

The A-Pro Report Difference

The A-Pro Report is the comprehensive evaluation in the nation that provides detailed information on the condition of a property. No one in the industry outperforms an A-Pro CHI Board Certified Inspector as they inspect more than 500 systems and component during the initial home inspection. See below for yourself what it includes; and that is not a complete list:

Foundation		
<input type="checkbox"/> Cracks Minor/Settling	<input type="checkbox"/> Surface Deterioration	
<input type="checkbox"/> Cracks Minor/Horizontal and Mud Sill	<input type="checkbox"/> Basement Stairwell Added	<input type="checkbox"/> Piles
<input type="checkbox"/> Cracks Minor/Shrinkage Basement Floor Lowered	<input type="checkbox"/> Backfill Height Excessive	<input type="checkbox"/>
<input type="checkbox"/> Cracks Moderate/Settling Fl. Lowered Improperly?	<input type="checkbox"/> Expansive Soil-Monitor	<input type="checkbox"/> Base.
<input type="checkbox"/> Cracks Major/Settling Rebuild Piers	<input type="checkbox"/> Expansive Soil Heaving	<input type="checkbox"/>
<input type="checkbox"/> Cracks Major/Bowing	<input type="checkbox"/> Tree Proximity	<input type="checkbox"/>
Foundation: Prior Repairs Noted		
<input type="checkbox"/> Cracks Moderate/Bowing	<input type="checkbox"/>	
Crawl Space		
<input type="checkbox"/> Wood Debris/Trash Ducting	<input type="checkbox"/> Loose/Damaged Floor Insulation	<input type="checkbox"/> Secure
<input type="checkbox"/> Wood/Soil Contact Past/Seasonal Water	<input type="checkbox"/> Vermin Activity	<input type="checkbox"/>
<input type="checkbox"/> Reroute Dryer Vent Standing Water	<input type="checkbox"/> Damaged Ducting	<input type="checkbox"/>
<input type="checkbox"/> Seal Openings Standing Water/Major	<input type="checkbox"/> Disconnected Ducting	<input type="checkbox"/>
<input type="checkbox"/> Heat Supply Needed Remove Form Boards	<input type="checkbox"/> Corrosion of Ducting	<input type="checkbox"/>
<input type="checkbox"/> Mildew Visible		
Floors		
<input type="checkbox"/> Minor Unevenness Damage Severe	<input type="checkbox"/> Joist Span	<input type="checkbox"/> Fire
<input type="checkbox"/> Sagging/Movement Typical Cantilever Rot	<input type="checkbox"/> Stairwell Floor Movement	<input type="checkbox"/>
<input type="checkbox"/> Minor Framing Flaws Cantilever Potential Rot	<input type="checkbox"/> Beam Cracking	<input type="checkbox"/>
<input type="checkbox"/> Sills Not Anchored Concrete Floor Cracks Severe	<input type="checkbox"/> Beam Notches	<input type="checkbox"/>
<input type="checkbox"/> Sills Near Grade Level Wood/Soil Contact	<input type="checkbox"/> Beam End Bearing	<input type="checkbox"/>
<input type="checkbox"/> Sills Below Grade - Rot Damaged/Rotted Subflooring	<input type="checkbox"/> Beam Span	<input type="checkbox"/>
<input type="checkbox"/> Joist Cracking Elevation Differential Excessive	<input type="checkbox"/> Rot Minor	<input type="checkbox"/>
<input type="checkbox"/> Joist Notches/Cut Missing nails	<input type="checkbox"/> Rot Severe	<input type="checkbox"/> Joists
<input type="checkbox"/> Joist End Bearing	<input type="checkbox"/> Fire Damage Minor	<input type="checkbox"/>
Exterior Walls		
<input type="checkbox"/> Cracks Typical Bowing	<input type="checkbox"/> Weep Holes Blocked	<input type="checkbox"/>
<input type="checkbox"/> Cracks Moderate Leaning	<input type="checkbox"/> Corbelling Excessive	<input type="checkbox"/>
<input type="checkbox"/> Cracks Major Chimney Movement	<input type="checkbox"/> Lintel Movement/Cracks	<input type="checkbox"/>

Roofs

<input type="checkbox"/> Rafter Sag/Major Leaks Noted	<input type="checkbox"/> Truss Cut/Altered	<input type="checkbox"/> Major
<input type="checkbox"/> Rafter Sag Leaks	<input type="checkbox"/> FBM Plywood	<input type="checkbox"/> Prior
<input type="checkbox"/> Collar Ties Insufficient Holes/Light Visible	<input type="checkbox"/> Sheathing Condensation	<input type="checkbox"/>
<input type="checkbox"/> Sheathing Unevenness (Truss) Repairs Noted	<input type="checkbox"/> Sheathing Delaminated	<input type="checkbox"/> Prior
<input type="checkbox"/> Truss Uplift Deteriorated Felt	<input type="checkbox"/> Insulation Stains Noted	<input type="checkbox"/>
<input type="checkbox"/> Mildew on Roof Sheathing/Major	<input type="checkbox"/> Substantial Water Damage/Rot	
<input type="checkbox"/> Mildew on Roof Sheathing/Minor	<input type="checkbox"/> Minor Leaks Noted	
<input type="checkbox"/>		

Wood Boring Insects

<input type="checkbox"/> Termite Area Carpenter Bee Activity	<input type="checkbox"/> Carpenter Ant Activity	<input type="checkbox"/>
<input type="checkbox"/> Termite Activity Carpenter Bee Damage	<input type="checkbox"/> Carpenter Ant Damage	<input type="checkbox"/>
<input type="checkbox"/> Termite Damage	<input type="checkbox"/> Potential Wood Borer Activity	<input type="checkbox"/>
<input type="checkbox"/> Termite Damage- Minor	<input type="checkbox"/> Wood/Soil Contact	
<input type="checkbox"/> Carpenter Ant Area	<input type="checkbox"/> Carpenter Bee Area	

Sloped Roofing

observations	<input type="checkbox"/> Fair Condition - Uneven Wear	<input type="checkbox"/> Older
<input type="checkbox"/> Minor Repairs Only	<input type="checkbox"/> Fair Condition - Premature Flaws	<input type="checkbox"/> Wood
Roofs - Maint. Notes	<input type="checkbox"/> Fair Condition - Moss From Shade	<input type="checkbox"/> Prior
<input type="checkbox"/> Replacement Needed	<input type="checkbox"/> Good Condition - Amateur Install	<input type="checkbox"/>
Roof Maintenance Notes	<input type="checkbox"/> Good Condition - Uneven Wear	<input type="checkbox"/>
<input type="checkbox"/> Nearing End Of Life Cycle	<input type="checkbox"/> Good Cond – Typical Maintenance	<input type="checkbox"/>
Repairs Evident	<input type="checkbox"/> Tree Branch Trimming Needed	<input type="checkbox"/> Nails
<input type="checkbox"/> Near End Of Life - Minor	<input type="checkbox"/> Replacement Needed/Curling Shingles	<input type="checkbox"/>
Remove Debris	<input type="checkbox"/> Replacement – Masonite Woodruf	<input type="checkbox"/>
<input type="checkbox"/> Fair Condition		
Exposed Felt/Sheathing		
<input type="checkbox"/> Fair Condition - Amateur Installation		
Split/Loose Ridge Caps		
<input type="checkbox"/> Vulnerable Areas		
backing out		
<input type="checkbox"/> Metal Roof Rusted		
Inappropriate Material – Low Slope		
<input type="checkbox"/> Missing Shingles		
Inspect Roof When Snow Gone		
Comments		<input type="checkbox"/>
ASBESTOS ROOFING SHINGLES		
<input type="checkbox"/> Strip When Re-Roofing	<input type="checkbox"/> S/W Exposures Wear Faster	<input type="checkbox"/>
Replace Flashings When Re-Roofing		
<input type="checkbox"/> Replace Sheathing When Re-Roofing		

Flat Roofing

observations	<input type="checkbox"/> Fair Condition - Material And Installation	<input type="checkbox"/>
<input type="checkbox"/> Replacement Needed	<input type="checkbox"/> Fair Condition - Lack Of Gravel	<input type="checkbox"/> Moss
Incompatible Materials	<input type="checkbox"/> Fair Condition - Water Ponding	<input type="checkbox"/> Voids
<input type="checkbox"/> Nearing End of Life Cycle	<input type="checkbox"/> Amateur Installation - Good Condition	<input type="checkbox"/> Seam
Build Up	<input type="checkbox"/> Drains Congested	<input type="checkbox"/>
<input type="checkbox"/> Near End Of Life - Flaws		
In Gravel		
<input type="checkbox"/> Near End of Life - Gravel		
Failure		
<input type="checkbox"/> Near End Of Life - Ponding		
Typical Maintenance Needed		

- | | | |
|---|--|--------------------------------|
| <input type="checkbox"/> Fair Condition | <input type="checkbox"/> UV Protection Needed - Single Ply | <input type="checkbox"/> Prior |
| Repairs Evident | | |
| <input type="checkbox"/> | | |

