

SAMPLE OF A "CONDITION CONCERN" PAGE:

Condition Concerns: *Recomend further review and correction as needed by competent professionals*



1- Upon observing the furnace it was noticed that much flaking, rusting of the metal heat exchanger sides and the presence of debris existed in the burn chamber. Additionally, the flame pattern was distorted on the burners. These are signs that the units heat exchanger is worn and a there is a concerning possibility that a depleted heat exchange exists. Once a furnaces heat exchanger develops cracks or holes it is no longer safe to use that furnace. It is strongly recommended that the furnace be cleaned and the components, namely the heat exchanger be inspected by a certified and licensed expert. Follow this experts recommendations and ask that professional to certify that the unit is capable of performing its duties in a safe manner.



2- Have the spigot aerators cleaned of debris to assure good water flow at fixtures



3- The rubber boots around vent pipe seals are in a depleted state and need attention from a roofer.



4- Consult a chimney mason to review the chase that serves the fireplace, the furnace and the water heater. Excessive cracking is present at the chimney's crown. Allow for extensive repairs!



5- Hanging wires and exposed splices were discovered in the crawlspace sealing at three locations. Have a licensed electrician review all wiring in the crawlspace and effect corrections so that industry safe wiring practices will exist



6- A sizable crack was discovered on the verticle drain pipe located in the basement ceiling. Have a plumber review and correct as needed.



7- Active water leakage was observed in the attic area located above the garage. Have a roofer review and correct so that no further leaking will occur. The leaks appear to be generated from a satellite dish attached to the roof surface in this location.

SAMPLES OF OUR: CHECK LIST - GENERAL RATINGS - DISCRITION PAGES:**Inspector Judgement:** N/A- Not inspected or not present R- Restricted Inspection S- Satisfactory F- Fair M- Marginal P- Poor

<input type="checkbox"/> N/A	Exterior House		N/A	R	S	F	M	P	Refers to item in photo section
	Siding & Trim								
	Primary Siding: Aluminum					x			Note: At times it is difficult to ascertain if siding is loose, especially when it is out of reach of the inspector. Leaks behind siding and trim may not always present for viewing and thus cannot be reported upon. Note: Remember that a Home Inspection is not terribly extensive and for the most part your inspector will observe for obvious condition concerns and irregularities. Do not expect that every issue will be identified as homes have many infinitesimal and potentially elusive aspects.
	Other Siding: ~	x							
	Heavy damaged, missing or loose siding:					x			
	Trim at siding: Matches siding - Clad With metal					x			
	Window trim & window frames: Clad With metal			x					
	Basement window frames & trim: Clad With metal			x					
	Trim at porches: Matches siding or Painted wood			x					
	Trim and frames at doors: Painted wood - Clad With metal			x					
	Thresholds and saddles at exterior doors: Standard types			x					
	General upkeep, maintenance, caulk, paint aspects on exterior: Typical			x					
	Masonry, foundations: Concrete and stipple			x					
	Masonry "Point Up": Typical			x					
	Exterior Siding and Trim: <input checked="" type="checkbox"/> - Minimal Maintenance types <input checked="" type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input checked="" type="checkbox"/> - Requires periodic caulking at trim <input checked="" type="checkbox"/> - Allow for re-painting & Repairs as needed to some trim <input checked="" type="checkbox"/> - Monitor and re-tighten siding as needed								

<input type="checkbox"/> N/A	Exterior House		N/A	R	S	F	M	P	Refers to item in photo section
	Roof Trim								
	Soffit at overhangs: Aluminum / Vinyl					x			Note: You should routinely review all exterior trim, gutters, & siding & take corrective action if abnormalities appear. Such components are subject to weather and can loosen in time.
	Fascia behind gutters: Aluminum / Vinyl			x			x	x	
	Rake on sides of roof: Aluminum / Vinyl			x					
	Other: N/A	x							
	Exterior Roof Trim: <input checked="" type="checkbox"/> - Minimal Maintenance types <input type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input checked="" type="checkbox"/> - Requires periodic caulking and re-securing <input type="checkbox"/> - Allow for re-painting as needed to some trim <input checked="" type="checkbox"/> - Monitor and re-tighten as needed								

<input type="checkbox"/> N/A	Exterior House		N/A	R	S	F	M	P	Refers to item in photo section
	Roof Drainage								
	Gutters: Aluminum					x			Note: Proper roof water collection & discharge is essential to protecting foundations from damaging moisture. Unless it is raining your inspector may not be capable of determining the effectiveness of your system.
	Downspouts: Same as gutter material					x			
	Discharge & Terminations to flow water away from home: To grade			x					
	Maintained condition: Gutters cleared to allow drainage		x						
	Maintained condition: Gutters and Spouts secured to home			x					
	Maintained condition: Seams sealed and apparent slope to drain		x						
	General overall condition of roof drainage system:					x			
	Exterior Gutter: <input checked="" type="checkbox"/> - Minimal Maintenance types <input type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input type="checkbox"/> - Add extensions to flow water away <input checked="" type="checkbox"/> - Requires periodic re-securing <input checked="" type="checkbox"/> - Check drains to insure water discharge is correct <input checked="" type="checkbox"/> - Remember to clean seasonal debris from gutters <input type="checkbox"/> - Leaf guards in place prevent observing interior of gutters <input type="checkbox"/> - Consider adding additional downspouts due to length of gutters and amount of roof area								

