

I	NI	NP	R	Inspection Item
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I=Inspected

NI=Not Inspected

NP=Not Present

R=Not Functioning or In Need of Repair

**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
*Comments (An opinion on performance is mandatory.):*

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FOUNDATION

- Cracks Minor/Settling
- Cracks Minor/Shrinkage
- Cracks Moderate/Settling
- Cracks Major/Settling
- Spalling (Exterior)
- Mortar Deterioration (Exterior)
- Backfill Height Excessive
- Movement - Exterior Wall Cracks
- Movement - Interior Wall Cracks
- Movement - Door Frames
- Movement - Floor Slope
- Cable Ends Visible

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CRAWL SPACE

- Wood Debris /Trash
- Wood/Soil Contact
- Seal Openings
- Vermin Activity
- Secure Ducting
- Past/Seasonal Water
- Wall Vent Obstructed
- Missing/Damaged Screens
- Ventilation Needed
- Mildew Due To Poor Ventilation
- Adjust Moisture Barrier
- Repair Moisture Barrier
- Moisture Barrier Needed
- Foam Board Exposed

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**B. Grading & Drainage**  
*Comments:*

- Low Lot Relative To Neighbor
- Grading Improvement Needed
- Swale Improvement Bet. Houses
- Driveway Slopes Towards House
- Seal Driveway At House

- Walkway Slopes Towards House
- Ravine Erosion Problem?

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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
*Comments:*

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**SLOPED ROOFING**

- Minor Repairs Only
- Replacement Needed
- Nearing End Of Life Cycle
- Near End Of Life Cycle - Minor
  
- Fair Condition
- Fair Cond. - Amateur Install
- Fair Condition - Uneven Wear
- Fair Condition - Premature Flaws
  
- Good Cond. - Amateur Install
- Good Condition - Uneven Wear
  
- Inappropriate Mat. - Low Slope
- Older Roofs - Maintenance Notes
- Vulnerable Areas
- Prior Repairs Evident
- Remove Debris
- Exposed Felt/Sheathing
  
- Strip When Re-Roofing

---

**FLAT ROOFING**

- Replacement Needed
- Nearing End Of Life Cycle
- Near End Of Life - Flaws
  
- Fair Condition
- Fair Cond. - Material/Install
- Fair Condition - Lack Of Gravel
- Fair Condition - Water Ponding
  
- Amateur Install - Good Cond.
- Drains Congested
- UV Protect. Needed - Single Ply
- Incompatible Materials
  
- Voids In Gravel

- Seam Failure
- Typical Maintenance Needed
- Prior Repairs Evident
  
- Strip When Re-Roofing

---

**FLASHINGS**

- Old - Replacement Needed
- Leak - Replacement Needed
- Leak - Patching Needed
  
- Vulnerable - Prior Leak
- Holes - Temporary Patching
- Holes - Replacement Needed
- Rust
- Loose
- Incomplete Installation
- Nail Heads Exposed
- Lack Of Clearance - Siding/Roof

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**SKYLIGHTS**

- Skylight - Install Low Quality
- Skylight Leakage
- Cracked/Broken

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**GUTTERS / DOWNSPOUTS**

- Cleaning Needed
- Leaks Minor
- Slope Insufficient
- Gutters Damaged
  
- Old Steel - Eventual Replace
- Old Steel - Replacement
  
- Downspouts Insufficient Number
- Downspout Discharge Near House
- Downspouts Clogged Below Grade?
- Downspout Discharge Onto Roof
- Downspout Loose/Damaged

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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

*Comments:*

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ROOF STRUCT.

- Ridge Sag
- Rafter Sag
- Collar Ties Insufficient
- Sheathing Unevenness (Truss)
- Truss Uplift
- Truss Cut/Altered
- FBM Plywood
- Sheathing Condensation
- Sheathing Delaminated
- Insulation Stains Noted
- Major Leaks Noted
- Holes/Light Visible
- Prior Repairs Noted

- Even Out Insulation
- Compressed Insulation
- Skylight Well Insulation Needed

- Improve Ventilation
- Marginal Ventilation
- Soffit Vents Congested?
- Screens On Vents Needed
- Sloped Ceil. Questionable Vent.
- Condensation/Mildew
- Power Ventilator Inoperative

- Access Hatch Needs Insulation
- Ducts In Attic Need Insulation
- Vent Exhaust Fan To Outside
- Exhaust Vent Needs Insulation
- Check Out Recessed Lights
- Vermin Activity Noted

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ATTIC INSULATION / VENTILATION

- Improve Insulation
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**E. Walls (Interior & Exterior)**

*Comments:*

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INTERIOR WALLS

- Water Staining
- Water Damage
  
- Patching
- Damage Noted
- Minor Cracks
- Larger Cracks
- Drywall Flaws
- Loose/Weakened
- Bulging Plaster
- Weakness In Plaster
- Amateur Installation
- Poor Workmanship

- Installation Incomplete
- Mildew

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EXTERIOR WALLS

- Water Staining
- Water Damage
  
- Cracks Typical
- Cracks Moderate
- Cracks Major
- Weep Holes Blocked
- Corbelling Excessive
- Lintel Movement/Cracks
- Bowing
- Leaning

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**F. Ceilings & Floors**  
*Comments:*

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**CEILINGS**

- Water Staining
- Water Damage
  
- Patching
- Damage Noted
- Minor Cracks
- Larger Cracks
- Drywall Flaws
- Loose/Weakened
- Bulging Plaster
- Weakness In Plaster
- Amateur Installation
- Poor Workmanship

- Installation Incomplete
- Mildew

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**FLOORS**

- Floors Sloping
- Floors Sagging
- Floor Movement
  
- Tile Cracked
- Tile Cracked/Loose
- Tile Installation Marginal
  
- Vinyl Seams Poor
- Vinyl Damage
- Vinyl Poor Installation

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**G. Doors (Interior & Exterior)**

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**INTERIOR DOORS**

- General Trimming/Adjustment
- Door Hardware Damaged
- Damaged Doors
- Door Water Damage
- Door Glass Non-Tempered

- Sliding Glass Screen Missing
- Sliding Glass Hardware Damaged
- Sliding Glass Lost Seal
- Sliding Glass Leak At Threshold
  
- Door Glass Non-Tempered

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**EXTERIOR DOORS**

- General Trimming/Adjustment
- Door Hardware Damaged
- Damaged Doors
- Door Water Damage
- Door Screen Damaged
  
- Sliding Glass Sticking
- Sliding Glass Rollers
- Sliding Glass Older
- Sliding Glass Screen Damaged

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**GARAGE DOORS**

- Garage Door Damage
- Garage Door Localized Rot
- Garage Door Extensive Rot
- Garage Door Adjustment
- Garage Door No Safety Springs
  
- Garage Man Door Closer
- Garage Man Door Rating
- Garage Man Door Seal
- Garage Man Door Adjustment

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**H. Windows**

- Old Windows - Mild Disrepair
- Low Quality - Mild Disrepair
  
- Water Staining
- Water Damage
  
- Window Painted Shut
- Window Inoperative
- Window Cracked
- Window Broken
- Missing Pane
- Window Hardware Missing
- Window Hardware Damaged

- Glass Non-Tempered
  
- Lost Seal
- Window Condensation
  
- Window Screen(s) Damaged
- Window Screen(s) Missing
- Sash Cords Missing
- Storm(s) Missing
- Window Blocked Off
  
- Non Keyless Burglar Bars

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**I. Fireplace/Chimney**  
*Comments:*

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- FIREPLACE(S)
- Poor Draft Evident
  - Firebox Mortar Repair
  - Firebox Rear Wall Repair
  - Firebox Rebuild
  - Flue/Firebox Creosote
  
  - Damper Operation
  - Damper Missing
  
  - Zero Clearance Firebox Bulging
  - Zero Clearance Poor Install
  
  - Hearth Insufficient
  - Hearth Damage
  - Lintel Damage
  - Combustible Materials
  - Improve Glass Doors
  