Comments

- | | | |
|--|--|--------------------------|
| <input type="checkbox"/> Strip when Re-Roofing | <input type="checkbox"/> S/W Exposures Wear Faster | <input type="checkbox"/> |
| <input type="checkbox"/> Replace Sheathing When Re-Roofing | <input type="checkbox"/> Replace Flashings when Re-Roofing | |

Flashings

- | | | |
|---|---|-------------------------------|
| <input type="checkbox"/> Old - Replacement Needed
Skylight - Watch It! | <input type="checkbox"/> Holes - Replacement Needed | <input type="checkbox"/> |
| <input type="checkbox"/> Old - Watch It
Skylight - Install. Low Quality | <input type="checkbox"/> Rust | <input type="checkbox"/> |
| <input type="checkbox"/> Leak - Replacement Needed
Skylight Leakage | <input type="checkbox"/> Damaged | <input type="checkbox"/> |
| <input type="checkbox"/> Leak - Patching Needed
Cracked/Broken | <input type="checkbox"/> Loose | <input type="checkbox"/> |
| <input type="checkbox"/> Vulnerable - Watch It!
Of Clearance - Siding/Roof | <input type="checkbox"/> Caulking Needed | <input type="checkbox"/> Lack |
| <input type="checkbox"/> Vulnerable - Prior Leak
Rubber Plumbing Vent Flashing | <input type="checkbox"/> Incomplete Installation | <input type="checkbox"/> |
| <input type="checkbox"/> Holes – Temporary Patching | <input type="checkbox"/> Nail Heads Exposed | <input type="checkbox"/> |

Chimneys

masonry

- | | | |
|---|--|--------------------------|
| <input type="checkbox"/> Normal Wear And Tear
Masonry Flue Liner Cracked | <input type="checkbox"/> Masonry Damaged Cap – Replace or Repair | <input type="checkbox"/> |
| <input type="checkbox"/> Masonry Re-Pointing
Masonry Insuff. Height/Clear | <input type="checkbox"/> Masonry Rain Cap/Screen Needed | <input type="checkbox"/> |
| <input type="checkbox"/> Masonry Minor Spalling - Watch
Masonry Clean Flue | <input type="checkbox"/> Masonry Out Of Service/Remove? | <input type="checkbox"/> |
| <input type="checkbox"/> Masonry Spall/Eventual Rebuild
Masonry Bracing Needed | <input type="checkbox"/> Masonry Out Of Plumb | <input type="checkbox"/> |
| <input type="checkbox"/> Masonry Rebuilding Needed | <input type="checkbox"/> | |

metal

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> Metal Chimney Surface Rust
Insuff. Height/Clear | <input type="checkbox"/> Metal Chimney Damage | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Substantial Rust/Insul. Chimney
Clean Flue | <input type="checkbox"/> Metal Chimney Cap Needed | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Metal Chimney Bracing Needed | <input type="checkbox"/> Vermin Screen Needed | <input type="checkbox"/> |

Other observations

- | | | |
|-------------------------------------|--------------------------------|--|
| <input type="checkbox"/> Birds Nest | <input type="checkbox"/> Other | |
|-------------------------------------|--------------------------------|--|

Gutters & Downspouts

- | | | |
|--|---|--------------------------|
| <input type="checkbox"/> Cleaning Needed
Downsp. Loose/Damaged/Missing | <input type="checkbox"/> Older Steel - Replacement | <input type="checkbox"/> |
| <input type="checkbox"/> Leaks Minor
Painting Needed | <input type="checkbox"/> Downspouts Insufficient Number | <input type="checkbox"/> |
| <input type="checkbox"/> Slope Insufficient
Gutters and Downsp. Needed | <input type="checkbox"/> Downspout Discharge near House | <input type="checkbox"/> |
| <input type="checkbox"/> Damage
Gutters Loose | <input type="checkbox"/> Downsp. Clogged Below Grade? | <input type="checkbox"/> |
| <input type="checkbox"/> Older Steel - Eventual Replace
Gutters Missing | <input type="checkbox"/> Downspouts Discharge Onto Roof | <input type="checkbox"/> |

Exterior Walls/Eaves

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Cracks Typical
Soffit/Fascia Painting Needed | <input type="checkbox"/> Siding Substantial Rot | <input type="checkbox"/> |
| <input type="checkbox"/> Localized Pointing
Localized Rot | <input type="checkbox"/> Siding Aging | <input type="checkbox"/> Fascia |
| <input type="checkbox"/> Re-Pointing Needed
Substantial Rot | <input type="checkbox"/> Siding Replacement Needed | <input type="checkbox"/> Fascia |

<input type="checkbox"/> Brick Damage	<input type="checkbox"/> Siding Delaminating	<input type="checkbox"/> Soffit
Localized Rot	<input type="checkbox"/> Siding Low Quality	<input type="checkbox"/> Soffit
<input type="checkbox"/> Sandblasted Brick	<input type="checkbox"/> Asbestos Cement Siding	<input type="checkbox"/> Eave
Substantial Rot	<input type="checkbox"/> Insulbrick Siding - Old But OK	<input type="checkbox"/> Leak
<input type="checkbox"/> Parapet Wall Deterioration	<input type="checkbox"/> Louisiana Pacific Inner Seal Siding Noted	<input type="checkbox"/> Leak
Vermin Damage	<input type="checkbox"/> Composite Wafer Wood Siding Noted	<input type="checkbox"/> Tree
<input type="checkbox"/> Siding Paint Needed	<input type="checkbox"/> Stucco Painting	<input type="checkbox"/> Tree
At Eave - Roof Leak	<input type="checkbox"/> Stucco Damage Localized	<input type="checkbox"/> Vines
<input type="checkbox"/> Siding Loose	<input type="checkbox"/> Stucco Damage Substantial	<input type="checkbox"/> Wall
At Eave - Ice Dam?	<input type="checkbox"/> Synthetic Stucco/General Notes	<input type="checkbox"/> Paint
<input type="checkbox"/> Siding Localized Rot	<input type="checkbox"/> Synthetic Stucco/Seal	<input type="checkbox"/>
Branches Trim. Needed	<input type="checkbox"/> Fascia Loose	<input type="checkbox"/>
<input type="checkbox"/> Siding Wood/Soil Contact	<input type="checkbox"/> Soffit Loose	<input type="checkbox"/>
Proximity	<input type="checkbox"/> Fascia Missing	<input type="checkbox"/>
<input type="checkbox"/> Seal Openings (where brick meets siding)	<input type="checkbox"/> Soffit Missing	<input type="checkbox"/>
On Exterior Walls		
<input type="checkbox"/> Prior Repairs		
Vent Damaged		
<input type="checkbox"/> Siding Damaged		
Lentils		
<input type="checkbox"/> Siding Missing		
Vegetation on Exterior Walls		
<input type="checkbox"/> J-channel Installed Improperly		
Siding/Soil Less Than 6" Gap		
<input type="checkbox"/> Caulk/Seal Siding		
Remove Nests Under Eaves		
<input type="checkbox"/> Paint Exterior Surfaces		
<input type="checkbox"/> EIFS-Ext Insulated Finish System		

Window Exterior/Door Exterior

<input type="checkbox"/> Window Caulking Needed Only	<input type="checkbox"/> Sills Wrong Slope	<input type="checkbox"/> Storm
Window Repairs/Older	<input type="checkbox"/> Bay Window Mild Rot	<input type="checkbox"/> Storm
<input type="checkbox"/> Window Frames Need Paint/Caulk	<input type="checkbox"/> Bay Window Pronounced Rot	<input type="checkbox"/> Storm
Windows Missing	<input type="checkbox"/> Basement Windows Neglected	<input type="checkbox"/>
<input type="checkbox"/> Window Putty Improvements	<input type="checkbox"/> _____ door damaged	<input type="checkbox"/> Bay
Windows Damaged	<input type="checkbox"/> Screen Door Damaged	<input type="checkbox"/>
<input type="checkbox"/> Sills Localized Rot		
Missing/Damaged Shutters		
<input type="checkbox"/> Sill/Frame Substantial Rot		
Areas Pressboard Underneath		
<input type="checkbox"/> Dilapidated Windows - Replace		
Capping Loose		
<input type="checkbox"/> Caulk/Seal Window Capping		

