



Client _____ Inspector: _____

Property Address: _____ Date: _____

Block: _____ Builder: _____ Lot#: _____

PRESENT DURING THE INSPECTION: Buyer Seller Builder's Rep _____ _____

WEATHER CONDITIONS: Dry Rain today / Recently Snow today / Recently TEMP _____ ° F

PLANS: Available / Not Available Approved by AHJ Non-Approved Reviewed Y / N

Notice: This inspection report does not in any way constitute: (i) a guarantee, (ii) a warranty of merchantability or fitness for a particular purpose, (iii) an express or implied warranty, or (iv) an insurance policy. Inspector is NOT acting as an engineer or architect, plans are reviewed for informational purposes only. We recommend that you consult with _____ and/or a local architect or engineer to ensure that the plans meet specific local codes and requirements.

Exterior Roofing Material

N/A

- ASPHALT/FIBERGLASS
- SINGLE-PLY
- WOOD SHAKES/SHINGLES
- SLATE
- METAL
- CONCRETE TILE, CLAY TILE, FIBROUS CEMENT

- Appears serviceable
- Defects
- Missing
- No Underlayment ^{IRC905.2.7}
- Improper Flashing ^{IRC903.2}
- No Ice Dam Membrane ^{IRC905.2.7.1}

COMMENTS: _____

Attic Vents

N/A

- GABLE
- SOFFIT
- RIDGE
- TURBINE
- BROW
- MECHANICAL (NOT TESTED)

- Appears serviceable
- Defects
- None Installed ^{IRC806}
- Vents Blocked ^{IRC806}
- Inadequate

COMMENTS: _____

Insulation

N/A

- NOT INSTALLED
- WALLS
- CEILINGS
- FOUNDATION EDGE

- Appears serviceable
- Defects
- Vapor retarder faces wrong way ^{IRC1101.3}

COMMENTS: _____

Siding

N/A

- BRICK
- VINYL
- STUCCO
- WOOD
- ALUMINUM
- EIFS

- Appears serviceable
- Defects
- HouseWrap/Sheathing paper
- Moisture resistant sheathing installed ^{IRC703.2}
- Weeps at Brick Veneer ^{IRC703.7.6}
- Non-fire rated opening < 3 ft from prop line ^{IRC302.1}
- Missing Flashing ^{IRC703.1}
- Ext. Sheathing (if visible) OSB PWD THERMAL INSULATING BOARD Non-Standard Nailing Pattern ^{IRC602.3}
- Damaged Window Trim
- Openings in Wall
- Water may accumulate in wall ^{IRC703.1}

COMMENTS: _____

Grounds

N/A

- ROUGH GRADE COMPLETE / NOT COMPLETE
- BACKFILL / NO BACKFILL
- AREA DRAINS

- Appears serviceable
- Defects
- Improper slope towards house ^{IRC401.3}
- Grades too high ^{IRC323.1}
- Organic debris present ^{IRC408.4}
- Sill plate below street drain ^{IRC403}
- Trench/slope too close to footing ^{IRC2603,403}
- Foundation Drain (if visible)
- Sump Pump Yes ___ No ___
- Foundation dampproofing (if visible) ^{IRC406.1}

COMMENTS: _____

Windows/Doors

N/A

- WINDOW TYPES: VINYL ALUMINUM WOOD VINYL CLAD WOOD
- DOOR TYPES: WOOD METAL VINYL COMPOSITES

- Appears serviceable
- Defects
- Improper flashing ^{IRC703.8}
- Flashing not visible ^{IRC310.1}
- Bedroom window sill > 44in. above floor and/or not proper size for egress ^{IRC310.1}
- Not safety glass at bathroom/in door/near sides of door ^{IRC308.4}

COMMENTS: _____

Code references included for your convenience are from the 2000 International Residential Code and the 2002 National Electrical Code



Decks/Porch/Stoop

N/A

DECK TYPE: WOOD VINYL COMPOSITE

DECK LEDGER FASTENING: HAZARD NAILS LAG SCREWS FASTENERS STAGGERED? Yes ___ No ___

Appears serviceable Defects Common Cracks Uncommon Cracks Sloped towards house^{IRC401.3}

Ledger is flashed^{IRC703.8} Not flashed Improperly flashed Not visible No guard/hand rail^{IRC316.1}

STOOP TYPE CONCRETE WOOD MASONRY More than 2% out of level^{IRC314.2}

COMMENTS:

Structure

N/A

FOUNDATION/FLOOR: SLAB-ON-GRADE

WALLS: MASONRY POURED CONCRETE

FULL or PARTIAL BASEMENT CRAWLSPACE

OTHER

Appears serviceable Defects Common Cracks Form tie tabs not removed

Retaining wall supports house foundation Uncommon Cracks Cold joints

Sill straps/bolts present Improper spacing^{IRC403.1} Not fastened Unusual aggregate pockets

