle, meter			
1.4	Piping - leaks, freezing, noise, rust, cross connections, support, pressure/flow - steel, lead, polybutylene			
1.6	Water Heater - wiring, combustion air, controls, valve, leak, drip pan, old - Tank - rust, leak, soot, relief valve, discharge tube - reduced, extend, location - Exhaust Flue / Damper / Draft Hood - slope, rust, connections, size, support - location, clearance from combustibles, exhaust gases, aluminum			
1.7	Circulating System - inoperative, pump			
4.0	Gas Piping - leaks, material, support, rust, bonding, installation			
2.1/2	WASTE - Public / Private - odor, backup, clean out, unsealed openings, video scan			
2.3	Piping - leaks, slope, freezing, obstructions, replace lead/steel when renovating, rust, support			
2.4/5	Trap/Tail Piece/Floor Drain - leak, prime, dry, S-trap, corroded, not visible			
2.6	Venting - auto-vent, too short/tall, frost, suspect, siphon, diameter			
2.7/9	Solid Waste Pump / Laundry Tub Pump - inoperative, leak			
2.8	Sump Pump - inoperative, leak, backflow valve, clogged, lid, discharge, not visible			
3.1/2	FIXTURES - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap, eventual updating likely - Sink / Basin - leak, cracked, rust, chipped, slow drain, airgap			
3.3	Faucet - leak, inoperative, loose, stiff, drip, handle, diverter, vegetable sprayer Faucet - leak, inoperative, loose, stiff, drip, handle, shower head, diverter			
3.13	Outdoor Faucet - leak, damage, shut off, loose			
3.4	Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism Toilet - leak, inoperative, loose, running, slow flush, cracked, floor damage, mechanism			
3.5/6	Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors Bathtub / Bathtub Enclosure - leak, tile, caulk, grout, window, damage, rust, drain slow, doors			
3.7	Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage Shower Stall - leak, tile, caulk, grout, loose, door, possible concealed damage			
3.8	Whirlpool Bath - hand held shower, GFCI, pump, leak, settlement, noisy, motor-access, switch			
3.9/10	Bidet - leak, cracked, loose / Sauna - inoperative			
3.11/12	Bathroom / Kitchen Fan - inoperative, discharge outside, noisy, desirable, ductwork			
3.14	Laundry Tub - leak, damage, cracked, concrete, loose, slow drain			

shut off @ hot faucet to  
bathnet washroom  
dupc 3/0 in furnace  
room minor  
I x 2 U minor

## COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation

# INTERIOR

## DESCRIPTION

### 1.0 Major Floor Finishes:

- 1.1 Concrete
- 1.2 Hardwood
- 1.3 Softwood
- 1.4/1.5 Carpet
- 1.6 Resilient
- 1.7 Ceramic/Quarry Tile
- 1.8 Slate/Stone/Marble/Terrazzo
- 1.9 Laminate

### 2.0 Major Wall Finishes:

- 2.1 Plaster/Drywall
- 2.2 Paneling
- 2.3 Brick/Stone
- 2.4 Concrete/Concrete Block
- 2.5 Stucco/Texture/Stipple

### 3.0 Major Ceiling Finishes:

- 3.1 Plaster/Drywall
- 3.2 Acoustic Tile
- 3.3 Suspended Tile
- 3.4 Metal
- 3.5 Stucco/Textured/Stipple
- 2.2 Wood

### 6.0 Windows:

- 6.1.1 Single/Double Hung
- 6.1.2 Casement
- 6.1.3 Sliders
- 6.1.4 Awning
- 6.1.5 Fixed
- 6.1.7 Skylights
- 6.1.8 Solariums

### 6.2 Glazing:

- 6.2.1 Single
- 6.2.2 Double
- 6.2.3 Triple
- 6.2.4 Primary Plus Storm

### 7.0 Exterior Doors:

- Solid Wood
- Hollow Wood
- Metal
- Garage
- Storm
- French
- Sliding Glass
- Plastic/Fiberglass

### 8.0 Fireplaces:

- 8.1 Masonry
- 8.2 Zero Clearance
- 8.3 Insert
- 8.4 Gas
- 8.5 Coal
- 8.6 Roughed-In
- 8.7 Non-Functional
- 8.8 Wood Stove
- None

### 9.0 Party Walls:

- Masonry
- Wood Frame
- None In Attic
- Not Visible

### 10.0 BASEMENT/CRAWL SPACE LEAKAGE

- Evidence of leakage
- Cannot predict how often or badly crawl space or basement will leak
- Read Section 10.0 in the text before taking action

## IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time	
	<input type="checkbox"/> Absence Of Historical Clues Due To New Finishes/Paint <input type="checkbox"/> Storage/Furnishings In Some Areas Limited Inspection <input checked="" type="checkbox"/> Quality Of Chimney Draw Cannot Be Determined <input checked="" type="checkbox"/> No Comment Made on Cosmetic Finishes <input type="checkbox"/> Fireplace in use <input checked="" type="checkbox"/> CO detectors, security systems, intercoms, central vacuum, chimney flues and elevators were not inspected <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.	<input type="checkbox"/> Restricted/No Access To: _____ <input checked="" type="checkbox"/> <u>99</u> % of foundation wall not visible <input checked="" type="checkbox"/> Drainage Tile not visible			
1.0	FLOORS - water stains, loose, cracked, slope, bouncy, patched, damage, worn				
2.0	WALLS - water stains, loose, cracked, patched, damage		typical flaws		
3.0	CEILING - water stains, loose, cracked, sag, patched, damage - CO / smoke detectors				
4.0	TRIM/COUNTERS/CABINETS - water damage, loose, rot, obsolete, damaged, hardware				
5.0	STAIRS - uniformity, rise, run, tread width, headroom, railings, pitch				
6.0	WINDOWS - Primary / Storm - glass, sash, frame, sill, screen, hardware, - caulking, putty, weatherstripping - water damage, loose, cracked, broken, paint/stain, rot, condensation, lost seal, leak slope, operability, original lower quality units				
6.1.7	Skylight/Solarium - water damage, condensation, leak, rot, cracked, lost seal				
7.0	DOORS - main, garage (man-door), storm, french, sliding - glass, sash, frame, sill, screen, hardware, weatherstripping damage, leak, adjust, trim, rot, operability, lost seal				
8.0	FIREPLACES / WOOD STOVES - inspect / sweep chimney before using - foundation, hearth, firebox, damper, mantle, mortar, lintel, liner - chimney draw, combustible clearance, shared flue, size, rust, gaps, settlement, support - gas leaks, lighter valve, fan, combustion air vent, doors, screens, damage			Leak shielding or greater clearances @ flue needed.	
9.0	PARTY WALLS				
10.0	BASEMENT / CRAWL SPACE LEAKAGE - efflorescence, stains, dampness, prior repairs 1. - gutters, downspouts, grading, driveways - attempt these improvements first 2. - cracks/form ties 3. - excavation, damproofing, tile - consider as a last resort - suspect, evidence of prior repairs			see STRUCTURE re basement entrance further evaluation needed	

## COMMENTS

- See Supplementary Section
- Inappropriate Materials or Installation