  - Fireplace Combustion Air
  - Fan Not Operating

- Log Lighter Not Operating
  - Log Lighter Gas Not On
  - Log Lighter Gas Leak
- 
- CHIMNEY(S)
- Masonry Normal Wear And Tear
  - Masonry Re-Pointing
  - Masonry Minor Spalling - Watch
  - Masonry Spall/Eventual Rebuild
  - Masonry Rebuilding Needed
  - Masonry Damaged Cap - Replace
  - Masonry Rain Cap/Screen Needed
  - Masonry Out Of Service/Remove?
  - Masonry Out Of Plumb
  - Masonry Bracing Needed
  - Masonry Flue Liner Cracked
  - Masonry Insuff. Height/Clear.
  - Masonry Clean Flue

- Metal Chimney Surface Rust
- Substantial Rust/Insul. Chimney
- Metal Chimney Bracing Needed
- Metal Chimney Damage
- Metal Chimney Cap Needed
- Vermin Screen Needed

- Metal Insuff. Height/Clearance
- Metal Clean Flue
- No Attic Firestopping
- Spark Arrestor Damaged
- Birds Nest

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**J. Porches, Decks and Carports (Attached)**

*Comments:*

PORCH(S)

- Porch Settlement
- Porch Column Movement
- Porch Masonry Spalling
- Porch Rot
- Porch Wood/Soil Contact
- Porch Steps Settled
- Porch Steps Rotted
- Porch Trip Hazard At Steps
- Porch Railing Loose
- Porch Railing Needed
- Porch Railing Openings
- Porch Dilapidated

- Deck Railing Needed
- Deck Railing Openings
- Deck Dilapidated

CARPORT

- Post Rot
- Post Settlement

STEPS

- Step Steep Pitch
- Step Treads Non Standard
- Step Risers Non Standard
- Step Treads Damaged

RAILINGS

- Step Handrail Loose
- Step Handrail Needed
- Step Railing Loose
- Step Railing Needed

DECK(S)

- Deck Paint/Stain Needed
- Deck Rot
- Deck Built On Grade
- Deck Low Quality Installation
- Deck Posts Not Well Supported
- Deck Steps Rotted
- Deck Trip Hazard At Steps
- Deck Railing Loose

- Railing Loose
- Railing Needed
- Railing Openings
- Railing Height

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## II. ELECTRICAL SYSTEMS

           **A. Service Entrance and Panels**

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**SERVICE / ENTRANCE**

- Undersized Service
- Tap On Main Service
  
- Damaged Wires
- Drip Loop Insufficient
- Clearance Inadequate
- Poorly Attached/Loose
  
- Undersized Service Box
- Rusted Service Box
- Damaged Service Box
- Grounding Ineffective
- No Meter Bypass

- Oversized Fuses
- Oversized Breakers

- Openings In Panel
- Cover Missing
- Damaged Panel
- Rusted Panel
- No Disconnect

- Double Taps
- Crowded
- Linking/Bridging Missing
- Overheated Wiring
- Poor Connections
- Cable Clamps Needed

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**MAIN PANEL**

- Obsolete Panel
- Undersized Panel
- Location Inappropriate
- Capacity Insufficient

- GFCI Inoperative
- Not Grounded/Bonded
- Not Rated For Aluminum

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           **B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):  
*Comments:*

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**DISTRIBUTION WIRES**

- Wiring: Abandoned
- Wiring: Damaged
- Wiring: Loose
- Wiring: Overheating
- Wiring: Exposed On Walls
- Wiring: Touching Ducts/Pipes
- Wiring: Undersized
  
- Wiring: Inappropriate For Ext.
- Wiring: Extension Cords
- Wiring: Poor Connections
- Wiring: Junction Boxes Loose
- Wiring: Junction Box CVR Plates
- Wiring: Amateur Installation
- No Bonding On Appliances

- Sub Panel Location
- Sub Panel Ground/Bond
- Sub Panel Disconnect

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**ALUMINUM WIRING**

- Inapp. Outlets And Connectors
- Aluminum Wiring: Overheating
- Alum. Wiring: Panel Not Rated