BEAMS: WOOD STEEL COLUMNS: STEEL MASONRY WOOD Inadequate shims at beam^{IRC502}

Appears serviceable Defects Columns not visibly plumb Beams not fastened properly to columns^{IRC407.3}

Beams/columns not secured to base^{IRC407.3} Inadequate bearing contact at beams/columns^{IRC502}

COMMENTS:

Framing

N/A

ROOF: TRUSS COMBINATION CONVENTIONAL

SHEATHING MATERIAL: OSB PWD OTHER

Appears serviceable Defects Gusset plates loose Trusses bearing improperly Trusses damaged^{IRC802.10.4}

No modifications or field repairs observed at trusses "H" clips missing at sheathing 24" o/c^{IRC803.2.2}

Truss (>height in inches/50) out of plumb^{IRC802.10.2} Trusses modified (obtain engineering)^{IRC802.10.4}

Two piece trusses not properly connected Trusses not strapped to walls^{IRC802.11} Missing collar ties^{IRC802.3.1}
(where required or >20psf upli)

COMMENTS:

Floors

N/A

WOOD I-BEAM (brand & depth) TRUSS CONVENTIONAL

FLOOR SHEATHING MATERIAL: OSB PWD OTHER

Appears serviceable Defects Floor squeaks Joists sagging^{IRC301.6} Visibly not level at: _____

Damaged at: _____ Dimensional joists not blocked at ends^{IRC502} Damaged joists^{IRC502.8.2}

Improper notching/boring^{IRC502.8.1} Loads from above not supported^{IRC501.2}

Questionable Web Stiffeners/compression blocks at load area Missing nail hangers at: _____

Cantilever extension questionable (check drawings) at: _____

COMMENTS:

Walls

N/A

CONVENTIONAL PLATFORM FRAME BALLOON FRAME TRUSS/PANELIZED WOOD METAL

Appears serviceable Defects Improper notching/boring^{IRC502.8.1} Not three studs at corners^{IRC602.3}

Visibly out of plumb Missing nail/kick plates Main egress door <36in wide^{IRC311.3} Missing hangers^{IRC601.2}

Missing fireblocking at: Fireplace flue/ Stair stringers / Soffit / Top plate / Ducting/Piping

Attic access missing (22X30min.)^{IRC807.1} Crawlspace access missing^{IRC408.3} Unconventional spacing or height of studs^{IRC602.3.1}

Unusually twisted/damaged Missing blocking for: Cabinets / Handrails / Shower door / Other

TOP PLATES:^{IRC602.3.2} Missing Inadequate joint offset Not overlapped Overnotched^{IRC602.6.1}

COMMENTS:

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Stairways



- Appears serviceable
- Defects
- Headroom <6ft8in. ^{IRC314.3}
- Width <36in. wide ^{IRC312.2,314.1}
- Differential in rise/run >3/8in. ^{IRC314.2}
- Risers >7-3/4in. ^{IRC314.2}
- Treads <10in. deep ^{IRC314.2}

COMMENTS:

Plumbing



- MAIN SERVICE: COPPER PLASTIC PE PVC OTHER
- DISTRIBUTION TUBING: COPPER PLASTIC PEX CPVC BASEMENT FLOOR DRAIN
- INTERIOR DRAIN WASTE AND VENT: COPPER CAST IRON PLASTIC ABS PVC LAUNDRY AREA FLOOR DRAIN
- GAS PIPING: CSST STEEL COPPER NATURAL GAS PROPANE NO GAS PROVIDED
- WATER HEATER: _____ GALS. GAS / ELECTRIC TPRV INSTALLED ^{IRC2803.1} Raised if in garage ^{IRC510.1} No bollard Drain pan ^{IRC2801.5}
- Appears serviceable
 - Defects
 - No provision for thermal expansion ^{IRC2605.1}
 - Improper securing/support ^{IRC2605.1}
 - Hot/cold reversed ^{IRC2722.2}
 - Improper DWV venting ^{IRC102.2}
 - Improper DWV slope ^{IRC3005.3}
 - Vent test caps not removed ^{IRC3101.2}
 - Missing nail plates at: ^{IRC2603.2.1} _____
 - Missing fireblocking at: ^{IRC602.8} _____
 - Sewage ejector installed at: _____
 - N/A
 - High water alarm present

COMMENTS:

Electrical



Rated Capacity of Service Panel _____

MAIN PANEL GROUNDED BY: UFER ROD

WIRING METHOD: NMC METAL CONDUIT

CONDUCTOR TYPE: COPPER MULTI-STRAND ALUMINUM

- Metal piping bonded to neutral
- Appears serviceable
- Defects
- SE Conductor size too small for main rating ^{NEC310-15(b)6}
- Branch circuit over-fused ^{NEC310-16}
- Missing nail/kick plates ^{NEC300-4a}
- Recessed lights not IC rated ^{NEC410-66}
- Cables subject to damage at: _____ ^{NEC336-6b}
- Missing GFCI at: _____ ^{NEC210-8}
- Missing receptacles ^{NEC210-52}
- Closet light above shelf ^{NEC410-8}
- Inadequate clearance (30"X36") at enterable electrical panel/switch ^{NEC110-26}
- Missing smoke detectors ^{IRC317}
- A/C Condenser unit blocks access to disconnect ^{NEC110-26}
- Cables not properly supported ^{NEC336-18}
- Improper bundling of NMC ^{NEC373-5c}
- Outdoor wiring not weatherproof ^{NEC370-15a}
- Breakers not labeled ^{NEC110-22}
- Missing cable clamps ^{NEC370-17b}
- Unconventional wiring at: _____ ^{NEC110-8}
- Cables damaged ^{NEC336-6b}

COMMENTS:

Mechanical



Approx. Heating BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

Location A _____

Location B _____

Location C _____

Heating Type:

- Forced air
- Boiler / steam
- Floor / wall / gravity
- Radiant
- Heat Pump
- _____

Fuel Type:

- Natural gas
- Oil
- Electric
- Coal / wood
- Propane
- _____
- Back-up htg (N/A)
- Filter Type (N/A)
- Humidifier present _____

Heating Type:

- Forced air
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Fuel Type:

- Natural gas
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- Back-up htg (N/A)
- Filter Type (N/A)
- Humidifier present _____

Heating Type:

- Forced air
- Boiler / steam
- Floor / wall / grav
- Radiant
- Heat Pump
- _____

Fuel Type:

- Natural gas
- Oil
- Electric
- Coal / wood
- Propane
- _____
- Back-up htg (N/A)
- Filter Type (N/A)
- Humidifier present _____

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

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Mechanical Cont.



- Appears serviceable Unit: A B C
- Heat source observed in all habitable rooms ^{IRC303.6}
- Missing fireblock at duct penetrations ^{IRC602.8}
- Ducts not properly supported ^{IRC1601}
- Flex duct in garage should be metal ^{IRC309.1.1}
- Outside makeup air duct terminates in attic ^{IRC1602.1&1603}
- No pan and secondary drain/cutout switch at air handler above framing ^{IRC1411.3}
- Inadequate combustion air ^{IRC2407}
- Improper venting ^{IRC2426}
- Improper location of flue termination ^{IRC2426.6}
- Defects Unit: A B C
- Return and supply installed in basement (not mandatory, recommended for dehumidification) ^{IRC1601.2}
- Damaged/squashed ducts ^{IRC1601.2}
- Duct joints not airtight ^{IRC1601}
- Return air <10ft from combustion chamber/draft hood/fireplace ^{IRC1602.3}
- Filter not accessible ^{IRC1401.1}
- Improper material ^{IRC2426}
- Vent too close to combustibles ^{IRC2426.7.7}
- Duct vapor retarder damaged ^{IRC1601.2}
- No raised platform in garage ^{IRC1307}
- Returns full of construction debris ^{IRC1602.2}
- No walking/work area in attic ^{IRC1602.2}
- No light provided in attic ^{IRC1602.3}
- Vent caps missing ^{IRC2426.6.5}
- Return air improper location ^{IRC1602.3}

Duct work type:

- Flex Metal PVC
- Duct Board High Velocity

COMMENTS:

Approx. Cooling BTU's

Unit A _____ n/a

Unit B _____ n/a

Unit C _____ n/a

- Appears serviceable Defects
- Separate A/C Heat pump
- Condensate terminates at: _____

COMMENTS:

Bathroom Fans



- Appears serviceable Defects
- Not vented to exterior ^{IRC303} Not installed at shower/tub area

COMMENTS:

Clothes Dryer Vent



- Appears serviceable Defects
- No vent ^{IRC2437.5.2} No backdraft damper No positively sloped to exterior
- Too long (>25ft no 90) ^{IRC1501.3} Screws in airflow ^{IRC1501.1} Not smoothbore pipe ^{IRC1501.1} Passes through other systems ^{IRC1501.1}
- Damaged Recommend installing clean-out if rise is more than one floor

COMMENTS:

Fireplace



- No outside combustion air ^{IRC1005.1}
- Appears serviceable Defects
- Flue <2in. to combustibles ^{IRC1002.1} