

Report Sample

Dryer hook-up gas electric adequate 220 circuit for electric dryer present
dryer vented to exterior overextended use of plastic vent piping visible brass flex connectors
for gas hook up have been found to be source of leaks and safety concern

Use of plastic flex piping for dryer vent can present a potential fire hazard and should be changed. All dryers should vent to exterior to eliminate moisture and potential flue gasses. Appliance is not part of evaluation.

Washing machine hook up grounded electrical outlet present overflow pan present
shut off valves present and accessible poor hose condition visible

Use of shut-off valves advised after use to prevent flood. Steel braided hoses can minimize potential for hose failure. Appliance is not part of evaluation.

Fireplace adequate clearances operable flue damper present pre-fab unit _____
wood stove Firebox deterioration noted: minor extensive cleaning necessary
Gas logs present: vented unvented unknown
procure owners manual for gas logs

Recommend carbon monoxide monitors with use of all fireplaces.

Powder room Location _____

Toilet: secure at floor connection leakage visible
Vanity sink: sink overflow rusted trap deterioration noted drainage acceptable marginal
Ventilation: fan window skylight none present
GFCI outlet: present operable recommended

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Bathroom 1 Location _____

Tile method: floor wet bed mastic combination Cracking visible: minor extensive
Walls: wet bed mastic combination Cracking visible: minor extensive
Grout & caulking deterioration noted: minor extensive

Mastic or thinset application subject to cracking on building wood shrinkage tile walls over drywall will deteriorate on grout failure

Drain piping: plastic copper cast iron galvanized lead unknown

Note: lead drains have potential for failure during cleaning (keep screens on tubs to minimize potential problems).

tub jacuzzi deterioration of waste & overflow washers visible access panel not present
Drainage: acceptable marginal leakage visible

Stall shower: one piece fiberglass lined pan fiberglass base terrazzo base

Slow drainage noted: acceptable marginal leakage visible

Vanity sink: sink overflow rusted trap deterioration noted drainage acceptable marginal

Toilet: secure at floor connection leakage visible

Ventilation: fan window skylight none present

GFCI outlet: present operable recommended **These outlets protect against potential shock hazard and are strongly recommended for bath locations.**

Bathroom leakage visible in ceiling below unable to determine

Moisture meter check: active inactive **Question seller on all stains**

Report Sample

On slab construction location _____ whole house

Cracking of slab noted: minor extensive no basement present

Structural components visible in basement or lowest level

Finish: complete partial _____ % unfinished ceiling open closed
partial evaluation

Finished areas and closed ceilings are unable to be evaluated as to structural conditions and any comments only apply to unfinished visible locations. Finished basements lend themselves to potential for undetected mold hazards. This is not evaluated/ not within scope of evaluation.

Foundation walls poured concrete block & brick block solid brick stone wood

Cracking noted: minor extensive Stone parging deterioration noted: minor extensive

Efflorescence on walls visible: minor extensive

Efflorescence indicates moisture presence. Note all cracking should be monitored for future movement.

Floor framing 2x6 2x8 2x10 2x12 .3x6 .3x8 3x10 manu. lumber or trusses

Joists ends: embedded in stone resting on sill plate other _____

Deterioration at pockets noted: minor extensive past repairs visible repairs needed

Cracking or deflection noted: minor extensive open framing details at floor visible

Open framing details at floor in event of fire can lead to rapid fire and smoke penetration throughout home and should be retrofitted for occupant safety.

Wood damage visible: minor extensive

Main support steel girder wooden girder block walls other _____

retrofit support columns present footers visible no footers evident

All retrofit columns need proper footings to account for load redistribution on new support.

Column supports steel wood masonry other _____

retrofit support columns present footers visible no footers evident

All retrofit columns need proper footings to account for load redistribution on new support.