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**OUTLETS**

- Outlets: Inoperative
- Outlets: Inoperative
- Outlets: Damaged
- Outlets: Loose
- Outlets: Reversed Polarity
- Outlets: Ungrounded 3-Prong
- Outlets: Overheated
- Outlets: GFCI Test Faulty

I	NI	NP	R	Inspection Item
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- Outlets: GFCI Inoperative
- Outlets: GFCI Recommended
- Outlets: Cover Plates

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**SWITCHES**

- Switches: Inoperative
  - Switches: Damaged
  - Switches: Loose
  - Switches: Obsolete
  - Switches: Overheated
- 

**FIXTURES**

- Lights: Inoperative
  - Lights: Damaged
  - Lights: Loose
  - Lights: Recessed Light Bulbs
  - Lights: Recessed Light Rating
  - Lights: Supported By Wiring
  
  - Ceiling Fan Inoperative
  - Smoke Detector Inoperative
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**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type And Energy Source:* \_\_\_\_\_

*Comments:* \_\_\_\_\_

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**FURNACE**

- Heating System Inoperative
- Near End Of Life Cycle
- Replacement Imminent
- Premature Failure??
- Octopus - Replace ASAP
- Location Unsafe
- Cracked Heat Exchanger Observed
- Furnace Inaccessible
  
- Servicing Needed
- Blower/Motor Suspect
- Humidifier Replacement
- Humidifier Maintenance
- Air Filter Dirty
- Electronic Air Cleaner Dirty
- Elect. Air Cleaner Not Working
- Condensate Line Dirty
- Condensate Pump Inoperative
- Fan Limit Adjustment
- Fan Limit Inoperative
- Condensation/Vent Problems

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**COMBUSTION UNIT**

- Combustion Air Lacking
- Burner Old
- Burner Suspect
- Burner Dirty/Soot
- Burner Rust
- Deposits
- Flashback
- Pilot Problems?
- Back Drafting
  
- Gas Line Material
- Gas Valve Location
- No Gas Shut-Off
- Furnace Gas Leak

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**BASEBOARD HEATERS**

- Inoperative Heater
  - No Source of Heat
  - Damaged Heater
  - Rusted Heater
  - Control Damaged
  - Old Heaters
  - Wiring Unsafe
-



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**B. Cooling Equipment**

Type And Energy Source: \_\_\_\_\_

Comments: \_\_\_\_\_

CENTRAL AIR CONDITIONING

- Inoperative System
- Old System
- Very Old System
- System Obsolete
- Undersized System?
  
- Temperature Drop Excessive
- Temperature Drop Insufficient
- Service Needed
- Insulation Damage On Ref. Lines
- Return Chase Location
  
- Outdoor Unit Out Of Level
- Outdoor Unit Dirty
- Outdoor Unit Fin Damage
- Outdoor Unit Noisy
- Cut Back Vegetation
  
- Condensate Tray Leak
- Cond. Discharge Location Poor
- Condensate Line Blocked
- Inoperative Condensate Pump
- Condensate Trap Needed
- Condensate Line Insulation
  
- Drip Pan Needed
- Drip Pan Undersized
- Drip Pan Water/Debris
  
- Indoor Fan Noisy/Vibrates
- Indoor Fan Undersized?

- Electrical Conductor Size
- Over Current Protection

EVAPORATIVE COOLERS

- One Speed
- Two Speed
  
- Lacking Maintenance
- Older System
- Obsolete Unit
  
- Inoperative Cooler
- Noisy Motor
- Housing Damaged
- Fan Belt/Pulley Repair
- Fan Rust
  
- Water Supply Line
- Air Gap Too Small
- Float Valve Suspect
- Spray Nozzle Restricted
- Pump Suspect
- Water Pads/Blankets Dirty
  
- Roof Jacks Marginal
- Roof Jacks Poor
- Excess Humidity In House

THERMOSTAT

- Loose Thermostat
- Old
- Location

- 

**C. Ducts and Vents**

SUPPLY AIR DUCTWORK

- Low Flow
- Balancing Needed

- Proximity Of Furnace Poor
- Duct Cleaning Needed
- Seal Opening
- Old Ducts Undersized

I	NI	NP	R	Inspection Item
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- Rusted Ducts Below Slab
- Motorized Dampers Suspect
- Improper Duct Material
- Duct Routing

- Duct Routing

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**RETURN AIR DUCTWORK**

- No Return Air Vent At
- No Return Flow
- Return Vent Near Furnace
- Improper Duct Material

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**HEATING EXHAUST FLUE**

- Flue Connections
  - Vent Material Inappropriate
  - Flue Slope
  - Flue Clearance
  - Flue Termination Improper
  - Induced Draft Fan Suspect
  - Barometric Damper Improvement
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**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Comments:*

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**SUPPLY PLUMBING**

- Pressure Regulator Needed
- Older Steel
- Leak
- Exterior Corrosion
- Support Lacking
- Water Pressure Low
  
- Handle Missing
- Handle Damaged
  
- Pipe Hammer
- Workmanship Marginal
- Condensation On Cold Pipe
- Cross Connection
- Softened Water As Drink. Water
- Well Pump Older
- Pump/Tank Poor Setup
- Waterlogged Holding Tank?

- Faucet Mineral Build Up

- Sink Damaged
- Sink Cracked
- Sink Drains Slow
- Sink Stopper Missing
- Sink Stopper Inoperative

- Toilet Loose
- Toilet Prior Leak
- Toilet Floor Damage
- Toilet Cracked
- Toilet Slow Flush
- Toilet Inoperative
- Toilet Runs On
- Toilet Old

- Shower Head Leak
- Shower Head Poor

- Shower Stall Tile Grout/Caulk
- Shower Stall Tile Damage
- Shower Stall Rebuild Tile Base
- Shower Stall Complete Rebuild
- Shower Stall Drains Slow
- Shower Stall Leak
- Shower Door Defective

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**FIXTURES**

- Older Fixtures
- Poor Quality Installation
- Hot/Cold Reversed

- Bathtub Tile Grout And Caulk
- Bathtub Enclosure Caulk
- Bathtub Enclosure Leak

- Faucet Leaky
- Faucet Loose
- Faucet Stiff
- Faucet Inoperative
- Faucets Aging

I	NI	NP	R	Inspection Item
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- Bathtub Tile Damage
- Bathtub Tile Rebuild
- Bathtub: Floor Spill Damage
- Bathtub Window In Enclosure
- Bathtub Drains Slow
- Bathtub Stopper Missing
- Bathtub Stopper Inoperative

- Bidet Inoperative
- Bidet Old
- Laundry Tub Old Concrete
- Laundry Tub Cracked
- Laundry Tub Leak
- Laundry Tub Loose

- Bidet Loose
- Bidet Prior Leak
- Bidet Cracked
- Bidet Slow Drain

- Hose Bib Leaks
- Hose Bib Inoperative
- Hose Bib Shut Off Needed
- Hose Bib Anti-Siphon Needed

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**B. Drains, Wastes, Vents**  
*Comments:*

- Marginal Workmanship
- Pipe Leak
- Obstruction
- Trap Leak
- Trap Suspect
- S Trap
- Insufficient Slope
- Support Insufficient
- ABS Pipe Suspect
- Connection Suspect

- Older Piping
- Lead Pipe
- Main Clean Out Not Found
- Odor
- Openings
- Venting Suspect
- Stack Height/Size Insufficient

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)  
*Energy Source:* \_\_\_\_\_

*Comments:*

- Old Unit
- Unit Middle Aged
- Leakage Evidence
- Needs Service
- Corrosion At Supply Connections
- Reversed Hot And Cold

- No Shut Off Valve
- No TPR Valve
- Leaky TPR Valve
- Inoperative TPR Valve
- Discharge Tube Needs Improve.
- No Safety Pan

I	NI	NP	R	Inspection Item
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- Wiring Needs Conduit
- Wiring Improvement
- Missing Cover
- Damaged Cover
- Missing Controls
- Damaged Controls
- Casing Damage

- Burner Dirty
- Spillage Of Exhaust
- Combustion Air
- Draft Diverter Improvement

- Vent Pipe Aluminum
- Vent Pipe Clearance
- Vent Pipe Connections
- WH Gas Line Material
- WH Gas Valve Location
- WH No Gas Shut-Off
- Water Heater Gas Leak
- Protection From Damage
- Garage Clearances Need Improve.
- Unsafe Location
- Improve Mount

**D. Hydro-Therapy Equipment**  
*Comments:*

- Whirlpool Inoperative
- Whirlpool Switch Location
- Whirlpool Leaks
- Leaks Under Whirlpool
- Whirlpool Noisy
- Whirlpool Motor Access
- Whirlpool Cover Missing

- Whirlpool Cover Damaged
- Whirlpool Lacks GFCI
- Whirlpool GFCI Inoperative
- Valves In Poor Condition
- Pipes In Poor Condition
- Grates Damaged

**V. APPLIANCES**

**A Dishwasher**  
*Comments:*

- Dishwasher Old
- Dishwasher Inoperative
- Dishwasher Noisy
- Dishwasher Rust
- Dishwasher Leaking
- Dishwasher Prior Leakage
- Dishwasher Door Seal
- Dishwasher Door Damage
- Dishwasher Door Spring
- Dishwasher Controls Missing
- Dishwasher Controls Damaged
- Dishwasher Spray Arm Problem

- Dishwasher Soap Door Poor
- Dishwasher Trays Poor
- Dishwasher Drying Elements
- Dishwasher Latch Damage
- Dishwasher Drains Improperly
- Drain Connection Marginal
- Supply Line Connection Marginal
- Dishwasher Maintenance Lacking
- Dishwasher Poorly Attached
- Airgap Device Missing
- Airgap Improper

**B. Food Waste Disposer**  
*Comments:*

- Disposer Old
- Disposer Inoperative

- Disposer Noisy
- Disposer Seized

I	NI	NP	R	Inspection Item
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Disposer Damaged

Disposer Poorly Secured

Disposer Prior Leakage

Disposer Splash Guard Damaged

Disposer Wiring Defective

**C. Range Hood**

*Comments:*

Range Hood Fan Inoperative

Range Hood Noisy

Range Hood Vibration

Range Hood Speeds

Range Hood Light Inoperative

Range Hood Cleaning Needed

Hood Vent Pipe Damaged

Hood Vent To Exterior Needed

Hood Vent Material Improper

Range Hood Needed

**D. Ranges/Ovens/Cooktops**

*Comments:*

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**ELECTRIC RANGE**

ER - Old

ER - Burner Inoperative

ER - Burner Damaged

ER - Element Inoperative

ER - Element Damaged

ER - Knob Damaged

ER - Oven Door Damaged

ER - Oven Door Springs

ER - Oven Door Latch

ER - Oven Door Gasket

ER - Oven Door Seal

ER - Drawer Damaged

ER - Maintenance Lacking

ER - Oven Light Inoperative

ER - Clock Inoperative

ER - Thermostat

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**GAS RANGE**

GR - Old

GR - Burner Inoperative

GR - Burner Servicing Needed

GR - Pilot Suspect

GR - Knob Damaged

GR - Oven Door Damaged

GR - Oven Door Springs

GR - Oven Door Latch

GR - Oven Door Gasket

GR - Oven Door Seal

GR - Drawer Damaged

GR - Maintenance Lacking

GR - Oven Light Inoperative

GR - Timer Inoperative

GR - Clock Inoperative

GR - Thermostat

GR - Gas Connection Unsafe

GR - No Shut Off In Room

GR - Gas Leak

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**OVEN**

Oven Old

Oven Element Inoperative

Oven Element Damaged

Oven Knob Damaged

Oven Door Damaged

Oven Door Springs

Oven Door Latch

Oven Door Gasket

Oven Door Seal

Oven Maintenance Lacking

Oven Light Inoperative

Oven Timer Inoperative

Oven Clock Inoperative

Oven Thermostat

Oven Mounting

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**ELECTRIC COOKTOP**

EC - Old

EC - Burner Inoperative

EC - Burner Damaged

EC - Knob Damaged

EC - Maintenance Lacking

EC - Wiring Defective

I	NI	NP	R	Inspection Item
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**GAS COOKTOP**

- GC - Old
- GC - Burner Inoperative
- GC - Burner Servicing Needed

- GC - Pilot Suspect
- GC - Knob Damaged
- GC - Gas Connection Unsafe
- GC - No Shut Off In Room
- GC - Gas Leak

**E. Microwave Cooking Equipment**

*Comments:*

- Microwave Old
- Microwave Inoperative
- Microwave Does Not Heat
- Microwave Controls Damaged
- Microwave Knob Damaged

- Microwave Door Damaged
- Microwave Door Springs
- Microwave Door Seal
- Microwave Maintenance Lacking
- Microwave Light Inoperative
- Microwave Mounting

**F. Trash Compactor**

*Comments:*

- Compactor Old
- Compactor Inoperative
- Compactor Noisy
- Compactor Vibration
- Compactor Mounting

- Compactor Corrosion
- Compactor Door Damage
- Compactor Unsanitary
- Compactor Wiring Defective

**G. Bathroom Exhaust Fans and/or Heaters**

*Comments:*

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**BATHROOM EXHAUST FAN(S)**

- Exhaust Fan Inoperative
- Exhaust Fan Noisy
- Exhaust Fan Vibration
- Exhaust Fan Light Inoperative
- Vent To Exterior Needed

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**BATHROOM HEATER(S)**

- Heater Inoperative
- Heater Damaged
- Heater Rusted
- Damaged Control
- Heaters Old
- Condensation/Vent Problems
- Wiring Unsafe

**H. Whole House Vacuum Systems**

*Comments:*

- Vacuum Inoperative
- Vacuum Noisy

- Vacuum Low Suction

**I. Garage Door Operators**

*Comments:*

- Opener Inoperative
- Opener Damaged
- Opener Auto Reverse Defective

- Opener Sensor Inoperative
- Opener Sensor Height

**J. Door Bell and Chimes**

*Comments:*

- Door Bell Inoperative

- Door Bell Damaged

**K. Dryer Vents**

*Comments:*

Vent Dryer To Exterior

Vent Pipe Poor

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

*Comments:*

Valves Leaking

Partially Buried Valves

Low Water Pressure

Spray Coverage Not Verified

Re-Direct Spray

All Zones Not Operating

Bury Exposed Lines

Missing Sprinkler Heads

Control Box Improper Wiring

Broken Sprinkler Heads

Control Box Damaged Wiring

Anti-Siphon Valves Recommended

Control Box Mounting

**B. Swimming Pools and Equipment**

*Comments:*

Construction: In Ground

Inoperative

Construction: Above Ground

Defective

**POOL SURFACES**

Defective

Damaged

Damaged

Older

Older

Obsolete

Unsafe

Unsafe

Missing

Missing

Maintenance Lacking

Maintenance Lacking

**TILE-COPING(S)/DECK(S)**

Defective

**FILTER TANKS/MEDIUM**

Damaged

Inoperative

Older

Defective

Unsafe

Damaged

Missing

Older

Maintenance Lacking

Obsolete

Unsafe

Missing

Maintenance Lacking

**SLIDES/STEPS/DIVING BOARDS**

Defective

**POOL LIGHT(S)/GFCI PROTECTION**

Damaged

Inoperative

Older

Defective

Obsolete

Damaged

Unsafe

Older

Missing

Obsolete

Maintenance Lacking

Unsafe

Missing

Not Grounded

Improper Wiring

I	NI	NP	R	Inspection Item
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Maintenance Lacking

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PUMP(S)/MOTORS/CONTROLS

Inoperative

Defective

Damaged

Older

Obsolete

Unsafe

Missing

Not Grounded

Improper Wiring

Maintenance Lacking

---

WIRING/GROUNDING

Inoperative

Defective

Damaged

Older

Obsolete

Unsafe

Missing

Maintenance Lacking

---

SWEEPS

Inoperative

Defective

Damaged

Older

Obsolete

Unsafe

Missing

Not Grounded

Improper Wiring

Maintenance Lacking

---

HEATER(S)