Garage/Carport

Garage		
<input type="checkbox"/> Detached Garage Old/Low Quality	<input type="checkbox"/> Opener Inoperative	<input type="checkbox"/> Floor
Drainage	<input type="checkbox"/> Opener Auto Reverse Defective	<input type="checkbox"/> Floor
<input type="checkbox"/> Overhead Door Physical Damage	<input type="checkbox"/> Overhead Door No Safety Springs	<input type="checkbox"/> Floor
Cracks Typical	<input type="checkbox"/> Opener Auto Rev Defect/Laser OK	<input type="checkbox"/> Gas
<input type="checkbox"/> Overhead Door Localized Rot	<input type="checkbox"/> Auto Closer Needs Man Door	<input type="checkbox"/> Fire
Cracks Pronounced	<input type="checkbox"/> Overhead Door Not Flush w/slab	<input type="checkbox"/> Man
<input type="checkbox"/> Overhead Door Extensive Rot	<input type="checkbox"/> Garage Door Tracks Poorly Attached	<input type="checkbox"/>
Proofing Insufficient	<input type="checkbox"/> Post Settlement	<input type="checkbox"/>
<input type="checkbox"/> Overhead Door Adjustment Needed		
Separation Insufficient		
<input type="checkbox"/> Overhead Door Jamb/Trim Localized Rot		
Door Hollow Core		
<input type="checkbox"/> _____ Door Jamb/Trim Localized Rot		
carport		
<input type="checkbox"/> Post Rot		

Lot Drainage

<input type="checkbox"/> Low Lot Relative To Neighbor	<input type="checkbox"/> Improve Basement Window Wells	<input type="checkbox"/> Drive
Slopes Towards House	<input type="checkbox"/> Basement Window Wells Needed	<input type="checkbox"/> Seal
<input type="checkbox"/> Grading Improvement Needed		
Driveway at House		

- | | | |
|--|---|--------------------------|
| <input type="checkbox"/> Grading Improvement/Soil Subsidence | <input type="checkbox"/> Window Wells Covers Needed Other | <input type="checkbox"/> |
| Walkway Slopes towards House | | |
| <input type="checkbox"/> Swale Improvement Bet. Houses | <input type="checkbox"/> Ravine Erosion Problem? | <input type="checkbox"/> |

Porches/Decks

Porch

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> Porch Settlement | <input type="checkbox"/> Porch Wood/Soil Contact | <input type="checkbox"/> Porch |
| Railing Needed | | |
| <input type="checkbox"/> Porch Column Movement | <input type="checkbox"/> Porch Steps Settled | <input type="checkbox"/> Porch |
| Railing Openings | | |
| <input type="checkbox"/> Porch Masonry Spalling | <input type="checkbox"/> Porch Steps Rotted | <input type="checkbox"/> Porch |
| Dilapidated | | |
| <input type="checkbox"/> Porch Rot | <input type="checkbox"/> Porch Trip Hazard At Steps | <input type="checkbox"/> |
| Balcony Rot | | |
| <input type="checkbox"/> Patio Settlement | <input type="checkbox"/> Porch Railing Loose | <input type="checkbox"/> |
| Balcony Poor Condition | | |
| <input type="checkbox"/> Patio Steps Settled | <input type="checkbox"/> Flashing/Caulking-Deck/Siding Meet | |

Deck

- | | | |
|--|--|-------------------------------|
| <input type="checkbox"/> Deck Paint/Stain Needed | <input type="checkbox"/> Deck Posts Poorly Founded | <input type="checkbox"/> Deck |
| Railing Loose | | |
| <input type="checkbox"/> Deck Rot | <input type="checkbox"/> Deck Steps Rotted | <input type="checkbox"/> Deck |
| Railing Needed | | |
| <input type="checkbox"/> Deck Built On Grade | <input type="checkbox"/> Deck Trip Hazard at Steps | <input type="checkbox"/> Deck |
| Railing Openings | | |
| <input type="checkbox"/> Deck Low Quality Installation | <input type="checkbox"/> Deck Wood/Soil Contact | <input type="checkbox"/> Deck |
| Dilapidated | | |
| <input type="checkbox"/> Remove Debris Under Deck | | |

steps

- | | | |
|---|---|--------------------------|
| <input type="checkbox"/> Steps Surface Deteriorated | <input type="checkbox"/> Steps Loose Treads | <input type="checkbox"/> |
| Railing Needed | | |
| <input type="checkbox"/> | | |

Porch / deck cover

- | | | |
|--|---|--------------------------|
| <input type="checkbox"/> Sagging Rafters | <input type="checkbox"/> Rot At Base of Posts | <input type="checkbox"/> |
| Material Damage/Deteriorated | | |
| <input type="checkbox"/> Poorly Secured To House | <input type="checkbox"/> Flashing Needed | <input type="checkbox"/> |

Driveway/Landscape

- | | | |
|---|--|--------------------------------|
| <input type="checkbox"/> Driveway Drain Marginal | <input type="checkbox"/> Walkway Trip Hazard | <input type="checkbox"/> |
| Retaining Wall Low Quality | | |
| <input type="checkbox"/> Driveway Drain Insufficient | <input type="checkbox"/> Retaining Wall Slight Movement | <input type="checkbox"/> Older |
| Stone - Typical Movement | | |
| <input type="checkbox"/> Driveway Drain Needed | <input type="checkbox"/> Retaining Wall Movement/Minor Rot | <input type="checkbox"/> Tree |
| Branches | | |
| <input type="checkbox"/> Driveway Settlement/Heaving | <input type="checkbox"/> Significant Movement And Rot | <input type="checkbox"/> Tree |
| Proximity | | |
| <input type="checkbox"/> Driveway Spall/Surface Deterioration | <input type="checkbox"/> Retaining Wall - Rebuild | <input type="checkbox"/> Vines |
| on Exterior Walls | | |
| <input type="checkbox"/> Pond Drowning Hazard | <input type="checkbox"/> | <input type="checkbox"/> |
| Eliminate Soil/Gas Meter | | |
| <input type="checkbox"/> Hot Tub Drowning Hazard | | <input type="checkbox"/> |
| Monitor Drain Performance | | |

Fencing

- | | | |
|---|--|---------------------------------|
| <input type="checkbox"/> Poor Condition | <input type="checkbox"/> Paint/Stain Needed | <input type="checkbox"/> |
| Common Cracks | | |
| <input type="checkbox"/> Fair Condition / Minor Repairs | <input type="checkbox"/> Surface Deteriorated | <input type="checkbox"/> Major |
| Cracks | | |
| <input type="checkbox"/> Low Quality Installation | <input type="checkbox"/> Rusted | <input type="checkbox"/> Adjust |
| Gate/Latch | | |
| <input type="checkbox"/> Rotted / Leaning Posts - Boards OK | <input type="checkbox"/> Fence Wood/Soil Contact | <input type="checkbox"/> |

Service / Entrance

- | | | |
|---|---|---------------------------------|
| <input type="checkbox"/> Tree Branch Trimming | <input type="checkbox"/> Undersized Service Box | <input type="checkbox"/> Rusted |
| Service Box | | |

- | | | |
|---|---|-----------------------------|
| <input type="checkbox"/> Tap On Main Service
Damaged Service Box | <input type="checkbox"/> Poorly Attached/Loose | <input type="checkbox"/> |
| <input type="checkbox"/> Damaged Wires | <input type="checkbox"/> Undersized Service Box | <input type="checkbox"/> |
| Grounding Ineffective | | |
| <input type="checkbox"/> Drip Loop Insufficient | <input type="checkbox"/> Clearance inadequate | <input type="checkbox"/> No |
| Meter Bypass | | |
| <input type="checkbox"/> | | |

Main Panel

- | | | |
|---|---|--|
| <input type="checkbox"/> Obsolete Panel | <input type="checkbox"/> Water Piping Near Dist Panel | <input type="checkbox"/> White |
| <input type="checkbox"/> Undersized Panel | | |
| Wires Used as Hot/BusBar | | |
| <input type="checkbox"/> Location Inappropriate | <input type="checkbox"/> Arching in Panel | <input type="checkbox"/> Damaged Panel |
| <input type="checkbox"/> Capacity Insufficient | <input type="checkbox"/> Crowded | <input type="checkbox"/> |
| Damaged Panel Cover | | |
| <input type="checkbox"/> Oversized Fuses | <input type="checkbox"/> Linking/Bridging Missing | <input type="checkbox"/> Rusted |
| Panel | | |
| <input type="checkbox"/> Oversized Breakers | <input type="checkbox"/> Overheated Wiring | <input type="checkbox"/> GFCI |
| Inoperative | | |
| <input type="checkbox"/> Openings In Panel | <input type="checkbox"/> Poor Connections | <input type="checkbox"/> Not |
| Grounded/Bonded | | |
| <input type="checkbox"/> Cover Missing | <input type="checkbox"/> Cable Clamps Needed | <input type="checkbox"/> Not |
| Rated For Aluminum | | |
| <input type="checkbox"/> Double Taps | <input type="checkbox"/> Stab-Lock Breakers Defective | <input type="checkbox"/> |
| Federal Pacific Panel Obsolete | | |

Auxiliary Panel(s)

