

- 8. **Decks**
 - Sags - looseness - safety _____
 - Weathering _____
 - Pressure Treated? _____

- 9. **Air Conditioning - Condenser**
 - Obstructions, physical damage, clogging . _____
 - Degree of weathering - Age _____

B. Interior

- 1. **Ceilings**
 - Water stains (cathedrals) _____
 - Sags, cracks, looseness _____

- 2. **Walls**
 - Evidence of settling (diagonal cracks).. _____
 - Durability of wall surfaces _____

- 3. **Doors**
 - General condition _____
 - Indications of settlement _____

- 4. **Floors**
 - Sagging, humps, etc. _____
 - Water damage(especially bathrooms)... _____
 - Loose tile - cracked grout..... _____
 - Carpet - vinyl - general condition... _____
 - Hardwood - worn out _____

- 5. **Windows**
 - Type _____
 - Weather resistance (condensation?)... _____
 - Storm windows or double glazing _____
 - Condition - glass, sashes, function, etc. _____
 - Fogging (insulated glass) _____

- 6. **Plumbing**
 - Functional flow - (supply volume) _____
 - Waste flow (clogging) _____
 - Leakage - Damage _____

- 7. **Heat/Air Conditioning**
 - Source in each room _____

- 8. **Electric**
 - Light fixtures - condition/function ... _____
 - Receptacle count (2 per room minimum) .. _____
 - Physical damage _____

C. Attic

- 1. **Ventilation**
Mustiness, mildew, dampness, stains . . . _____

- 2. **Insulation**
Type (rock wool, UFFI vermiculite, fiberglass, cellulose) _____
Quantity _____
Location (against heated space?) _____

- 3. **Framing**
Type (rafters - trusses) _____
Sagging or Damage _____

- 4. **Sheathing**. _____

- 5. **Roof Leakage - Stains**. _____

- 6. **Vents - Plumbing (to exterior)**. _____

- 7. **Vents - Mechanical (to exterior)** _____

- 8. **Electrical wiring - Condition** _____

- 9. **Chimney condition**. _____

D. Basement

- 1. **Foundation walls - Type (concrete, block, stone, wood)**
Significant cracks, settling or
Lateral movement (shrinkage - expansion). _____
Heavy Spalling. _____

- 2. **Moisture Entry**
Stains, rust, mildew, or wet. _____

- 3. **Framing /floor joists**
Size - span _____
Cracks, sags, compression _____

- 4. **Beams/posts – sagging, compression**. _____

E. Crawlspace

- 1. **Foundation** Type _____

- 2. **Dampness/Ventilation**. _____

- 3. **Framing**
Size, span, condition _____

4. **Insulation**
Quantity - installation _____

F. **Plumbing**
1. **Supply piping - Type? (galv. steel, brass, Cu, plastic, PEX)** _____
Leaks - Patches - Corrosion - support . . _____

2. **Waste piping – Type? (Cast iron, galv. Steel, Cu, plastic)** _____
Leaks, poor support, open pipes - _____
Corrosion _____

G. **Heating**
1. **Type?_(boiler, steam, hot air furnace – electric, gas or oil)__** **Age** _____

2. **Evidence of scorching, soot, corrosion . . .** _____

3. **Vent connector**
Condition - scorching, corrosion _____

H. **Water Heating**
1. **Type (dom. coil, gas, elect, oil, indirect, on-demand)** **Age** _____

2. **Evidence of scorching, soot, corrosion** _____

3. **Vent connector**
Condition - scorching, corrosion _____

I. **Electric**
1. **Sloppy wiring (loose, uncovered, exposed) . . .** _____

2. **Service**
AMPs _____ **Volts** _____ **Age** _____

3. **Panel condition**
Rust - Cover or knock outs missing . . . _____

J. **Garage**
1. **Framing (sagged header at overhead door)**
Ceiling sags, water entry damage _____

2. **Foundation**
Cracks, settling _____

3. **Floor - Drainage** _____

4. **Overhead Door Condition - safety reverse/photocells . . .** _____