<input type="checkbox"/> N/A	Exterior House		N/A	R	S	F	M	P	Refers to item in photo section
	Trees-Brush								
	Trees/Brush that sweep the roof	x							Note: Your inspector is not a tree or planting horticulturist or arborist. You are advised to have other professionals review such plantings for that professional's opinion.
	Trees/Brush that sweep at siding:					x		x	
	Obvious plantings that can affect foundations	x							
	Other:	x							
	Exterior Tree/Brush: <input checked="" type="checkbox"/> - Have trees near home and other buildings evaluated for stability								

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<input type="checkbox"/> N/A	Exterior House	Front Porch	N/A	R	S	F	M	P	↑ Refers to item in photo section
		Stature & Build quality of porch: <u>Slab over grade</u>			x				Note: Riser and tread configurations are not always consistent, your inspector will use his or her judgement in determining if excess tolerances exist. You may want to consider such aspects for your needs. Note: The condition of hidden re-bar inside concrete steps and porches cannot be determined
		Porch Rails / Fall Protection: <u>Present</u>				x			
		Porch floor/walk area: <u>Concrete</u>			x				
		Roof / Awning Covering: <u>Frame</u>			x				
		Step stature & build quality: <u>Masonry</u>			x				
		Step rails & fall protection: <u>Present one side only</u>					x		
		General & apparent maintained condition of porches, rails or steps				x			
	Porch: <input checked="" type="checkbox"/> - Minimal Maintenance types <input type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input checked="" type="checkbox"/> - Re-nail and tighten fasteners at rails and at floor from time to time. <input type="checkbox"/> - Always further investigate abnormal movement or shifting as it is not always possible to view proper construction supports and anchoring visually <input type="checkbox"/> - Rails can loosen as wood dries and shrinks, monitor and re-tighten as needed.								

<input type="checkbox"/> N/A	Exterior House	Side Porch	N/A	R	S	F	M	P	↑ Refers to item in photo section
		Stature & Build quality of porch: <u>Frame</u>			x				Note: Riser and tread configurations are not always consistent, your inspector will use his or her judgement in determining if excess tolerances exist. You may want to consider such aspects for your needs. Note: The condition of hidden re-bar inside concrete steps and porches cannot be determined
		Porch Rails / Fall Protection: <u>N/A</u>			x				
		Porch floor/walk area: <u>Wood</u>			x				
		Roof / Awning Covering: <u>Metal Awning</u>			x				
		Step stature & build quality: <u>Wood</u>			x				
		Step rails & fall protection: <u>Present</u>			x				
		Abnormal movement present:			x				
	Porch: <input checked="" type="checkbox"/> - Minimal Maintenance types <input type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input type="checkbox"/> - Re-nail and tighten fasteners at rails and at floor from time to time. <input type="checkbox"/> - Always further investigate abnormal movement or shifting as it is not always possible to view proper construction supports and anchoring visually <input checked="" type="checkbox"/> - Rails can loosen as wood dries and shrinks, monitor and re-tighten as needed. <input type="checkbox"/> - Allow for "point up" repair on side porch and steps <input type="checkbox"/> - Avoid using corrosive salt on masonry as a melting ice and snow agent								

<input type="checkbox"/> N/A	Roofing	Main / Primary Roof	N/A	R	S	F	M	P	↑ Refers to item in photo section
		Main roof covering Type: Asphalt shingle standard type & <u>Steep Slope</u>				x			Note: It is at times difficult to determine the remaining life expediency of roof coverings as weather, grade, slope and venting of attic spaces can alter typical life expectancies. Note: Some roofs do not allow easy identification of layer amounts so the reported layers is an estimate. Note: Roof leakage can occur at any time especially under harsh weather events. Much of the roofing installation practices will not be prevalent to the inspector.
		Estimated Number of layers of Materials: <u>(S- 1) (F- 2) (M&P- more than permitted)</u>		x					
		Sub Surface – from exterior view for sags or warps:			x				
		Apparent Quality of Installation of roofing materials: S- Appears professional P: Appears Non-Professional			x				
		Estimated Age aspects of main roof coverings: S- Newer roof F- Sustainable years remain M- Less than 5 to 7 years P- Demised				x			
		Moss or Algae presence				x			
		Coverage over edges and flow into gutters			x				
		Main Roof General Overall Condition				x			
		Maintained Condition:			x				
		Poor: Needs repairs – Service – Evaluation – Re-coating – Etc.			x				
	Roof Aspects: <input checked="" type="checkbox"/> - Minimal Maintenance types <input type="checkbox"/> - Periodic maintenance types present <input type="checkbox"/> - Prone to perpetual maintenance <input type="checkbox"/> - Requires periodic re-sealing / Re-coating <input type="checkbox"/> - Prone to weather damage and ongoing replacement of shingles <input type="checkbox"/> - Signs of active leaks seen in attic, allow for further review and corrections <input type="checkbox"/> - All roof areas are the same, use this for roofs on attached garages, porches, etc. <input checked="" type="checkbox"/> - Front porch roof is similar to the main roof, this information is consistent with the main roof and is not provided an additional section								