- | | | |
|---|---|---------------------------------|
| <input type="checkbox"/> Feed Wire Overcurrent Protect. | <input type="checkbox"/> Obsolete Panel | <input type="checkbox"/> |
| Location Inappropriate | | |
| <input type="checkbox"/> Feed Wire Conduit Needed | <input type="checkbox"/> Undersized Panel | <input type="checkbox"/> |
| Capacity Insufficient | | |
| <input type="checkbox"/> Oversized Fuses | <input type="checkbox"/> Linking/Bridging Missing | <input type="checkbox"/> Panel |
| Cover Damaged | | |
| <input type="checkbox"/> Oversized Breakers | <input type="checkbox"/> Overheated Wiring | <input type="checkbox"/> Rusted |
| Panel | | |
| <input type="checkbox"/> Openings in Panel | <input type="checkbox"/> Poor Connections | <input type="checkbox"/> GFCI |
| Inoperative | | |
| <input type="checkbox"/> Cover Missing | <input type="checkbox"/> Cable Clamps Needed | <input type="checkbox"/> Not |
| Grounded/Bonded | | |
| <input type="checkbox"/> Double Taps | <input type="checkbox"/> Damaged Panel | <input type="checkbox"/> Not |
| Rated For Aluminum | | |
| <input type="checkbox"/> Crowded | <input type="checkbox"/> Zinsco Elect Panel Box Noted | <input type="checkbox"/> |

Distribution Wiring

- | | | |
|---|---|--------------------------------|
| Wiring | | |
| <input type="checkbox"/> Abandoned | <input type="checkbox"/> Touching Ducts/Pipes | <input type="checkbox"/> |
| Junction Boxes Loose | | |
| <input type="checkbox"/> Damaged | <input type="checkbox"/> Undersized | <input type="checkbox"/> |
| Junction Box CVR Plates | | |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Inappropriate for Ext. | <input type="checkbox"/> |
| Amateur Installation | | |
| <input type="checkbox"/> Overheating | <input type="checkbox"/> Extension Cords | <input type="checkbox"/> |
| Spliced Wiring | | |
| <input type="checkbox"/> Exposed on Walls | <input type="checkbox"/> Poor Connections | <input type="checkbox"/> No |
| Inspected Sticker | | |
| <input type="checkbox"/> Elec Cords 12" From Bsbrd Heater | | |
| Aluminum Wiring | | |
| <input type="checkbox"/> Aluminum Wiring- General Notes | <input type="checkbox"/> Aluminum Wiring: Overheating | <input type="checkbox"/> Alum. |
| Wiring: Panel Not Rated | | |
| <input type="checkbox"/> Inapp. Outlets and Connectors | <input type="checkbox"/> | |
| Knob & Tube | | |
| <input type="checkbox"/> Visible | <input type="checkbox"/> Loose | <input type="checkbox"/> |
| Replacement Recommended | | |

- Below Insulation
Replace When Renovating
- Damaged

- Brittle
- Poor Connections

Outlets

- Inoperative
Recommended
- Damaged

- Ungrounded 3-Prong
- Overheated
- GFCI
- Cover

Plates

- Loose
- Weather Proofed
- Reversed Polarity

- GFCI Test Faulty
- GFCI Inoperative
- Not

Outlets Above Baseboard Heaters

- Outlets Painted Over
- Outlets Above Elec Bsbrd Heaters

Switches

- Inoperative
- Overheated
- Damaged

- Loose
- Obsolete

Lights

- Damaged
- Exposed Wires
- Loose
- Inoperative
- Lights in Closet/Wrong Bulbs
- Switch Near Shower

- Recessed Bulbs
- Recessed Light Rating
- Inoperative Light Switches
- Light

Furnace

- Near End Of Life Cycle
- Cracked Heat Exchanger Observed:
- Near End of Like Cycle/Clean & Service
- Location Unsafe
- Replacement Imminent
- Furnace in Crawlspace
-

- Cadet Heater Recall
- Premature Failure?
- Octopus - Replace ASAP

furnace components

- Servicing Needed
- Condensate Line Dirty
- Blower/Motor Suspect
- Condensate Pump Inoperative
- Humidifier Replacement
- Condensate Leakage
- Humidifier Maintenance
- Condensate Leakage
- Belching Exhaust
- Service Heat/Maint Lacking
-

- Air Filter Dirty
- Electronic Air Cleaner Dirty
- Electronic Air Cleaner Not Working
- Fan Limit Inoperative
- Fan Limit Adjustment
- Fan Dirty
- Prior
- Active

Ductwork

supply air

- No Heat Supply: _____
- Overhead Heat Supply: _____
- Low Flow:

- Supplement Basement Heat
- Ducts below Slab

- Duct Cleaning Needed
- Seal Openings
- Old Ducts Undersized
- Rusted

- Balancing Needed
- Motorized Dampers Suspect
- Proximity of Furnace Poor

return air

- No Return Air Vent At: _____
- No Return Flow
- Return Vent near Furnace

Boiler

<input type="checkbox"/> Nearing End of Life Pipe Steam	<input type="checkbox"/> Prior Leak	<input type="checkbox"/> Two
<input type="checkbox"/> Replace Soon	<input type="checkbox"/> Asbestos Covering?	<input type="checkbox"/>
<input type="checkbox"/> Old Boiler - Loss of Efficiency	<input type="checkbox"/> One Pipe Steam	
boiler components		
<input type="checkbox"/> Servicing Needed Inoperative	<input type="checkbox"/> PR Valve Needed	<input type="checkbox"/> Pump
<input type="checkbox"/> Expansion Tank Waterlogged	<input type="checkbox"/>	
<input type="checkbox"/> Leak At: Valve, Return Leg	Relief Valve, Expansion Tank, Boiler, Circulating Pump, High Temperature Limit Control, Low Water Cut-Out Control, Zone	
<input type="checkbox"/> Adjustment Needed At: Valve, Return Leg	Relief Valve, Expansion Tank, Boiler, Circulating Pump, High Temperature Limit Control, Low Water Cut-Out Control, Zone	
<input type="checkbox"/> Corrosion At: Valve, Return Leg	Relief Valve, Expansion Tank, Boiler, Circulating Pump, High Temperature Limit Control, Low Water Cut-Out Control, Zone	

Piping and Radiators

piping and radiators		
<input type="checkbox"/> No Heat Source Radiant Heat Condition?	<input type="checkbox"/> Prior Leak/Corrosion	<input type="checkbox"/>
<input type="checkbox"/> Leaks At Various Points	<input type="checkbox"/> Bleed Valves Missing/Damaged	<input type="checkbox"/>

Combustion/Exhaust

combustion		
<input type="checkbox"/> Combustion Air Lacking Problems?	<input type="checkbox"/> Burner Dirty/Soot	<input type="checkbox"/> Pilot
<input type="checkbox"/> Burner Old Underground Oil Tank	<input type="checkbox"/> Burner Rust	<input type="checkbox"/>
<input type="checkbox"/> Burner Suspect	<input type="checkbox"/> Deposits	<input type="checkbox"/>
<input type="checkbox"/> Oil Tank Leak:	<input type="checkbox"/> Flashback	
exhaust system		
<input type="checkbox"/> Back Drafting Induced Draft Fan Suspect	<input type="checkbox"/> Flue Slope	<input type="checkbox"/>
<input type="checkbox"/> Flue Connections Barometric Damper Improve	<input type="checkbox"/> Flue Clearance	<input type="checkbox"/>
<input type="checkbox"/> Vent Material Inappropriate	<input type="checkbox"/> Primary Control Suspect	<input type="checkbox"/>
Chimney		
<input type="checkbox"/> Liner Needed For Gas Obstructed Chimney	<input type="checkbox"/> Clean out Needed	<input type="checkbox"/>
<input type="checkbox"/> B-Vent Clearance	<input type="checkbox"/> Clean Out Dirty	<input type="checkbox"/>

Baseboard/Radiant Heat

<input type="checkbox"/> Inoperative Heater Unsafe	<input type="checkbox"/> Control Damaged	<input type="checkbox"/> Wiring
<input type="checkbox"/> No Source Of Heat Radiant Heat Unsafe	<input type="checkbox"/> Old Heaters	<input type="checkbox"/>
<input type="checkbox"/> Damaged Heater Heat	<input type="checkbox"/> Condensation/Ventilation Problems	<input type="checkbox"/> No
<input type="checkbox"/> Rusted Heater Ceiling Cracks - Radiant Heat		<input type="checkbox"/>
<input type="checkbox"/>		

Other Components

thermostat		
<input type="checkbox"/> Thermostat Loose Thermostat Location	<input type="checkbox"/> Thermostat Old	<input type="checkbox"/>
heat recovery ventilator		
<input type="checkbox"/> Inoperative Condensate Line Plugged	<input type="checkbox"/> Improper Set Up	<input type="checkbox"/>

Dirty Loose Ventilator

Central Air Conditioning

system performance

Inoperative System System Obsolete

Temperature Drop Insufficient

Old System Undersized System?

Service Needed

Old System(s)..more than one Temperature Drop Excessive

Service Needed - Neglected

Very Old System Air Filter Dirty Ins.