Floor concrete floating slab with perimeter drain cracking noted minor extensive

dirt wood over concrete unknown carpet present

Interior dewatering system partial full not present

Basement should not be considered dry unless a properly maintained method of removing or diverting water is present. Documentation of any system advised, but without documentation this cannot be verified

Sump pump operating not operating sump access pit only

proper wiring to pump present sump water collection pit only back-up pump present

sump integral part of a dewatering system Pump discharges to: exterior into sewer system

Most municipalities do not allow use of sewer system to remediate ground water.

Basement dampness

Some signs evidence of past water penetration visible Owner acknowledges past water penetration **Basement dampness is often present. Use of a dehumidifier is recommended. Will it remain?**

Walk through after heavy rains by client prior to settlement is considered a part of this examination Date completed _____ Confer with inspector with any questions.
Direct inquiry from buyer to seller regarding any basement water penetration past or present with specific details is always advised prior to settlement.

Report Sample

TIPS:

- Heating equipment should be kept clean to allow for easy visibility and determination of any maintenance concerns.
- Bleeding and charging of hot water radiator or convector systems is recommended on an annual schedule.
- Procedure:
 1. Turn thermostat up and warm all radiators to the touch.
 2. Use key or screwdriver to open bleeder valve one at a time starting on first floor units. Bleed all sir until water appears water should drop from higher system units.
 3. Proceed to second floor - repeat. At this time a second person will be needed at boiler unit fill valve. If no water appears, signal helper to open valve. Signal again when water appears to close fill valve. Repeat until all units are full.
 4. Most systems operate on low pressure; this is why pressure must be released as water is introduced or unit safety valve will blow.
- System check for an oil fired furnace that will not fire:
 - Check position of safety cut-off switch at top of stairs.
 - Check switch at unit.
 - Check circuit breaker.
 - Review level of oil in tank.
 - Push safety reset button on control at burner normally on top.
 - Reset safety control on side of burner motor; sometime safeties are on vent piping to chimneys.
 - One time use of reset on burner advised.
 - Always call service company when use of reset is necessary.

TIP:

Repair any leaks on domestic hot water coil gasket immediately. Lack of repair will lead to undetected deterioration and rusting of components which may not be repairable at a later date.

Weekly service for a steam boiler

- Open blow-off valve at low water cut-off and drain one full bucket of water or until water is clear.
- Open feed valve and add water to approx one inch below top of sight glass.
- Close valve.

Report Sample

Air conditioning equipment: Explain type of system, sequence of operation and condition of existing system. Discuss life expectancy and necessary maintenance.

Explain inability to test A/C systems when outside temperatures are below 50 degrees due to potential harm to system equipment. Typical life expectancy of heat pump & AC exterior equipment eight (8) – twelve (12) years.

TIPS:

- Heat pump notes:
 - Output temps of operating air source heat pump in heating mode 85 - 90 degrees.
 - With a body temp of 98 this air will feel cool to average person.
 - Desired room temps of 68 -70 degrees can be achieved.
 - Heat pumps work best in mild climates.
 - When temps drop below 30 degrees most heat pumps cannot generate enough heat and will go into back-up mode automatically.
 - It is wise, relative to back-up system, to maintain consistent temps. Any temp changes greater than two (2) – three (3) degrees can trigger back-up. The most cost effective use of heat pump avoids excessive temperature swings.
 - Most utilities offer discounts for heat pumps with back-up electric heat.
 - Houses with heat pumps should be super insulated. Minimum double or triple insulated windows advised. Insulate basement ceilings, maximize attic insulation, insulate ductwork. This will achieve higher comfort levels with respect to heat pump.
 - Maintenance of heat pump advised prior to heating season. Often back up heat will trigger and user does not realize that heat pump is not operating properly.
- Flush AC condensate lines and pump yearly. Adding some vinegar to pump will reduce build-up of lime deposits.
- Average AC removes minimum of 15 pints of water on a hot summer day. A poorly serviced or overflowing pump will often result in minor flood. Always review when floor water is suspect.
- Recommend auto cut-off switches on overflow condensate pans in attic areas.
- Covering AC exterior condenser unit will prevent rusting and debris build-up on coil that results in reduced efficiency.