

# HOUSING INSPECTION REPORT

SEE PAGE FIVE FOR IMPORTANT LIMITATIONS, DISCLAIMERS AND INFORMATION PAGE 1 OF 6



INSPECTOR \_\_\_\_\_ Module 5 student date \_\_\_\_\_

THIS REPORT IS OUR INVOICE INSPECTION FEE \$ free- module 5 no charge

TERMS: Cash n/a \_\_\_\_\_ Check \_\_\_\_\_ Visa/MC \_\_\_\_\_ Bill Direct \_\_\_\_\_ Title Co. \_\_\_\_\_

BUYER module 5 class \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_ TIME \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ PAID BILL DIRECT DATE PAID \_\_\_\_\_

COMPANY \_\_\_\_\_ ASSOCIATE \_\_\_\_\_ PHONE \_\_\_\_\_

ADDENDUM(S) ATTACHED# attach addendums TERMITE INSPECTION ATTACHED# n/a no termite

OCCUPIED \_\_\_\_\_ VACANT \_\_\_\_\_ SINGLE STORY \_\_\_\_\_ TWO STORY \_\_\_\_\_ TOWNHOUSE/CONDO \_\_\_\_\_

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACEMENT	PERFORMING INTENDED FUNCTION
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## MECHANICAL APPLIANCES

NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: CLOCKS, TIMERS AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM COMMUNICATION MODES. MICROWAVES ARE NOT CHECKED FOR RADIATION LEAKAGE.

			COOK TOP/RANGE	GAS	ELECTRIC
			OVEN	SELF CLEAN	CONTINUOUS CLEAN MANUAL CLEAN
			#1 SETTING _____	TEMP _____	
			#2 SETTING _____	TEMP _____	
			MICROWAVE		
			KITCHEN EXHAUST	VENTED	NON-VENTED
			DISPOSAL		
			DISHWASHER		
			REFRIGERATOR		
			ICE MAKER	FREEZER	FREE-STANDING
			COMPACTOR		
			INTERCOM		
			GAS GRILL		
			CENTRAL VACUUM		

## PLUMBING OUTSIDE PLMBG.

NOTE: PIPES, PLUMBING EQUIPMENT AND RESERVOIRS CONCEALED IN ENCLOSURES OR UNDER THE GROUND WERE NOT CHECKED FOR LEAKS OR DEFECTS-ALSO-THE SERVICEABILITY OR CONDITION OF THE SEPTIC OR SEWER SYSTEM IS NOT INCLUDED IN THIS INSPECTION. SPRINKLER SYSTEMS WERE ONLY CHECKED IN THE MANUAL OPERATION MODE. POOL PLUMBING SYSTEMS ARE NOT LEAK CHECKED.

			METER-MAIN SHUT-OFF
			OUTSIDE FAUCETS No.( )
			SPRINKLER SYSTEM BACKFLOW PREVENTER ANTISIPHON VALVE NO. STATIONS ( )
			GAS LINE CHECK VISUAL 5-MINUTE CHECK
			WATER METER CHECK VISUAL 5-MINUTE CHECK

N.I.	N.I.R.R.	P.I.F.
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**INSIDE PLMBG.**

*NOTE:* PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION.

			KITCHEN FAUCET & DRAIN
			UTILITY FAUCET & DRAIN
			LAVATORIES No. ( )
			TUBS No.( )
			SHOWERS No. ( )
			COMMODES No. ( )
			WATER HEATER      GAS                  ELECTRIC                  SIZE:                  No. OF UNITS
			TEMPERATURE & PRESSURE VALVE OPERATION
			WATER CONDITIONER PLUMBING

**NOTE:**

**ELECTRICAL  
OUTSIDE ELEC.**

*NOTE:* LIGHTS AND EQUIPMENT ACTIVATED BY PHOTO CELL SWITCHES WERE NOT CHECKED. ALSO, LANDSCAPE AND EXTERIOR GROUNDS LIGHTING IS NOT INCLUDED IN THIS INSPECTION. ANTIQUATED WIRING SHOULD BE UPDATED. IT CREATES A POSSIBLE HAZARD.  
TYPE OF WIRING IN PANEL:  COPPER  ALUMINUM  CIRCUIT BREAKERS  FUSES

			SERVICE ENTRANCE
			SERVICE PANEL – LOCATION
			SUB SERVICE PANEL – LOCATION
			GFCI-OUTLETS
			POOL/SPA ELEC.

**INSIDE ELEC.**

*NOTE:* ONLY REPRESENTATIVE NUMBER OF ACCESSIBLE OUTLETS ARE CHECKED. SECURITY SYSTEMS ARE NOT INCLUDED IN THIS INSPECTION.

			FIXTURES - SWITCHES AND OUTLETS
			DOOR BELL/CHIME
			SMOKE DETECTORS No. ( )
			GFCI    GARAGE    KITCHEN    BATHROOMS

**FIREPLACE**

			FIREPLACE - LIGHTER
			FIRE BOX/FIRE BRICK    METAL    BRICK
			LINTEL-DAMPER-FLUE
			MANTEL & OUTER MASONRY FIXTURES - SWITCHES AND OUTLETS
			CHIMNEY    CHIMNEY CAP

N.I.	N.I.R.	P.I.F.
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**HEATING**

*NOTE:* ONLY THE EMERGENCY HEAT MODE IS CHECKED ON HEAT PUMPS WHEN TEMPERATURE IS ABOVE 80<sup>0</sup>. WE RECOMMEND THE HEATING SYSTEM BE COMPLETELY SERVICED BEFORE EACH HEATING SEASON. FILTERS SHOULD BE CHANGED AS NEEDED (AT LEAST EVERY 2 MONTHS). CHECKING HUMIDIFIERS, ELECTRIC AIR FILTERS AND PROPER AIR FLOW BALANCE IS NOT INCLUDED IN THIS INSPECTION.

			CENTRAL GAS FLR/WALL ELECTRIC RADIANT HEAT PUMP
			BURNER/ELEMENT
			DUCT-WORK METAL FLEX

**COOLING**

*NOTE:* AIR CONDITIONING UNITS ARE NOT CHECKED WHEN OUTSIDE TEMP. IS BELOW 80<sup>0</sup> WE RECOMMEND THE A.C. UNIT BE COMPLETELY SERVICED BEFORE EACH COOLING SEASON AND THE CONDENSATE DRAIN BE FLUSHED WITH A CHLORINE BLEACH EVERY 2 MONTHS DURING THE COOLING SEASON TO PREVENT CLOGGING.

			CENTRAL ZONED REFRIGERATED SASH/WALL EVAPORATIVE
			COMPRESSOR
			CONDENSER-COIL & FAN
			CONDENSATE DRAIN
			THERMOSTAT
			AIR OUT _____ <sup>0</sup> AIR IN _____ <sup>0</sup>
			CEILING FANS
			ATTIC FANS _____ CEILING _____ ROOF _____
			BATH VENT FANS

**STRUCTURAL FOUNDATION**

(FOUNDATIONS ARE NOT TOTALLY OBSERVABLE)

*NOTE:* FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND THE PERIMETER OF THE FOUNDATION THE ENTIRE YEAR TO PREVENT MOVEMENT. TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE UNDER OR ALONG SIDE ANY PART OF THE FOUNDATION. DEPENDING ON THE DESIGN AND METHOD OF ORIGINAL CONSTRUCTION OF A PIER AND BEAM FOUNDATION, THE FLOOR SYSTEM MAY NEED LEVELING PERIODICALLY. SLAB PIER & BEAM BASEMENT.

			OBSERVATIONS
			VENTILATION

**FOUNDATION DRAINAGE**


**EXTERIOR WALLS**

			STONE FRAME BRICK SHAKES CONCRETE BLOCK STUCCO
			SIDING TRIM

**GARAGE**

			GARAGE DOOR OPENER
			AUTO REVERSE
			DOORS METAL WOOD

N.I.	N.I.R.	P.I.F.
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**ROOF**

*NOTE:* WEATHER CONDITIONS, WIND, HAIL AND EXTREME TEMPERATURES AFFECT ALL ROOFING FROM DAY TO DAY, SO, CONTINUAL OBSERVATION IS REQUIRED. ASPHALT WOOD SHINGLE SLATE/TILE BUILT-UP

			OBSERVATIONS
			FLASHING
			ROOF VENTS-RAIN CAPS
			GUTTERS-DOWNSPOUTS
			SOFFITS-FASCIA

**ATTIC (ATTICS ARE NOT TOTALLY OBSERVABLE)**

			TRUSS ROOF SYSTEM <input type="radio"/> YES <input type="radio"/> NO
			RAFTERS-PURLINS-COLLAR TIES
			DECKING
			CEILING JOIST-RAFTER TIES YES NO
			INSULATION TYPE: BLOWN BATT. AVERAGE AMOUNT
			VENTILATION
			GABLE LOUVERS & SCREENS
			TURBINES-POWER VENTS

**INTERIOR**

*NOTE:* ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS WERE CHECKED FOR OPERATION AT THIS INSPECTION, AS THERMAL PANE WINDOWS LOSE THEIR VACUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED.

			CEILING & WALLS
			FLOORS
			DOORS
			WINDOWS
			WATER PENETRATION

**EXTERIOR**

			WINDOWS
			DOORS
			WINDOW & DOOR TRIM
			CAULK & WEATHER STRIP

**POOL/SPA**

*NOTE:* POOLS & SPAS ARE CHECKED FOR EQUIPMENT ONLY, NOT LEAKAGE, POOL TIMER FUNCTION NOT CHECKED.

			GUNITE FIBERGLASS VINYL
			TYPE-COPING-DECK
			HEATER
			POOL SWEEP
			DIVINGBOARD LADDER SLIDE

NOTES:

## IMPORTANT AGREEMENTS AND LIMITATIONS

**SPECIAL NOTE:** THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: 1. WATER OR AIR QUALITY 2. PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM THE GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION OF ANY EQUIPMENT 3. ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE OR NOT IN PLAIN VIEW. - The Client is hereby informed that structural and mechanical insurance is available for a nominal fee from insurance companies. Your real estate agent may be able to help you with obtaining structural or mechanical insurance coverage. The client understands that the Comments and Notations made on this report are subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning future operation or condition of any item inspected - OR - that all defects of such items were observed at the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that he warrants or guarantees any item regardless whether they were inspected or reported.

### 1. What We Do:

a. All inspections are performed in accordance with Standards of Practice. The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.

b. We shall observe, render an opinion and report which of the parts, components and systems are not functioning at the time of the inspection or are in need of repair and report on visible existing or recognized hazards.

c. If you have questions, we will explain what we saw about the item.

### 2. What We Do Not Do:

a. We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty, guarantee, or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any pre-owned home is in *used condition* and has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.

b. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, carpet, paintings, appliances or other furnishings in performing an inspection. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repairs or remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about repairs that are covered up or any previous problems because we DO NOT report on past conditions that appear corrected. We do not inspect for latent defects, therefore, you should obtain a copy of the sellers disclosure statement.

c. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plain location, pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead base paint, etc. Please remember older homes do not meet the same standards as newer homes, even though items in both may perform the function for which they are intended.

d. We do not allow the inspector to change or add to these printed provisions in any way.

e. We do not hold ourselves to be specialists for any particular item or engineers. We are a general real estate improvement inspection company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house. We do not and cannot give cost estimates to repair any item.

3. What You Must Do:

a. If you have any complaints about our inspection, you must notify us in writing within seven days after you discovered any problem, and allow us to reinspect before changing the condition on the item, except in an emergency.

b. If we report an item is in need of immediate repair, or is not performing its intended function or shows past damage and you intend to purchase the property anyway, you should first have the item re-inspected by a specialist in that field (i.e. foundation - structural engineer//plumbing - plumber).

c. You agree that, to the extent allowed by law, any damages for breach of this contract or report are limited to the amount of the inspection fee only.

d. If you sue on this inspection, but do not prevail, you agree to pay all our reasonable attorney's fees.

e. You represent to us that (1) the inspector has not made any oral representations that are different from, or in addition to, what is written in this report, and (2) you agree to each provision of this report by relying on it any way, whether or not you sign it.

f. You shall not allow anyone else to use or rely on this report without prior written consent.

g. Only HIF Members and/or Merrell Institute current students are permitted to use this form

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE AND TIME OF THIS INSPECTION. ALL WARRANTIES, EXPRESSED OR IMPLIED ARE DISCLAIMED.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

REGISTERED HOUSING INSPECTOR # and/or LICENSE # \_\_\_\_\_

ATTACH PHOTOS

ATTACH ADDENDUM

ATTACH COVER PAGE

ATTACH PRE-INSPECTION AGREEMENT

ATTACH LAYOUT

ADDITIONAL ATTACHMENTS:

FOR REAL INSPECTIONS INCLUDE COE AND SOP

MAKE SURE ALL REAL REPORTS ARE COMPLETED IN 5 DAYS FROM INSPECTION TO DELIVERY