Damage On Refrig. Lines

Too Cold To Test

outdoor unit

Outdoor Unit Out Of Level Outdoor Unit Fin Damage

Oversized Fuses

Outdoor Unit Dirty Outdoor Unit Noisy

Outdr Unit Fin Aging Prematurely Cut Back Vegetation

indoor components

COILS DIRTY/CORRODED

Condensate Tray Leak Condensate Line Blocked

Condensate Trap Needed

Condensate Discharge Location Poor Inoperative Condensate Pump Drip

Pan Needed

Water in Overflow Pan Bubbles in Sight Glass Clean

& Seal Return Air

Prior Condensate Leakage Corroded Auxiliary Drain Pan

fan

Indoor Fan Noisy/Vibrates Indoor Fan Undersized? Fan

Dirty (Cleaning Needed)

Heat Pump

system performance

System Inoperative Obsolete System

Insufficient Temperature Drop

Old System Undersized System?

Servicing Needed

Very Old System Excessive Temperature Drop Ins.

Damage On Refrig. Line

heating mode performance

Disconnected In Heating Mode Troublesome In Heating Mode

outdoor unit

Outdoor Unit Out Of Level Outdoor Unit Fin Damage

Outdoor Unit Noisy

Outdoor Unit Dirty Cut

Back Vegetation

indoor components

Condensate Tray Leak Condensate Line Blocked

Condensate Trap Needed

Condensate Discharge Location Poor Condensate Pump Inoperative Drip

Pan Needed

fan

Indoor Fan Noisy/Vibrates Indoor Fan Undersized? Fan

Dirty

Ductwork

supply air

No Supply Low Flow

Undersized Old Ducts

Balancing Needed Duct Cleaning Needed Ducts

Rusted Below Slab

Proximity Of Indoor Fan Poor Seal Duct Openings

return air

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> No Return Air Vent Home Set Up | <input type="checkbox"/> No Return Flow | <input type="checkbox"/> Older |
| <input type="checkbox"/> | | |

Evaporative Cooler

- | | | |
|--|--|---------------------------------|
| evaporative cooler | | |
| <input type="checkbox"/> Lacking Maintenance | <input type="checkbox"/> Noisy Motor | <input type="checkbox"/> Roof |
| Jacks Marginal | | |
| <input type="checkbox"/> Older System | <input type="checkbox"/> Spray Nozzle Restricted | <input type="checkbox"/> Roof |
| Jacks Poor | | |
| <input type="checkbox"/> Obsolete Unit | <input type="checkbox"/> Float Valve Suspect | <input type="checkbox"/> Excess |
| Humidity In House | | |
| <input type="checkbox"/> Inoperative Cooler | <input type="checkbox"/> Pump Suspect | <input type="checkbox"/> Water |
| Pads/Blankets Dirty | | |

Other Components

- | | | |
|---|--|--------------------------|
| thermostat | | |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Old | <input type="checkbox"/> |
| Location | | |
| house fan | | |
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Removal Recommended | <input type="checkbox"/> |
| Heat recovery for water heater | | |
| <input type="checkbox"/> Pump Inoperative | <input type="checkbox"/> Pump Noise | <input type="checkbox"/> |
| Leakage | | |

Attic/Roof

- | | | |
|---|--|---------------------------------|
| <input type="checkbox"/> Improve Insulation | <input type="checkbox"/> Soffit Vents Congested? | |
| <input type="checkbox"/> Even Out Insulation | <input type="checkbox"/> Screens On Vents Needed | <input type="checkbox"/> Access |
| Hatch Needs Insulation | | |
| <input type="checkbox"/> Compressed Insulation | <input type="checkbox"/> Sloped Ceiling Questionable Ventilation | <input type="checkbox"/> Ducts |
| In Attic Need Insulation | | |
| <input type="checkbox"/> Skylight Well Insulation Needed | <input type="checkbox"/> Condensation/Mildew | <input type="checkbox"/> Vent |
| Exhaust Fan To Outside | | |
| <input type="checkbox"/> Knee Walls Insulation Needed | <input type="checkbox"/> Power Ventilator Inoperative | <input type="checkbox"/> |
| Exhaust Vent Needs Insulation | | |
| <input type="checkbox"/> Improve Ventilation | <input type="checkbox"/> Check Out Recessed Lights | <input type="checkbox"/> |
| Marginal Ventilation | | |
| <input type="checkbox"/> Vermin Activity Noted | <input type="checkbox"/> Attic Access Too Small | <input type="checkbox"/> |
| Insulation Installed Upside Down | | |
| <input type="checkbox"/> Vapor Barrier/2ndLayerInsulation | <input type="checkbox"/> Mildew on Roof Sheathing | |

Walls/Floors

- | | | |
|--|---|--------------------------|
| <input type="checkbox"/> Wall Insulation Improvement | <input type="checkbox"/> Floor Insulation Improvement | <input type="checkbox"/> |
| Monitor Floors | | |
| <input type="checkbox"/> Plugged Holes Visible - Unknown | <input type="checkbox"/> Foam Board Exposed | <input type="checkbox"/> |

Basement/Crawl Space

- | | | |
|--|---|--------------------------|
| Basement | | |
| <input type="checkbox"/> Insulation Improvement | <input type="checkbox"/> Rim Joist Insulation Needed | <input type="checkbox"/> |
| Loose/Damaged Wall Insulation | | |
| <input type="checkbox"/> Insulation Improvement during Finishing | <input type="checkbox"/> Foam Board Exposed | <input type="checkbox"/> |
| crawl space | | |
| <input type="checkbox"/> Wall Insulation | <input type="checkbox"/> Plumbing Pipes Need Insulation | <input type="checkbox"/> |
| Moisture Barrier Needed | | |
| <input type="checkbox"/> Floor Insulation | <input type="checkbox"/> Ductwork Needs Insulation | <input type="checkbox"/> |
| Mildew Due To Poor Ventilation | | |
| <input type="checkbox"/> Rim Joist Insulation | <input type="checkbox"/> Ventilation Needed | <input type="checkbox"/> |
| Exposed Foam Board Insul. | | |
| <input type="checkbox"/> Loose Wall Insulation | <input type="checkbox"/> Wall Vent Obstructed | <input type="checkbox"/> |
| Vermin Activity | | |
| <input type="checkbox"/> Loose Floor Insulation | <input type="checkbox"/> CS - Damaged Ductwork | <input type="checkbox"/> |
| Vermin Prevention Needed | | |
| <input type="checkbox"/> CS - Loose/Damaged Insulation | <input type="checkbox"/> CS - Corroded Ductwork | <input type="checkbox"/> |
| Moisture Barrier Adjustment | | |

Environmental Issues

Carefully worded comments

UFFI Reported To Be Installed Asbestos On Boiler/Pipes UFFI found

Water Heater

Age factors and minor components

<input type="checkbox"/> Old Unit (or) Old Unit/Lacking Maintenance TPR Valve	<input type="checkbox"/> Corrosion at Supply Connections	<input type="checkbox"/> No
<input type="checkbox"/> Unit Middle Aged TPR Valve	<input type="checkbox"/> Reversed Hot And Cold	<input type="checkbox"/> Leaky
<input type="checkbox"/> Leakage Evidence Discharge Needs Improvement	<input type="checkbox"/> No Shut off Valve	<input type="checkbox"/>
<input type="checkbox"/> Needs Service Discharge Piping for TPR	<input type="checkbox"/> TPR Discharge Reduces in Diameter	<input type="checkbox"/> Add
<input type="checkbox"/> Burner Dirty/Rust Flakes Connection Poor	<input type="checkbox"/> Missing Cover	<input type="checkbox"/> Wiring

Water heater venting

<input type="checkbox"/> Spillage Of Exhaust Pipe Clearance	<input type="checkbox"/> Draft Diverter Improvement	<input type="checkbox"/> Vent
<input type="checkbox"/> Combustion Air Pipe Connections	<input type="checkbox"/> Vent Pipe Aluminum	<input type="checkbox"/> Vent

Water heater attachment and location

<input type="checkbox"/> Seismic Gas Connection Location Unsafe	<input type="checkbox"/> Garage Clearances Need Improvement	<input type="checkbox"/>
<input type="checkbox"/> Seismic Straps Protection from Damage	<input type="checkbox"/> Poor Wiring Connection	<input type="checkbox"/>
<input type="checkbox"/> Improve Mount Insulation Blanket Limitation	<input type="checkbox"/> Install Drain Pan	<input type="checkbox"/>

Gas Piping

<input type="checkbox"/> Plumbing - Gas Leak Location	<input type="checkbox"/> Plastic Unsuitable	<input type="checkbox"/> Union
<input type="checkbox"/> Main Shutoff Not Found Appliance Connection	<input type="checkbox"/> Clearance From Ground Insufficient	<input type="checkbox"/> Poor
<input type="checkbox"/> Main Shutoff Obstructed Off Valve Needed	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Shut
<input type="checkbox"/> Gas Meter Not Protected Copper Unsuitable	<input type="checkbox"/> Drip Leg Needed	<input type="checkbox"/>
<input type="checkbox"/> Buried Pipe Protection Suspect	<input type="checkbox"/> Copper Tapped into Meter	

