



M=Maintenance R=Repair or Replace N/A=Not applicable N/V=Not visible N/C=Not checked

FOUNDATION

NOTE: cracks are potential sources of water infiltration.

FOUNDATION TYPE: <input type="checkbox"/> Perimeter wall/footing <input type="checkbox"/> Slab on grade <input type="checkbox"/> Post and beam	<input type="checkbox"/>
FOUNDATION MATERIAL: <input type="checkbox"/> Poured concrete <input type="checkbox"/> Concrete block <input type="checkbox"/> Stone <input type="checkbox"/> Wood	<input type="checkbox"/>
FOUNDATION CONDITION WHERE VISIBLE: <input type="checkbox"/> Visible above grade only <input type="checkbox"/> Routine hairline cracks <input type="checkbox"/> Deflection / movement observed <input type="checkbox"/> Cracks - foundation should be monitored and may require structural repairs or reinforcement in the future. <input type="checkbox"/> Excessive cracking indicates foundation movement. Further evaluation is required	<input type="checkbox"/>
Note: In the west coast and Vancouver Island regions, foundation problems are commonly caused by poor water management around buildings.	
SLAB ON GRADE: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Minor cracks <input type="checkbox"/> Uneven settlement <input type="checkbox"/> Floor coverings limit visibility	<input type="checkbox"/>
<input type="checkbox"/> Consult with a structural engineer for further evaluation of the foundation re:repairs.	<input type="checkbox"/>

BASEMENT

BASEMENT TYPE: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Grade Level <input type="checkbox"/> Thorough inspection of basement limited by stored items <input type="checkbox"/> IN FINISHED AREAS, STRUCTURAL ELEMENTS CANNOT BE FULLY EVALUATED	<input type="checkbox"/>
BASEMENT FLOOR: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood sub floor <input type="checkbox"/> Routine shrinkage cracks <input type="checkbox"/> Uneven surface <input type="checkbox"/> Floor coverings limit visibility	<input type="checkbox"/>
INTERIOR UPPER FLOOR SUPPORT: <input type="checkbox"/> Columns <input type="checkbox"/> Beams <input type="checkbox"/> Partition wall <input type="checkbox"/> Steel <input type="checkbox"/> Wood	<input type="checkbox"/>
MOISTURE EVIDENCE: <input type="checkbox"/> Walls <input type="checkbox"/> Floor <input type="checkbox"/> Efflorescence <input type="checkbox"/> Damp <input type="checkbox"/> Wet <input type="checkbox"/> <input type="checkbox"/> Evidence of previous flooding / leaks <input type="checkbox"/> Monitor problems during wet seasons	<input type="checkbox"/>
DRAIN: <input type="checkbox"/> Basement	<input type="checkbox"/>

<input type="checkbox"/> Large tree close to the house - could be holding excess moisture - roots can crack the foundation.
<input type="checkbox"/> Underground sprinkler system outlet is positioned too close to the house - ensure the sprinkler does not spray on the building.

Please be aware that due to the unpredictable nature of foundation leaks and the difficulty in detecting potential leaks, no assurance or warranty can be provided that the basement will not develop leaks at any time in the future. It is common for leaks to develop where no leaks were apparent in the past. The basement may have potential or previous leaks that were not evident at the time of this inspection and may become evident after living in the house and when the house has been exposed to various weather conditions not present at the time of this inspection.


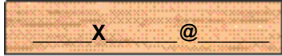


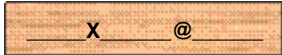
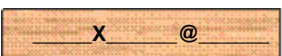



