



PROPERTY INSPECTION AGREEMENT

Buying a home is a huge decision and we thank you for choosing Homestead Home Inspections! Your inspector will be thorough and knowledgeable and provide you with a report at the end of the inspection. Please read the entire report as it contains important and critical information regarding the home. Your inspection will be performed in accordance with the Massachusetts Standards of Practice 266 CMR 6:00. Please refer to them for a detailed list of Access, Purpose and Scope of Inspection.

The inspection is meant to provide the client with a better understanding of the conditions of certain readily accessible areas of the property on the day of the inspection. The client understands that the inspection and inspection report are based on the visual observations of the inspector of readily accessible areas and does not include, represent, or report on conditions of inaccessible areas. Homestead Home Inspections is not responsible for hidden or concealed damage that is not readily accessible at the time of the inspection.

It should be understood that the inspection is not technically exhaustive and shall not be construed to be a comprehensive architectural and/or engineering study of the property. We cannot predict or determine the sudden failure or life expectancy of any item. This report does not represent the condition of the heat exchanger in any heat source. This report will not determine the appropriate size or capacity of any heating or cooling unit. Homestead Home Inspections makes no assessment or compliance with building codes nor do we point out any repairs needed to bring a home into compliance with building codes or other regulations. We do not quote any cost to repair any item. Homestead Home Inspections makes no determination of the property's marketability or suitability for any use including rental potential, nor will we promote purchasing the property.

Homestead Home Inspections makes no evaluation of cosmetic defects nor do we disturb insulation, remove ceiling tiles, move personal items, furniture, equipment, snow, ice or debris that obstructs access or visibility. There will be no probing or testing in a destructive manner or dismantling of any item. We do not determine the presence or absence of any suspected hazardous substance including but not limited to latent surface and/or subsurface VOC's, PCB's, asbestos, UFFI, toxins, molds, carcinogens, lead paint, radon gas, noise, and contaminants in soil, water, air, wet lands and/or any other environmental hazard. This inspection does not include the detection of rodents and general pests. No evaluation will be made regarding underground items, waste disposal systems, sewage systems, propane or natural gas pipes, piping outside foundation, wood stoves, pools, alarm systems, fire escapes, microwaves, refrigerators, telephone systems, water purification equipment, solar systems, radiant heat, window screens and storms or out buildings unless otherwise noted. Homestead Home Inspections makes no representation of any item not included in this report. Smoke, fire and carbon monoxide detectors are not included in this report. Homestead Home Inspections makes no representation regarding the installation or operability of these devices. These devices should be installed and approved by the local fire department prior to purchase. Our inspectors cannot enter crawl spaces under 3 feet or attics not designed for safe access. Inspectors will not enter any area they deem unsafe for access and will clearly note the reason on the report.

Please note that commercial inspections, modular, prefabricated and mobile homes, and four or more unit buildings or units within these buildings do not fall under MA Home Inspection regs. 266 CMR Definitions and Standards of Practice.

It is important that you further evaluate those areas not included in this report as well as those items recorded as B, C, or NR prior to continuing with your purchase. Homestead Home Inspections is not responsible for repairs on any component rated B, C, or NR. This report will not necessarily reveal all defects on the property and should not be used for negotiations. 95 Int.

We strongly advise you further investigate any area of the home not accessible at the time of the inspection prior to the close of escrow. Obviously, it is not always possible to reveal all defects in a property due to numerous limitations of the inspection. Any future renovations or repairs may reveal wood destroying insect activity or defects that were not visible on the day of the inspection. In any instance where moisture or dampness is documented in this report the potential for microbial growth exists, concealed or otherwise. Microbial growth shall be defined as mold, mildew, fungus, or bacteria. In this instance, further evaluation by a specialist is advised. In the event you believe Homestead Home Inspections has made an error or omission in the report, it is your responsibility to notify us before you take any corrective action and allow us to evaluate and investigate the matter first. If such repairs are required because of an emergency, you can make such emergency repairs. You agree to notify Homestead Home Inspections as soon as possible and allow us to investigate.

This inspection report is for your use only and is not transferable. Anyone else who chooses to rely on this report does so at their own risk. Pre-listing clients should not use this report to allay their buyers' anxiety and agree to defend and indemnify this company should a buyer claim he/she relied on this report to his/her detriment. Homestead Home Inspections reserves the right to retain the home inspection report for non-payment of fee at the time of the inspection. Should Homestead Home Inspections be requested to return to the property and re-inspect an item that was not accessible, turned off or otherwise inoperable, or rated NR, a fee of at least \$150.00 will be charged.

Formalities aside, let us thank you again for choosing Homestead Home Inspections with the responsibility of evaluating your expected home. We hope you find the report useful in your decision process and hope you learned a great deal about the property and how to maintain it for years to come. Please feel free to contact your inspector should you have any further questions. BY SIGNING BELOW, YOU UNDERSTAND ALL POINTS OF THE AGREEMENT AND WISH TO PROCEED.

Property Address: 1204 Hockley Dr. Hingham MA 02043
Street Town State Zip

X Don Thompson Martin Blatz #609
Customer's Signature Inspector's Signature License #: 609

Date: 9/2/25 Inspection Fee 550 - Date: 9/2/25



GENERAL INFORMATION / INVOICE

Address of Property 1204 Hockley Dr. Date of Inspection 9/2/25
Hingham, MA 02043 Start Time 9:45 Finish Time 11:45
Individuals Present Buyer, Agent
Weather Conditions: Current Day Clear Previous Day Mostly Sunny
Current Temp. 70 Ground Conditions Dry

Services Provided: Amount:
Inspection Type HI 550
Wood Destroying Insect Inspection N/C
Radon Test /
Water Quantity /
Water Quality /
Title 5 Inspection /
Other /

Total Amount Due: \$ 550
Payment to M.D.B. Check will be mailed
Paid in Full Be Mailed

I, the undersigned, acknowledge the receipt of the following documents:

- An Agreement Page
General Information Page
Homestead Home Inspection Report
Homestead Home Inspection Insect Disclosure Page
Wood Destroying Insect Report Form NPMA-33
Energy Audit Document

X Donna Thompson Client Signature
X Donna Thompson Print Name
9/2/25 Date
dthompson@ hingham-ma.gov Email

Ratings on Report

A: Shows item is functioning as designed.
 B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
 C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
 NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
 Δ: Further evaluation and consultation with a contractor is recommended.

EXTERIOR

	A	B	C	NR	Δ	
1. Roof style <u>Pitch</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>① Some Areas of Debris on Roof and</u> <u>lifel shingles. Association Should Clear</u> <u>Debris + Regularly inspect</u>
Surface type <u>Asphalt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
How viewed <u>Binoculars</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vent Stack: <u>present</u> / not present						<u>② enclosed Chimneys, Unable To View</u> <u>or inspect Not Rated.</u>
2. Exterior of Chimney: See Comment E ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>③+④ Regularly inspect Siding + Trim</u> <u>Seal and Secure as Needed</u>
(Flue Liner not included)						
type <u>enclosed</u> clean out <u>No</u>						
cricket <u>yes</u> flashing/sealer <u>yes</u>						
3. Siding: Type <u>Vinyl</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Trim: eaves/soffits/fascia/corner board, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Exposed gutters and downspouts:						<u>⑤+⑥ See Note D Below. Cut Trees +</u> <u>Bushes Back of Building</u> <u>Have Association Clear Debris from</u> <u>Gutters, extend Downspouts Away</u> <u>from Building, Fertilize Grade Lower</u> <u>Siding + Trim Clear Grade Back To</u> <u>expose foundation</u>
Type <u>Metal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Perimeter drainage and grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Basement windows <u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Window wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Exterior faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Electric service entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>⑩ Underground electric Service Unable</u> <u>To Fully View or inspect Not Rated</u> <u>Main electric Disconnect in Meter</u> <u>Closed at end of Building.</u>
<input type="checkbox"/> weather head/drip loop <input checked="" type="checkbox"/> meter box						
<input checked="" type="checkbox"/> underground <input checked="" type="checkbox"/> service amp <u>100</u>						
11. Exterior outlets <input checked="" type="checkbox"/> GFCI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Exterior lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Oil Fill / Vent <u>None observed</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Walkways Type <u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>⑭+⑮ See Note H Bottom of Page</u> <u>Keep Walkways level to prevent trip</u> <u>hazards. See Note H Bottom of Page</u>
15. <u>Parking lot</u> Driveway Type <u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Railings/Decks/Porches/Stairs/Balconies						
<input checked="" type="checkbox"/> front Type <u>Steps</u> Material <u>Concrete</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> rear Type <u>patio</u> Material <u>Comp. Wood</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> side Type _____ Material _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Patios Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>NOTE: Advise Reviewing Condo Docce</u> <u>for Info on Maintance Repairs</u> <u>upgrader Reserves and assessments</u>
18. Retaining Walls within 10ft of structure ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Important Notes To Review

A. Asphalt shingles typically carry a 20 year manufacturer warranty though many factors can affect the lifetime of a roof. B. Asphalt roofs will eventually need replacing. No more than two layers of shingles should be on the roof. C. Flashing should be inspected yearly and repaired if necessary. Repairs to flashing using tar have a shorter life expectancy and will need to be reapplied. D. It is important to keep gutters and downspouts clean and free of debris to prevent damage to roof, sheathing, walls, ceilings, and structural components. E. Local regulations differ concerning the requirement of flue liners with certain fuels. Local authorities should be consulted with questions or concerns. F. Window wells should be kept clean. G. To prevent freezing during winter months, drain exterior faucets. H. Sealing the driveway will extend its life. I. Inaccessible areas of porches and decks should be made accessible to inspect for quality of construction, damage or insect infestation. J. Verify the age of the roof with the broker, owner, or contractor. K. Maintain or remove wood which has ground contact to prevent wood destroying activity.

Ratings on Report

A: Shows item is functioning as designed.
 B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
 C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
 NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
 △: Further evaluation and consultation with a contractor is recommended.

GARAGE & BASEMENT

		A	B	C	NR	△
<input type="checkbox"/>	Garage: Type _____					
1.	Foundation: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Floor: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Wall/Siding/Trim: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Sill: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Automatic door opener/safety control ...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Garage Door _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> locks <input type="checkbox"/> panels <input type="checkbox"/> rollers					
	<input type="checkbox"/> springs <input type="checkbox"/> windows <input type="checkbox"/> track					
7.	Electrical <input type="checkbox"/> GFCI _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Fume barrier _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Man door _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Window _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Ceiling / Wall _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Roof: Style _____ Surface _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	How viewed _____					
<input checked="" type="checkbox"/>	Basement:					
1.	Foundation: Type <u>Concrete</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Floor: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Crawl area _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Insulation _____ Depth _____					
	<input type="checkbox"/> ventilation <input type="checkbox"/> vapor barrier					
	How viewed _____					
4.	Windows _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Load bearing girders: Type <u>Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Support columns: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Sill: Type <u>Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Subfloor: Insulation _____ Depth _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Joists: Type <u>Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Bridging _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Wall framing: Type <u>Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Chimney: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(Liner not included) Clean out _____					
13.	Bulkhead/walkout _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> wood <input type="checkbox"/> door/slider <input type="checkbox"/> metal					
14.	Water penetration and dampness					
	See Notes F, H and I.					
	<input checked="" type="checkbox"/> Evidence noted at time of inspection					
	<input checked="" type="checkbox"/> Water stains: Location _____					
	<input checked="" type="checkbox"/> Efflorescence: Location _____					
	<input checked="" type="checkbox"/> Sump pump <input type="checkbox"/> Yes <input type="checkbox"/> No Dehumidifier <input type="checkbox"/> Yes <input type="checkbox"/> No					
	<input checked="" type="checkbox"/> French drain <input type="checkbox"/> Yes <input type="checkbox"/> No					

No Garage

See Note B.C Bottom of Page
 Due to Design. Finished lowest
 Levels. Unable to fully view or
 inspect structure. See Note D
 Bottom of Page.

No Basement

⑭ Keep all outside drainage flowing
 away from building. Prevent pooling
 at foundation. Always maintain
 exposed exterior foundation with
 outside grade that pitches away

Important Notes To Review

A. New construction requirements in most locales include fire grade sheetrock, fume barriers, and fire doors. If attached garage does not have these safety components installation is recommended. B. Smaller cracks in concrete walls and floors are typically caused by shrinkage. Sealing these cracks will help to eliminate water penetration. C. V-shaped cracks that are not flush or offset are signs of movement. Also consider differential. Continuous movement cannot be determined at this inspection. Consult the owner regarding history and/or a professional for information. D. Partially finished or inaccessible areas, beams floors, walls, pipes, etc. cannot be fully inspected. No destructive prodding or removal of tiles or coverings was done. E. Steel columns filled with concrete are recommended updates to wood or adjustable temporary jacks. F. Dampness is indicated by efflorescence, or white powdery residue, on concrete walls and floors in basement. Adequate ventilation is important to help prevent damage to structures. G. The cause of moisture, water penetration, or discoloration observed may not be detectable so it is advised to inquire about its history with the owner and/or a contractor. A qualified specialist can discuss any concerns about environmental issues. H. Test sump pumps regularly. Discharge points for sump pumps should be 15 feet away from house.

Ratings on Report

- A: Shows item is functioning as designed.
- B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
- C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
- NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
- △: Further evaluation and consultation with a contractor is recommended.

PLUMBING SYSTEM

	A	B	C	NR	△
Supply <input checked="" type="checkbox"/> munic. <input type="checkbox"/> pvt How verified <u>Listing</u> Main Shut-Off Valve Location: <u>Under Front Hall Steps</u>					
Waste <input checked="" type="checkbox"/> munic. <input type="checkbox"/> pvt How verified <u>Listing</u> Waste / Supply for reference only.					
See note C & F.					
1. Visual condition of accessible feed lines and connectors within structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> copper <input type="checkbox"/> lead <input type="checkbox"/> brass <input type="checkbox"/> galvanized <input checked="" type="checkbox"/> plastic <input type="checkbox"/> other					
2. Visual condition of accessible waste lines/connections within structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> copper <input checked="" type="checkbox"/> cast iron <input type="checkbox"/> lead <input type="checkbox"/> galvanized <input checked="" type="checkbox"/> plastic <input type="checkbox"/> other _____					
3. Main vent stack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Accessible well equipment _____/_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Laundry tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Washer/dryer connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present See Note I.					
7. Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
manuf. <u>A.O. Smith</u> fuel <u>electric</u> gal <u>50</u> gal./gpm _____ tankless _____ <input checked="" type="checkbox"/> Mixing Valve <input checked="" type="checkbox"/> Pressure & temperature relief valve <input type="checkbox"/> Vacuum breaker <input checked="" type="checkbox"/> Thimble					
8. Interior sewer ejector pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See Note C, F bottom of page

Under Stairway, Hall

NOTE: Due to Design, Very limited access to view or inspect waste or feed plumbing viewable areas Rated and inspected only.

③ Main Vent Stack Not Fully accessible to view or inspect Not Rated

⑥ Use No Burst Washer Feed hoses Use Metal Dryer Vent.

⑦ See Note B Bottom of Page

ADDITIONAL COMMENTS:

Important Notes To Review

A. It may be necessary to upgrade plumbing, waste, supply, and venting systems during renovations or repairs as standards have changed over the years. B. Water heaters carry various manufacturer warranties but they are not always an accurate indicator of the water heater's life expectancy. C. Information noted regarding the sewage disposal system is provided by the owner, broker or client. Additional information can be obtained about the type, age, condition, and effectiveness of the system by scheduling an optional inspection with a qualified inspector. D. A quality and a quantity water test is recommended. E. Individual requirements for hot water supply differ and some may find a tankless unit to be insufficient. A separate hot water heater or booster tank can be added to increase quantity and efficiency. F. Water shut offs and supply and other valves are not tested.

Ratings on Report

- A: Shows item is functioning as designed.
- B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
- C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
- NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
- △: Further evaluation and consultation with a contractor is recommended.

CENTRAL HEATING & COOLING

_____ of _____

- Oil Gas Electric Propane

	A	B	C	NR	△
1. Thermostats: Location <u>Hall</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fire grade sheetrock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Emergency shut off: present / not present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Exposed flue and damper from the Heat Plant. <input type="checkbox"/> Thimble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <u>Burner/Gun</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Fire box liner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Boiler Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> PSI <input type="checkbox"/> Temp					
<input type="checkbox"/> sight glass <input type="checkbox"/> low water cut off					
<input type="checkbox"/> exp. tank water level _____					
<input type="checkbox"/> auto feed <input type="checkbox"/> press. relief valve					
<input type="checkbox"/> back flow preventer					
8. Circulator pump # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Zone valve # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Pipes _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Black Iron <input type="checkbox"/> Copper <input type="checkbox"/> Plastic					
<input type="checkbox"/> Other _____					
11. Furnace Type <u>Forced Hot Air</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat exchanger, Important See Note C					
12. Circulator fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Duct work (in basement) <u>No Basement</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> galv. steel <input type="checkbox"/> alum. <input type="checkbox"/> flexi duct <input type="checkbox"/> other					
15. Electric baseboard heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Space Heaters Location _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Cooling system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Compressor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Evaporator unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Service line _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> insulation <input type="checkbox"/> sight glass					
22. Condensate <u>drain</u> /pan/float switch/pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Temp. at service line <u>74 / 60</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Temp. at air intake-outlet _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Electric disconnect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Compressor slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

New Installed furnace/A/C Air handler Request all Warranty Documentation

See Note A.C.D Bottom of Page

(1) Have heating system serviced yearly before heating season. This report does not certify the heat exchanger

See Note C Bottom of Page

CSST: Gas lines should all be certified to be properly bonded by electrician and grounded to reduce the risk of arcing and other related damage.

(13) Replace air filter regularly during heating and cooling season filter in unit behind panel.

See Note H.I Bottom of Page

Have HVAC Tech Service A/C system yearly and before cooling season

Important Notes To Review:

A. The condition of the heating system as noted at the time of inspection is not an indication or prediction of its life expectancy. Service plans are offered from dealers and/or contractors to provide servicing, adjustments, testing, and repairs, and are suggested. B. This report does not include propane or gas piping. Consult a licensed contractor regarding inspection. C. It is necessary to disassemble a heat exchanger in a forced hot air system to determine its condition. Therefore this report cannot convey the condition of the heat exchanger. As defects in a heat exchanger can necessitate replacement of the furnace, an evaluation by a heating technician is advised. D. Relief valves, valves, gauges, switches, and other safety devices are not tested but only listed to denote they were in place at the time of the inspection. E. Local communities differ on regulations concerning discontinued oil tanks. Consult local authorities with questions or concerns. F. Any noted suspect material at property should be evaluated by a qualified specialist. G. For safety, keep electric baseboard clear of all materials. Electric thermostats have a limited life expectancy. H. The sealed units of most compressors and evaporators are inaccessible. The life span is typically 5-10 years. It is advised to have a licensed technician service the A/C and/or heat pump annually. Request all prior service documentation from homeowner. I. Do not operate air conditioning units or heat pumps out of season as damage may occur.

Ratings on Report

- A: Shows item is functioning as designed.
- B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
- C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
- NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
- △: Further evaluation and consultation with a contractor is recommended.

	A	B	C	NR	△
1. Sink Water flow <u>OK</u> HW Temp <u>118</u> F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Counters Top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Electric Outlets <input checked="" type="checkbox"/> GFCI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Heat Source Temp <u>116</u> F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Baseboard/Radiator/Diffuser/Toe Kick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KITCHEN

See Note A.C.F.G Bottom of Page
 ② Seal Counter Tops yearly
 Seal Counter Tops yearly/regularly
 ⑦ Some wear + Tear Noted at cabinets
 Microwave low to Cook Top recommend removal + Replacement to have 18" clearance

APPLIANCES

	Wking	Not Wking	NR	△
1. Stove Top and Oven <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ventilator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See Note A.C. - H.F. Below
 ① Some wear and Tear Noted
 ④ Disposal Bound up tripping off Have plumber evaluate estimate Repair Replace as Needed

INTERIOR ACCESSORIES

	A	B	C	NR	△
1. Door: <input checked="" type="checkbox"/> main	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sliding door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Fireplace (Flue liner not included) see note J Solid Fuel Stove: present / not present	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Stairway/Railings (Basement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairway/Railings (Interior) <u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Halls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Skylight Location <u>Living Room</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

③ See Note B Cracked Damaged Concrete Panels in Fireplace Have Chimney Sweep Clean inspect and certify the fireplace yearly and before use. No Not use fireplace until repaired and certified.
 ⑥ See Note D Bottom of page

ADDITIONAL COMMENTS:

Important Notes To Review

A.Minor cracking in walls and ceilings is typical from shrinkage and settlement. B.Fireplaces are not tested as part of this inspection. It is recommended that a mason inspect the flue lining, crown, and cap of the chimney before use. C.Screens are not part of this inspection. Ask the homeowner for any and all screens. D.Failed thermal seals or fog in insulated glass cannot always be determined or detected. E.Normal shrinkage can cause cracks in the grouting of ceramic tile joints. Poor grouting will cause tiles to lift and damage from water penetration can occur. It is not possible to determine the condition of the floor, plaster, drywall, or structural material behind or beneath tiling. Regular inspection and repair of grouting and sealant is important. F.It is important to have Ground Fault Interrupter outlets in areas that may become wet. G.This report does not include cosmetic defects including to floors, walls, or cabinets. H.The stove and dishwasher are the only appliances tested for this report. The report only indicates the functionality on the day inspected. Cosmetic defects are not part of the inspection. I.Grease vents and filters should be cleaned regularly. J.Gas log fireplaces are considered space heaters and are not inspected. Solid fuel stoves are not inspected. Obtain all permits from local building inspector prior to purchase. K.The cause of moisture, water penetration, or discoloration observed may not be detectable so it is advised to inquire about its history with the owner and/or a contractor. A qualified specialist can discuss any concerns about environmental issues.

Ratings on Report

A: Shows item is functioning as designed.
 B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
 C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
 NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
 Δ: Further evaluation and consultation with a contractor is recommended.

Sink Drain Leaking Have
Plumber Repair Replace

		A	B	C	NR	Δ
1. Bath	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/>				
	FLR.	<input checked="" type="checkbox"/>				
<input type="checkbox"/> 1/2	<input checked="" type="checkbox"/> Full	<input checked="" type="checkbox"/>				
<input type="checkbox"/> 3/4	<input type="checkbox"/> Primary	<input checked="" type="checkbox"/>				
	sink HW Temp _____°F	<input checked="" type="checkbox"/>				
	toilet	<input checked="" type="checkbox"/>				
	tub/shower	<input checked="" type="checkbox"/>				
	tile/fiberglass etc.	<input checked="" type="checkbox"/>				
	ceiling	<input checked="" type="checkbox"/>				
	window	<input checked="" type="checkbox"/>				
	wall	<input checked="" type="checkbox"/>				
	floor Type <u>Tib.</u>	<input checked="" type="checkbox"/>				
	door	<input checked="" type="checkbox"/>				
	GFI/electric/fan	<input checked="" type="checkbox"/>				
	heat source Temp _____°F	<input checked="" type="checkbox"/>				
	baseboard/radiator/diffuser	<input checked="" type="checkbox"/>				
2. Bath		<input type="checkbox"/>				
	FLR.	<input type="checkbox"/>				
<input type="checkbox"/> 1/2		<input type="checkbox"/>				
<input type="checkbox"/> 3/4		<input type="checkbox"/>				
<input type="checkbox"/> Full		<input type="checkbox"/>				
<input type="checkbox"/> Primary		<input type="checkbox"/>				
	sink HW Temp _____°F	<input type="checkbox"/>				
	toilet	<input type="checkbox"/>				
	tub/shower	<input type="checkbox"/>				
	tile/fiberglass etc.	<input type="checkbox"/>				
	ceiling	<input type="checkbox"/>				
	window	<input type="checkbox"/>				
	wall	<input type="checkbox"/>				
	floor Type _____	<input type="checkbox"/>				
	door	<input type="checkbox"/>				
	GFI/electric/fan	<input type="checkbox"/>				
	heat source Temp _____°F	<input type="checkbox"/>				
	baseboard/radiator/diffuser	<input type="checkbox"/>				
3. Bath		<input type="checkbox"/>				
	FLR.	<input type="checkbox"/>				
<input type="checkbox"/> 1/2		<input type="checkbox"/>				
<input type="checkbox"/> 3/4		<input type="checkbox"/>				
<input type="checkbox"/> Full		<input type="checkbox"/>				
<input type="checkbox"/> Primary		<input type="checkbox"/>				
	sink HW Temp _____°F	<input type="checkbox"/>				
	toilet	<input type="checkbox"/>				
	tub/shower	<input type="checkbox"/>				
	tile/fiberglass etc.	<input type="checkbox"/>				
	ceiling	<input type="checkbox"/>				
	window	<input type="checkbox"/>				
	wall	<input type="checkbox"/>				
	floor Type _____	<input type="checkbox"/>				
	door	<input type="checkbox"/>				
	GFI/electric/fan	<input type="checkbox"/>				
	heat source Temp _____°F	<input type="checkbox"/>				
	baseboard/radiator/diffuser	<input type="checkbox"/>				
4. Bath		<input type="checkbox"/>				
	FLR.	<input type="checkbox"/>				
<input type="checkbox"/> 1/2		<input type="checkbox"/>				
<input type="checkbox"/> 3/4		<input type="checkbox"/>				
<input type="checkbox"/> Full		<input type="checkbox"/>				
<input type="checkbox"/> Primary		<input type="checkbox"/>				
	sink HW Temp _____°F	<input type="checkbox"/>				
	toilet	<input type="checkbox"/>				
	tub/shower	<input type="checkbox"/>				
	tile/fiberglass etc.	<input type="checkbox"/>				
	ceiling	<input type="checkbox"/>				
	window	<input type="checkbox"/>				
	wall	<input type="checkbox"/>				
	floor Type _____	<input type="checkbox"/>				
	door	<input type="checkbox"/>				
	GFI/electric/fan	<input type="checkbox"/>				
	heat source Temp _____°F	<input type="checkbox"/>				
	baseboard/radiator/diffuser	<input type="checkbox"/>				

BATHROOM

See Note A.C.E.F Bottom of Page
low flow on Hot Side of Sinks
Repair/Replace as Needed (Plumber)
Tub Drain Slow Have Plumber
Clean Repair as Needed
Closet Door hardware
No Heat/A/C

Important Notes To Review

A. Minor cracking in walls and ceilings is typical from shrinkage and settlement. **B.** Normal shrinkage can cause cracks in the grouting of ceramic tile joints. Poor grouting will cause tiles to lift and damage from water penetration can occur. It is not possible to determine the condition of the floor, plaster, drywall, or structural material beneath or behind tiling. Regular inspection and repair of grouting and sealant is important. **C.** Screens are not part of this inspection. Ask the homeowner for any and all screens. **D.** Failed thermal seals or fog in insulated glass cannot always be determined or detected. **E.** It is important to have Ground Fault Interrupter outlets in bathrooms and areas that may become wet. **F.** This report does not include cosmetic defects to floors, walls, or cabinets. **G.** The cause of moisture, water penetration, or discoloration observed may not be detectable so it is advised to inquire about its history with the owner and/or a contractor. A qualified specialist can discuss any concerns about environmental issues.

Ratings on Report

- A: Shows item is functioning as designed.
- B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
- C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
- NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
- △: Further evaluation and consultation with a contractor is recommended.

Room Bedrooms (2)



- ceiling
- windows
- walls
- floor Type laminite
- door
- electric outlets
- heat source Temp 110/51 °F
- baseboard/radiator/diffusers

A	B	C	NR	△
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				

INTERIORS

See Note A.C.E.F Bottom of Page

Window hardware Not installed at window. Window Propping, Not Locking Have Contractor Repair Replace Switched outlets Noted.

Room Living Room

- ceiling
- windows
- walls
- floor Type laminite
- door
- electric outlets
- heat source Temp 118/52 °F
- baseboard/radiator/diffusers

See Note D Below

NOTE: Keep all Window tracks and seals clean lubricate as needed

Room Dining Area

- ceiling
- windows
- walls
- floor Type Laminite
- door
- electric outlets
- heat source Temp 116/51 °F
- baseboard/radiator/diffusers

NOTE: Adjust door strikers and hardware as needed

- Room
- ceiling
 - windows
 - walls
 - floor Type _____
 - door
 - electric outlets
 - heat source Temp _____ °F
 - baseboard/radiator/diffusers

Important Notes To Review

A. Minor cracking in walls and ceilings is typical from shrinkage and settlement. B. Fireplaces are not tested as part of this inspection. It is recommended that a mason inspect the flue lining, crown, and cap of the chimney before use. Permits may be required to operate solid fuel stoves. Inquiries should be made to the local building instructor. C. Screens are not part of this inspection. Ask the homeowner for any and all screens. D. Failed thermal seals or fog in insulated glass cannot always be determined or detected. E. Any buildings constructed before 1978 are likely to have lead paint and should be tested. F. This report does not include cosmetic defects including to walls, floors, ceilings or trims. G. The cause of moisture, water penetration, or discoloration observed may not be detectable so it is advised to inquire about its history with the owner and/or a contractor. A qualified specialist can discuss any concerns about environmental issues.

Ratings on Report

A: Shows item is functioning as designed.
 B: Shows item is not functioning as designed. Maintenance, repairs and/or upgrade is required.
 C: Shows item is not functioning as designed. Maintenance, repair or replacement required.
 NR: Not applicable. Not present. Not readily accessible. Not inspected. No rating.
 Δ: Further evaluation and consultation with a contractor is recommended.

ATTIC

VENTILATION/INSULATION

	A	B	C	NR	Δ	
1. Access to attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due to Design insulation Limited access. Ability to inspect Most aspects on this page Viewable accessible areas Rated and inspected only
<input checked="" type="checkbox"/> scuttle <input type="checkbox"/> stairs <input type="checkbox"/> pull down <input type="checkbox"/> none How viewed <u>entered with ladder</u>						
Flooring: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No						
Attic Lighting <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
2. Structural supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> rafter Type <u>Wood</u> <input type="checkbox"/> post & beam <input type="checkbox"/> collar tie <input checked="" type="checkbox"/> truss						
3. Roof backings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> wood <input type="checkbox"/> OSB <input checked="" type="checkbox"/> plywood						④ See Note Above
4. Ceiling joist Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Wood</u>						
5. Flashing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> vent pipes <input type="checkbox"/> valleys <input checked="" type="checkbox"/> chimneys <input type="checkbox"/> flashing sealer						⑤ See Note C Bottom of Page
6. Chimney (flue liner not included)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Insulation/vapor barrier (attic only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> fiberglass <input checked="" type="checkbox"/> cellulose <input type="checkbox"/> mineral wool <input type="checkbox"/> vermiculite <input type="checkbox"/> other _____						⑦ See Note A Bottom of Page
Depth _____						
8. Ventilation Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Ridge Box, Gable</u>						
9. Duct work (in attic)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> galv. steel <input type="checkbox"/> alum. <input checked="" type="checkbox"/> flexiduct <input type="checkbox"/> other						⑧ See Note B Bottom of Page
10. Whole house fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Evidence of water penetration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
See Note: E <input checked="" type="checkbox"/> No visible or accessible evidence at the time of inspection <input type="checkbox"/> Evidence of prior water penetration. Consult with owner or monitor for source and repair. <input type="checkbox"/> Active water penetration						⑨ Have Contractor reattach loose vent in attic to exterior Now on floor of attic

ADDITIONAL COMMENTS:

Important Notes To Review

A. Many older homes built before 1975 still have inadequate insulation. Insulation upgrades can significantly aid in the reduction of energy costs and should be considered. B. Adequate attic ventilation, which helps to prevent heat buildup in summer and condensation in winter, is very important to help prolong the life of the roof sheathing and shingles. Vents should never be covered or blocked. C. Flashing should be inspected yearly and repaired if necessary. Repairs to flashing using tar have a shorter life expectancy and will need to be reapplied. D. The cause of moisture, water penetration, or discoloration observed may not be detectable so it is advised to inquire about its history with the owner and/or a contractor. A qualified specialist can discuss any concerns about environmental issues.