Supply Plumbing

<input type="checkbox"/> Pressure Regulator Needed Condensation On Cold Pipe	<input type="checkbox"/> Handle Missing	<input type="checkbox"/>
<input type="checkbox"/> Older Steel Connection	<input type="checkbox"/> Handle Damaged	<input type="checkbox"/> Cross
<input type="checkbox"/> Leak Softened Water as Drink. Water	<input type="checkbox"/> Pipe Hammer	<input type="checkbox"/>
<input type="checkbox"/> Exterior Corrosion Pump Older	<input type="checkbox"/> Workmanship Marginal	<input type="checkbox"/> Well
<input type="checkbox"/> Freezing Potential Pump/Tank Poor Setup	<input type="checkbox"/> Excessive Pressure Drop	<input type="checkbox"/>
<input type="checkbox"/> Support Lacking Waterlogged Holding Tank?	<input type="checkbox"/> Polybutylene Warning	<input type="checkbox"/>
<input type="checkbox"/> Hot/Cold Supplies Reversed Off Valves Needed At Sinks	<input type="checkbox"/> Polybutylene Leakage	<input type="checkbox"/> Shut
<input type="checkbox"/> Prior Leakage Supply Plumbing	<input type="checkbox"/> No Connection Between Material	<input type="checkbox"/>

Waste/Vent Plumbing

<input type="checkbox"/> Marginal Workmanship Pipe	<input type="checkbox"/> Insufficient Slope	<input type="checkbox"/> Lead
<input type="checkbox"/> Pipe Leak Clean Out Not Found	<input type="checkbox"/> Support Insufficient	<input type="checkbox"/> Main
<input type="checkbox"/> Obstruction	<input type="checkbox"/> ABS Pipe Suspect	<input type="checkbox"/> Odor
<input type="checkbox"/> Trap Leak Openings	<input type="checkbox"/> Connection Suspect	<input type="checkbox"/>

- | | | |
|---------------------------------------|---|-----------------------------|
| <input type="checkbox"/> Trap Suspect | <input type="checkbox"/> Older Piping | <input type="checkbox"/> |
| Venting Suspect | | |
| <input type="checkbox"/> S Trap | <input type="checkbox"/> Stack Height/Size Insufficient | <input type="checkbox"/> No |
| Trap | | |

Fixtures

- | | | |
|--|---|---------------------------------|
| <input type="checkbox"/> Older Fixtures | <input type="checkbox"/> Poor Quality Installation | <input type="checkbox"/> |
| Faucets | | |
| <input type="checkbox"/> Leaky | <input type="checkbox"/> Stiff | <input type="checkbox"/> Aging |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Inoperative | <input type="checkbox"/> |
| Mineral Build Up | | |
| <input type="checkbox"/> Damaged | <input type="checkbox"/> | |
| Sinks | | |
| <input type="checkbox"/> Damaged | <input type="checkbox"/> Drains Slow | <input type="checkbox"/> |
| Kitchen sink backs up | | |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> Drain Stopper Inoperative | <input type="checkbox"/> |
| Sprayer Inoperative | | |
| <input type="checkbox"/> Loose | <input type="checkbox"/> | |
| Toilets | | |
| <input type="checkbox"/> Loose (or) Loose Toilets | <input type="checkbox"/> Cracked | <input type="checkbox"/> |
| Inoperative | | |
| <input type="checkbox"/> Prior Leak | <input type="checkbox"/> Slow Flush | <input type="checkbox"/> Runs |
| On | | |
| <input type="checkbox"/> Active Leak | <input type="checkbox"/> Old | <input type="checkbox"/> |
| Handle Loose/Missing | | |
| <input type="checkbox"/> Floor Damage | <input type="checkbox"/> Hold Down Handle to Flush | <input type="checkbox"/> |
| Showers | | |
| <input type="checkbox"/> Shower Head Leak | <input type="checkbox"/> Shower Stall Tile Damage | <input type="checkbox"/> |
| Shower Stall Complete Rebuild | | |
| <input type="checkbox"/> Shower Head Poor | <input type="checkbox"/> Shower Stall Rebuild Tile Base | <input type="checkbox"/> |
| Shower Stall Drains Slow | | |
| <input type="checkbox"/> Shower Stall Tile Grout/Caulk | <input type="checkbox"/> Shower Diverter Leaky | <input type="checkbox"/> |
| Shower Door Defective | | |
| <input type="checkbox"/> Remove Basement Shower | <input type="checkbox"/> | |
| Bathtubs | | |
| <input type="checkbox"/> Tile Grout and Caulk | <input type="checkbox"/> Tile Rebuild | <input type="checkbox"/> Drains |
| Slow | | |
| <input type="checkbox"/> Enclosure Caulk | <input type="checkbox"/> Floor Spill Damage | <input type="checkbox"/> Drain |
| Stopper Inoperative | | |
| <input type="checkbox"/> Tile Damage | <input type="checkbox"/> Window in Enclosure | <input type="checkbox"/> Floor |
| Moisture by Toilet/Tub | | |
| Whirlpool / Jacuzzi | | |
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Motor Access | <input type="checkbox"/> Noisy |
| | <input type="checkbox"/> Lacks GFCI | |
| Bidet | | |
| <input type="checkbox"/> Slow Drain | <input type="checkbox"/> Old | <input type="checkbox"/> Prior |
| Leak | | |
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Loose | <input type="checkbox"/> |
| Cracked | | |
| Laundry Tub | | |
| <input type="checkbox"/> Old Concrete | <input type="checkbox"/> Leak | <input type="checkbox"/> |
| Cracked | <input type="checkbox"/> Loose | |
| Exhaust Fans | | |
| <input type="checkbox"/> Exhaust Fan Needed | <input type="checkbox"/> Inoperative | <input type="checkbox"/> |
| Discharge Suspect | | |
| Exterior Hose Bibs | | |
| <input type="checkbox"/> Shut Off Needed | <input type="checkbox"/> Leaks | <input type="checkbox"/> Anti- |
| Siphon Needed | | |

Other Components

sump pump	<input type="checkbox"/> Inoperative Needed	<input type="checkbox"/> Poor Installation	<input type="checkbox"/> Cover
	<input type="checkbox"/> Older Pump	<input type="checkbox"/> Float Adjustment	<input type="checkbox"/>
Battery Backup Sump Pump Failed	<input type="checkbox"/> Discharges into the: _____	<input type="checkbox"/> Discharge Line Suspect	<input type="checkbox"/> Batt
Backup Sump Pump Test Okay	<input type="checkbox"/> Install Check Valve	<input type="checkbox"/> Water In Drain Tile Pit	<input type="checkbox"/>
waste EJECTOR pump	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Unsealed Openings	<input type="checkbox"/> Access
laundry pump	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Poor Installation	<input type="checkbox"/> Older
Unit	<input type="checkbox"/> Leak		
sauna	<input type="checkbox"/> Heater Inoperative	<input type="checkbox"/> Heater Clearance	<input type="checkbox"/> Heater
Loose	<input type="checkbox"/> Heater Protection	<input type="checkbox"/> No Drain	<input type="checkbox"/>

Wall & Ceiling Finishes/Floors

Walls / Ceilings	<input type="checkbox"/> Water Staining Amateur Installation	<input type="checkbox"/> Drywall Flaws	<input type="checkbox"/>
	<input type="checkbox"/> Water Damage Workmanship	<input type="checkbox"/> Loose/Weakened	<input type="checkbox"/> Poor
	<input type="checkbox"/> Patching	<input type="checkbox"/> Bulging Plaster	<input type="checkbox"/>
Installation Incomplete	<input type="checkbox"/> Damage Noted	<input type="checkbox"/> Weakness In Plaster	<input type="checkbox"/>
Mildew	<input type="checkbox"/> Minor Cracks	<input type="checkbox"/> Textured Ceiling Asbestos?	<input type="checkbox"/>
MOLD-Major	<input type="checkbox"/> Larger Cracks	<input type="checkbox"/> Sheetrock Tape Flaws	<input type="checkbox"/>
MOLD- Under 10 Sq Ft			
Floors	<input type="checkbox"/> Floors Sloping	<input type="checkbox"/> Tile Installation Marginal	<input type="checkbox"/> Carpet
Stains	<input type="checkbox"/> Floors Sagging	<input type="checkbox"/> Tile Floor Needs Caulked	<input type="checkbox"/> Carpet
Odor	<input type="checkbox"/> Floor Movement	<input type="checkbox"/> Vinyl Stained	<input type="checkbox"/> Carpet
Loose	<input type="checkbox"/> Floor Squeaky	<input type="checkbox"/> Vinyl Seams Poor	<input type="checkbox"/> Carpet
Damaged	<input type="checkbox"/> Tile Cracked	<input type="checkbox"/> Vinyl Damage	<input type="checkbox"/>
	<input type="checkbox"/> Tile Cracked/Loose	<input type="checkbox"/> Vinyl Poor Installation	
Trim	<input type="checkbox"/> Trim Loose	<input type="checkbox"/> Trim Incomplete	<input type="checkbox"/> Trim
Damaged			