Inoperative

Defective

Damaged

Older

Obsolete

Unsafe

Missing

Not Grounded

Improper Wiring

Maintenance Lacking

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FENCES/GATES/ENCLOSURES

Inoperative

Defective

Damaged

Older

Obsolete

Unsafe

Missing

Maintenance Lacking



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           **C. Outbuildings**  
*Comments:*

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           **D. Outdoor Cooking Equipment**  
*Energy Source:* \_\_\_\_\_

- Energy Source: Gas
- Energy Source: Electricity
  
- Unit Unstable

- Unsafe
- Missing
- Maintenance Lacking

OPERATION/CONTROLS

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

HEAT DIFFUSION MATERIAL

- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

KNOBS/HANDLES/RACKS/GRILLES

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

ROTISSERIE

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

BOX (HOUSING)/PEDESTAL

- Defective
- Damaged
- Older
- Obsolete

GAS LINES

- OCE - Gas Line Material
- OCE - Gas Valve Location
- OCE - No Gas Shut-Off
- Gas Leak

**E. Gas Lines**

Comments:

- |   |   |
|---|---|
| <input type="checkbox"/> Gas Leak<br><input type="checkbox"/> Main Shutoff Not Found<br><input type="checkbox"/> Main Shutoff Obstructed<br><input type="checkbox"/> Gas Meter Not Protected<br><input type="checkbox"/> Copper Unsuitable<br><input type="checkbox"/> Plastic Unsuitable<br><input type="checkbox"/> Clear. From Ground Insufficient | <input type="checkbox"/> Corrosion<br><input type="checkbox"/> Union Location<br><input type="checkbox"/> Poor Appliance Connection<br><input type="checkbox"/> Shut Off Valve Needed<br><input type="checkbox"/> Drip Leg Needed<br><input type="checkbox"/> Undergrnd Pipe Protect. Suspect |
|---|---|

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**F. Water Wells** (A coliform analysis is recommended.)

Type of Pump: \_\_\_\_\_  
 Type of Storage Equipment: \_\_\_\_\_  
 Comments:

OPERATION/PERFORMANCE

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

PRESSURE SWITCH

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing

- Maintenance Lacking

WIRING/CONTROL BOXES

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

DRAINAGE AT WELL HEAD

- Defective
- Unsafe

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**G. Septic Systems**

Type of System: \_\_\_\_\_

Location of Drainfield: \_\_\_\_\_

- Vis. Efflnt. Seepage Over Tank
- Vis. Efflnt. Seepage Over Field
  
- Proximity To ???
- No Access To Tank

- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

\_\_\_\_\_  
**VISIBLE COMPONENTS/PIPING**

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Maintenance Lacking

\_\_\_\_\_  
**DOSING PUMP/GRINDER/SEWAGE PUMP**

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

\_\_\_\_\_  
**WATER FLOW THROUGH FIXT.**

- Inoperative
- Defective

\_\_\_\_\_  
**ELECTRICAL CONNECTIONS/SUPPLY**

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

\_\_\_\_\_  
**SITE DRAINAGE IN SYSTEM AREA**

- Defective
- Unsafe

\_\_\_\_\_  
**SUFFICIENT CLEARANCES**

- Defective
- Unsafe

\_\_\_\_\_  
**AERATORS**

- Inoperative

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**H. Security Systems**

Comments:

- Security System Inoperative
- Security System Older

- Security System Needs Repair

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**I. Fire Protection Equipment**

Type of System: \_\_\_\_\_  
 Comments: \_\_\_\_\_

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CONTROL PANELS/ALARMS

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

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ENTRY/MOTION/INFRARED SENSORS

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

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SMOKE/FIRE DETECTION SENSOR

- Inoperative
- Defective

- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

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BATTERY BACK-UP/TELEPHONE SYST.

- Inoperative
- Defective
- Damaged
- Older
- Obsolete
- Unsafe
- Missing
- Improper Wiring
- Maintenance Lacking

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MONITORED SYSTEM

- Inoperative
- Damaged
- Older
- Obsolete
- Missing
- Maintenance Lacking

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