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CRAWLSPACE

METHOD USED TO INSPECT UNDER-FLOOR CRAWLSPACE: <input type="checkbox"/> Interior wall floor hatch <input type="checkbox"/> Exterior wall hatch <input type="checkbox"/> _____ <input type="checkbox"/> Crawlspace viewed from: <input type="checkbox"/> Access hatch <input type="checkbox"/> Traverse of crawlspace <input type="checkbox"/> Insufficient headroom/ stored items blocking access	<input type="checkbox"/>
CRAWLSPACE FLOOR: <input type="checkbox"/> Earth floor <input type="checkbox"/> Concrete floor <input type="checkbox"/> With moisture barrier <input type="checkbox"/> Add moisture barrier to cover exposed soil	<input type="checkbox"/>
CRAWLSPACE SUPPORT: <input type="checkbox"/> Columns <input type="checkbox"/> Beams <input type="checkbox"/> Partition walls <input type="checkbox"/> Concrete <input type="checkbox"/> C/B <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/>
CRAWLSPACE INSULATION: <input type="checkbox"/> Fiberglass batts <input type="checkbox"/> Rigid foam <input type="checkbox"/> Repair insulation	<input type="checkbox"/>
VENTILATION: <input type="checkbox"/> Screened foundation vents <input type="checkbox"/> Crawlspace heated <input type="checkbox"/> Consider adding crawlspace ventilation <input type="checkbox"/> Forced air furnace duct outlets <input type="checkbox"/> Baseboard heaters <input type="checkbox"/> Clean exterior foundation vents <input type="checkbox"/> Suggest adding a baseboard heater	<input type="checkbox"/>
MOISTURE EVIDENCE: <input type="checkbox"/> Walls <input type="checkbox"/> Floor <input type="checkbox"/> Efflorescence <input type="checkbox"/> Damp <input type="checkbox"/> Wet <input type="checkbox"/> Standing water <input type="checkbox"/> Evidence of previous flooding / leaks	<input type="checkbox"/>
DRAIN: <input type="checkbox"/> Crawlspace floor	<input type="checkbox"/>

STRUCTURAL COMPONENTS

ROOF STRUCTURE: <input type="checkbox"/> Manufactured truss <input type="checkbox"/> Wood rafter <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
CEILING STRUCTURE: <input type="checkbox"/> Roof truss bottom chord <input type="checkbox"/> Wood joist <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
UPPER WALL STRUCTURE: <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
UPPER FLOOR STRUCTURE: <input type="checkbox"/> Manufactured joist <input type="checkbox"/> Wood joist <input type="checkbox"/> Sub Floor <input type="checkbox"/> Plywood <input type="checkbox"/> OSB <input type="checkbox"/> Lumber <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
MAIN WALL STRUCTURE: <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
MAIN FLOOR STRUCTURE: <input type="checkbox"/> Manufactured joist <input type="checkbox"/> Wood joist <input type="checkbox"/> Sub Floor <input type="checkbox"/> Plywood <input type="checkbox"/> OSB <input type="checkbox"/> Lumber <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
PONY WALL STRUCTURE: <div style="text-align: center; margin-top: 10px;">  </div>	<input type="checkbox"/>
SILL PLATE: <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Partially visible <input type="checkbox"/> Anchor bolts visible	<input type="checkbox"/>



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PLUMBING

- Improve (supply) (drain) line support
- Add earthquake restraint straps to water heater(s)
- Evidence of unprofessional workmanship— increased possibility of hidden problems
- NOTE:All plumbing fixtures have been tested except: _____
- Well water testing recommended
- Septic system cleaning, inspection & testing recommended
- Supply piping on wrong side of insulation and is subject to freezing
- Supply line leak

- Exterior storm pump - location
- Pump not checked, not accessible
- Backwater valve not checked
- Sump pump/pit Not tested
- With drain tile Water in pit
- Sewage ejection pump Other
- Sump pump location

Sump pump discharges to: _____

HOT WATER TANKS

GAS/OIL HWT: LOCATION _____ EST. CAPACITY: _____ EST. AGE _____

- Hot water tank is past average life expectancy, probability of failure/leakage is high
- Data plate missing/not accessible No visible signs of leaks

BURNERS AND CONTROL : Leaks noted Overflow pan With drain

- Recommend installation of overflow pan and drain where possible

VENT CONNECTOR : Common with furnace vent Dedicated vent
 Through wall direct vent Induced draft Install combustion air supply

VALVES: Shut off T.P. Relief valve Vacuum breaker Gas valve
 Add 3/4" metal T.P.R. overflow pipe to drain

ELECTRIC HWT: LOCATION _____ EST. CAPACITY: _____ EST. AGE _____

- Hot water tank is past average life expectancy, probability of failure/leakage is high (Normal life expectancy is 7- 10 yrs)
- Data plate missing/not accessible No visible signs of leaks

ELEMENTS AND CONTROL: Leaks noted Overflow pan With drain

- Recommend installation of overflow pan and drain where possible

VALVES: Shut off Temperature Relief valve Vacuum breaker
 Add 3/4" plastic pipe Temperature Relief Valve overflow pipe to the drain