Windows

<input type="checkbox"/> Old Windows - Mild Disrepair	<input type="checkbox"/> Stain Below Sill	<input type="checkbox"/> Water
Stains on Window Frames	<input type="checkbox"/> Water Damage below Sill	<input type="checkbox"/>
<input type="checkbox"/> Low Quality - Mild Disrepair	<input type="checkbox"/> Hardware Missing	<input type="checkbox"/> Sash
Burglar Bars Dangerous in Fire	<input type="checkbox"/> Hardware Damaged	<input type="checkbox"/> Storm
<input type="checkbox"/> Painted Shut	<input type="checkbox"/> Lost Seal	<input type="checkbox"/> Storm
Cords Missing	<input type="checkbox"/> Condensation	<input type="checkbox"/>
<input type="checkbox"/> Inoperative	<input type="checkbox"/> Screen(s) Damaged	<input type="checkbox"/> Nailed
Windows Damaged		
<input type="checkbox"/> Cracked		
Window(s) Missing		
<input type="checkbox"/> Broken		
Blocked Off		
<input type="checkbox"/> Missing Pane		
Shut		

<input type="checkbox"/> Loose Windows Will Not Lock	<input type="checkbox"/> Screen(s) Missing	<input type="checkbox"/>
Doors		
<input type="checkbox"/> General Trimming/Adjustment Damage	<input type="checkbox"/> Door(s) Missing	<input type="checkbox"/> Water
<input type="checkbox"/> Hardware Missing Door(s) Missing	<input type="checkbox"/> Doorstops Missing	<input type="checkbox"/>
<input type="checkbox"/> Hardware Damaged Doesn't Close/Latch Prop	<input type="checkbox"/> Weather Strip Exterior Doors	<input type="checkbox"/> Door
<input type="checkbox"/> Hardware Loose sliding glass	<input type="checkbox"/> Repair Screen Door Auto Closer	
<input type="checkbox"/> Sticking Seal	<input type="checkbox"/> Screen Damaged	<input type="checkbox"/> Lost
<input type="checkbox"/> Rollers Leakage at Threshold	<input type="checkbox"/> Screen Missing	<input type="checkbox"/>
<input type="checkbox"/> Older Tempered	<input type="checkbox"/> Hardware Damaged	<input type="checkbox"/> Non-
shower doors		
<input type="checkbox"/> Shower Door Glass Non-Tempered	<input type="checkbox"/> Off Hinge/Leaking	<input type="checkbox"/>
garage passage/man door		
<input type="checkbox"/> Door Closer	<input type="checkbox"/> Door Seal	<input type="checkbox"/>
<input type="checkbox"/> Door Rating	<input type="checkbox"/> Door Adjustment	
Kitchen and Bathroom Counters and Cabinets		
KITCHEN counters		
<input type="checkbox"/> Damage	<input type="checkbox"/> Older	<input type="checkbox"/> Tile Grouting
Loose <input type="checkbox"/> Loose		
<input type="checkbox"/> Excessive Wear	<input type="checkbox"/> Low Quality Installation	<input type="checkbox"/> Tile Damage
KITCHEN cabinets		
<input type="checkbox"/> Damage	<input type="checkbox"/> Low Quality Installation	<input type="checkbox"/>
Handles Missing/Damaged		
<input type="checkbox"/> Older	<input type="checkbox"/> Door Hinges Loose	<input type="checkbox"/>
Drawer Damage/Inoperative		
<input type="checkbox"/> Poor Condition	<input type="checkbox"/> Painting Needed	<input type="checkbox"/> Loose
<input type="checkbox"/> Adjust Lazy Susan		
BATHROOM counters		
<input type="checkbox"/> Damage	<input type="checkbox"/> Older	<input type="checkbox"/> Tile
Grouting Loose <input type="checkbox"/> Loose		
<input type="checkbox"/> Excessive Wear Damage	<input type="checkbox"/> Low Quality Installation	<input type="checkbox"/> Tile
BATHROOM cabinets		
<input type="checkbox"/> Damage	<input type="checkbox"/> Low Quality Installation	<input type="checkbox"/>
Handles Missing/Damaged		
<input type="checkbox"/> Older	<input type="checkbox"/> Door Hinges Loose	<input type="checkbox"/>
Drawer Damage/Inoperative		
<input type="checkbox"/> Poor Condition	<input type="checkbox"/> Painting Needed	<input type="checkbox"/> Loose
Skylights and Solariums		
Skylights		
<input type="checkbox"/> Water Damage - Leakage Damage - Prior Leak?	<input type="checkbox"/> Condensation	<input type="checkbox"/> Water
<input type="checkbox"/> Low Quality/Leakage	<input type="checkbox"/>	
Ceiling Fans		
Ceiling Fans		
<input type="checkbox"/> Ceiling Fan Needs Repair Ceiling Fan Low Clearance	<input type="checkbox"/> Ceiling Fan Loose	<input type="checkbox"/>
solariums		
<input type="checkbox"/> Minor Leaks	<input type="checkbox"/> Modest Quality/Leakage	<input type="checkbox"/> Rot To
Frame Members		
<input type="checkbox"/> Substantial Leaks Replacement Recommended	<input type="checkbox"/> Low Quality/Leakage	<input type="checkbox"/>

Stairways

<input type="checkbox"/> Handrail Loose	<input type="checkbox"/> Railing Openings	<input type="checkbox"/> Spiral
Stairway Unsafe		
<input type="checkbox"/> Handrail Needed	<input type="checkbox"/> Railing Height	<input type="checkbox"/>
Curved Stair Treads Non Std.		
<input type="checkbox"/> Railing Loose	<input type="checkbox"/> Steep Pitch	<input type="checkbox"/> Door
Opens Into Stairwell		
<input type="checkbox"/> Railing Needed	<input type="checkbox"/> Treads Non Standard	<input type="checkbox"/> Attic
Stairs Improvement		
<input type="checkbox"/> Low Overhead Clearance	<input type="checkbox"/> Risers Non Standard	<input type="checkbox"/>
Trim/Adjust Attic Stairs		

Fireplaces

<input type="checkbox"/> Chimney Cleaning Needed	<input type="checkbox"/> Damper Repairs	<input type="checkbox"/> Zero
Clearance Firebox Bulging		
<input type="checkbox"/> Clean Chimney Clean Out Area	<input type="checkbox"/> Damper Missing	<input type="checkbox"/> Zero
Clearance Poor Installation		
<input type="checkbox"/> Inspect/Clean Fireplace Chimney	<input type="checkbox"/> Firebox Mortar Repair	<input type="checkbox"/> Hearth
Insufficient		
<input type="checkbox"/> Clean Wood Fireplace Chimney	<input type="checkbox"/> Firebox Rear Wall Repair	<input type="checkbox"/> Hearth
Damage		
<input type="checkbox"/> Poor Draft Evident	<input type="checkbox"/> Firebox Rebuild	<input type="checkbox"/>
Improve Glass Doors		
<input type="checkbox"/>	<input type="checkbox"/> Coal Burning	<input type="checkbox"/>
FireplaceMantle/Close to Opening		

Wood Stove

<input type="checkbox"/> Older Unit - Unsafe?	<input type="checkbox"/> Hearth Damage	<input type="checkbox"/> Floor
Protection		
<input type="checkbox"/> Amateur Installation	<input type="checkbox"/> Flue Pipe Improvement	<input type="checkbox"/>
Chimney Cleaning/ Inspection		
<input type="checkbox"/> Clearance From Combustibles	<input type="checkbox"/> Metal Liner Recommended	<input type="checkbox"/> Hearth
Insufficient		
<input type="checkbox"/> Investigate Manufacturers Req.	<input type="checkbox"/>	

Basement Leakage

severity of seepage/leakage		
<input type="checkbox"/> No Visible Moisture	<input type="checkbox"/> Above Average Leakage	<input type="checkbox"/>
<input type="checkbox"/> Typical Seepage	<input type="checkbox"/> Chronic Leakage	
other factors		
<input type="checkbox"/> Foundation Cracks	<input type="checkbox"/> Sump Pump	<input type="checkbox"/>
Ground Water?		
<input type="checkbox"/> Clogged Drainage Tile?	<input type="checkbox"/> Old Houses Usually Leak!	<input type="checkbox"/>

Discretionary Improvements

<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Lock Sets Replacement	<input type="checkbox"/> Dryer
Vent To Exterior		

Environmental Issues

<input type="checkbox"/> Asbestos On Boiler/Pipes	<input type="checkbox"/> Lead in Water Note	<input type="checkbox"/> Radon
Note		
<input type="checkbox"/> Asbestos in Ceiling Texture?	<input type="checkbox"/> Lead In Paint Note	<input type="checkbox"/>
Carbon Monoxide Note		