Inspector Judgement: N/A- Not inspected or not present R- Restricted Inspection S- Satisfactory F- Fair M- Marginal P- Poor**Obvious Wood Eating Insects or Rodent Attacks:**

Note, your inspector is **NOT** licensed to make determination other than to report suspicious activity or damage *Insects & Rodents can be very stealthy; attacks to the home are often concealed or elusive to inspectors. Have certified pest Inspector visit the home prior to purchase!*

Aspect – Information Provided for consultation with other professionals		Allow for further review
<p>Make sure you have a specialized inspection conducted by a certified pest inspector even if nothing is checked in this section!</p> <p>* These items are only checked if your inspector observes clear evidence of them ➡</p> <p>➡ This information does not focus on typical manifestations as it is not uncommon for mammals such as mice or insects such as Ants to be present inside homes and outbuildings</p>	Damage Activity to Home observed / apparent from insects	✗
	Description if observed: Damage to wood joist found on front wall under door sill	
	Damage Activity to Outbuildings observed / apparent from insects	
	Description if observed:	
	Damage Activity to Outbuildings observed / apparent from insects	✗
	Description if observed: Shed floor and sills has extensive damage	

➡ These categories are only checked if such suspect activity is witnessed.
➡ The home inspector does not systematically poke and prod wood unless suspicious aspects are viewed
Note: Remember your Home Inspector is NOT a Pest Inspector and this section is only included in this report to assist other professionals to identify possible concerns and occurrences

Notes: ☐ - No apparent concerns were seen however, you are always advised to have this important inspection conducted!
☐ - Sightings of past chemical treatments noted

<input type="checkbox"/> N/A	House Insulation	Attic	N/A	R	S	F	M	P	Refers to item in photo section
	Attic insulation Type: Loose fill Fiberglass				✗				Note: Insulation amounts are not measured and only visually estimated.
	Designed / Intended Attic overall amounts "R-Value" attic-				✗				
	Attic Insulation Installation / positioned properly				✗				
	Attic Insulation missing / fallen disturbed or reduced- From Designed original levels & amounts				✗				
	Attic Insulation- Reduced by Storage		✗						

Inspection Information: ☒ - At some point you may want to add or top off the attic insulation with some loose blown in fiberglass or other such insulator as attic insulation tends to lose some of its qualities as it ages. ☐ - Add access if you desire for insulation and frame evaluation

<input type="checkbox"/> N/A	House Insulation	Walls	N/A	R	S	F	M	P	Refers to item in photo section
	Wall insulation type- Limited view			✗					Note: In most cases the wall insulation cannot be commented upon due to its concealed nature
	Designed / Intended overall amounts "R-Value" Walls			✗					
	Wall Insulation Installation / positioned properly			✗					

Inspection Information: ☒ - Not able to determine/verify the presence of wall insulation
☒ - This modern house / construction likely has wall insulation
☐ - The home appears to be older and it is not likely or normal that insulation exists in wall areas, typical for home build and age.
☐ - There are signs that the walls may have had insulation blown in and that Styrofoam was added behind some siding, both can be considered a good upgrade!

<input type="checkbox"/> N/A	Plumbing	Water Heater	N/A	R	S	F	M	P	Refers to item in photo section
	General Condition of System: Tank- GAS					✗			Note: Water heaters can leak at any time and estimated and accurate life span predictions cannot be put forth with an inspection. You are advised to observe the unit regularly to determine if a leak is occurring. If you observe a leak act to have the unit reviewed promptly by a professional.
	Ability to produce heated water:				✗				
	Signs of leaks above or below tank				✗				
	Extension pipe on relief valve				✗				
	Has drip pan and drain pipe if located above living space		✗						
	Age & Wear Factors				✗				
	Burner, sight glass, cover and burn chamber aspects			✗					
	Scorching signs / wicking flames				✗				
	Aspects of Flue, Chimney & Venting of Spent Gases / Fumes					✗			
	Energy Connections- properly secured & free of detected leaks				✗				

Maintenance: ☒ - Tanks are supposed to be flushed out periodically
☒ - Check unit for leaks periodically, water heaters can develop leaks suddenly and at any time regardless of age.
☐ - Gas units have burners and flues that should be cleaned yearly and checked for positive drafting of spent fumes
Type(s) Present: ☐ - Long life type ☒ - Standard type