Kitchen Appliances

Electric range		
<input type="checkbox"/> Old	<input type="checkbox"/> Element Damaged	<input type="checkbox"/> Oven
Door Springs		
<input type="checkbox"/> Burner Inoperative	<input type="checkbox"/> Knob Damaged	<input type="checkbox"/>
Drawer Damaged		
<input type="checkbox"/> Burner Damaged	<input type="checkbox"/> Oven Door Damaged	<input type="checkbox"/>
Maintenance Lacking		
<input type="checkbox"/> Element Inoperative	<input type="checkbox"/> Drip Pans Missing	<input type="checkbox"/> Oven
Light Inoperative		
<input type="checkbox"/>		
gas range		

<input type="checkbox"/> Old	<input type="checkbox"/> Oven Door Damaged	<input type="checkbox"/>
Maintenance Lacking	<input type="checkbox"/> Oven Door Springs	<input type="checkbox"/> Oven
<input type="checkbox"/> Burner Inoperative	<input type="checkbox"/> Drawer Damaged	<input type="checkbox"/> Gas
Light Inoperative	<input type="checkbox"/> No Shut Off In Room	<input type="checkbox"/> Gas
<input type="checkbox"/> Burner Servicing Needed	<input type="checkbox"/>	
Connection Unsafe	<input type="checkbox"/> Element Inoperative	<input type="checkbox"/> Oven
<input type="checkbox"/> Pilot Suspect	<input type="checkbox"/> Element Damaged	<input type="checkbox"/>
Leak	<input type="checkbox"/> Oven Light Inoperative	<input type="checkbox"/>
<input type="checkbox"/> Knob Damaged	<input type="checkbox"/> Burner Damaged	<input type="checkbox"/>
oven	<input type="checkbox"/> Knob Damaged	<input type="checkbox"/> Wiring
<input type="checkbox"/> Old		
Door Damaged	<input type="checkbox"/> Pilot Suspect	<input type="checkbox"/> Gas
<input type="checkbox"/> Oven Door Springs	<input type="checkbox"/> Knob Damaged	<input type="checkbox"/> No
Maintenance Lacking	<input type="checkbox"/> Gas Leak	<input type="checkbox"/>
<input type="checkbox"/> Knob Damaged	<input type="checkbox"/> Spray Arm Problem	<input type="checkbox"/> Drain
electric cooktop	<input type="checkbox"/> Racks/Rollers Poor	<input type="checkbox"/> Supply
<input type="checkbox"/> Old	<input type="checkbox"/> Soap Door Poor	<input type="checkbox"/>
Maintenance Lacking	<input type="checkbox"/> Latch Damage	<input type="checkbox"/> Poorly
Defective	<input type="checkbox"/> Drains Improperly	<input type="checkbox"/> Air
gas cooktop	<input type="checkbox"/> Fills Improperly	<input type="checkbox"/> Air
<input type="checkbox"/> Old	<input type="checkbox"/> Active Leakage	<input type="checkbox"/> Air
Connection Unsafe	<input type="checkbox"/> Seized	<input type="checkbox"/> Prior
<input type="checkbox"/> Burner Inoperative	<input type="checkbox"/> Poorly Secured	<input type="checkbox"/> Splash
Shut Off In Room	<input type="checkbox"/> Conduit Needed	<input type="checkbox"/> Wiring
<input type="checkbox"/> Burner Servicing Needed		
dishwasher	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Door
<input type="checkbox"/> Old	<input type="checkbox"/> Unsanitary	<input type="checkbox"/> Noisy
Connection Marginal	<input type="checkbox"/>	
<input type="checkbox"/> Inoperative	<input type="checkbox"/> Door Damaged	<input type="checkbox"/> Light
Line Connection Marg.	<input type="checkbox"/> Gasket Poor	<input type="checkbox"/>
<input type="checkbox"/> Noisy	<input type="checkbox"/> Temperature Insufficient	<input type="checkbox"/>
Maintenance Lacking		
<input type="checkbox"/> Door Seal	<input type="checkbox"/> Door Damaged	<input type="checkbox"/> Light
Attached		
<input type="checkbox"/> Door Damage		
gap Device Missing		
<input type="checkbox"/> Prior Leakage		
gap Improper		
<input type="checkbox"/> High Loop		
gap Clogged		
waste disposal		
<input type="checkbox"/> Old		
Leakage		
<input type="checkbox"/> Inoperative		
Guard Damaged		
<input type="checkbox"/> Noisy		
Defective		
trash compactor		
<input type="checkbox"/> Old		
Damage		
<input type="checkbox"/> Inoperative		
<input type="checkbox"/> Wiring Defective		
refrigerator		
<input type="checkbox"/> Old		
Inoperative		
<input type="checkbox"/> Inoperative		
Freezer Iced Up		
<input type="checkbox"/> Noisy		
Leakage		
freezer		
<input type="checkbox"/> Old		
Inoperative		

- | | | |
|---|---|--------------------------|
| <input type="checkbox"/> Inoperative
Freezer Iced Up | <input type="checkbox"/> Gasket Poor | <input type="checkbox"/> |
| <input type="checkbox"/> Noisy
Leakage | <input type="checkbox"/> Temperature Insufficient | <input type="checkbox"/> |

Laundry Appliances

- | | | |
|---|--|--------------------------------|
| CLOTHES dryer | <input type="checkbox"/> Vent Pipe Poor | <input type="checkbox"/> No |
| <input type="checkbox"/> Old
Dryer Circuit | <input type="checkbox"/> Controls Damaged | <input type="checkbox"/> Wired |
| <input type="checkbox"/> Inoperative
Direct | <input type="checkbox"/> Door Damaged | <input type="checkbox"/> Pilot |
| <input type="checkbox"/> Noisy
Off | <input type="checkbox"/> Wiring Defective | <input type="checkbox"/> Gas |
| <input type="checkbox"/> Suspect Operation
Connection Unsafe | <input type="checkbox"/> No Shut Off In Room | <input type="checkbox"/> Vent |
| <input type="checkbox"/> No Heat
To Exterior Needed | <input type="checkbox"/> Vent Clogged | <input type="checkbox"/> Dryer |
| <input type="checkbox"/> Gas Leak
Vent Cap Missing | | |
| clothes washer | <input type="checkbox"/> Leak | <input type="checkbox"/> |
| <input type="checkbox"/> Old
Agitator Doesn't Move | <input type="checkbox"/> Vibration Excessive | <input type="checkbox"/> |
| <input type="checkbox"/> Inoperative
Controls Damaged | <input type="checkbox"/> Suspect Operation | <input type="checkbox"/> Hoses |
| <input type="checkbox"/> Noisy
Suspect | | |

Other Components/Appliances

- | | | |
|--|--|---------------------------------|
| Kitchen Exhaust Hood | <input type="checkbox"/> Light Inoperative | <input type="checkbox"/> |
| <input type="checkbox"/> Fan Inoperative
Cleaning Needed | <input type="checkbox"/> Vent to Exterior Needed | <input type="checkbox"/> |
| <input type="checkbox"/> Noisy | | |
| Kitchen Exhaust Fan | <input type="checkbox"/> Noisy | <input type="checkbox"/> Vent |
| <input type="checkbox"/> Fan Inoperative
to Exterior Needed | | |
| Cooktop Exhaust Vent/Fan | <input type="checkbox"/> Cleaning Needed | <input type="checkbox"/> Vent |
| <input type="checkbox"/> Fan Inoperative
Length/Elbows Improper | <input type="checkbox"/> Light Inoperative | <input type="checkbox"/> Vent |
| <input type="checkbox"/> Noisy
to Exterior Needed | <input type="checkbox"/> Knob Missing | |
| <input type="checkbox"/> Missing/Install | | |
| Microwave | <input type="checkbox"/> Dirty | <input type="checkbox"/> Noisy |
| <input type="checkbox"/> Inoperative | | <input type="checkbox"/> Old |
| Central Vacuum | <input type="checkbox"/> Noisy | <input type="checkbox"/> Low |
| <input type="checkbox"/> Inoperative
Suction | | |
| Door Bell | <input type="checkbox"/> Cover Missing | <input type="checkbox"/> |
| <input type="checkbox"/> Inoperative
Damaged | | |
| Intercom | <input type="checkbox"/> Old | <input type="checkbox"/> |
| <input type="checkbox"/> Inoperative
Miscellaneous Repairs | | |
| Smoke Detectors | <input type="checkbox"/> Did Not Respond To Test | <input type="checkbox"/> |
| <input type="checkbox"/> Insufficient
Batteries Dead | | |
| Instant Hot Water Dispenser | <input type="checkbox"/> Loose | <input type="checkbox"/> Wiring |
| <input type="checkbox"/> Inoperative
Defective | | |
| Water Conditioning Equipment | <input type="checkbox"/> Maintenance Lacking | <input type="checkbox"/> |
| <input type="checkbox"/> Old
Suspect Condition | | |

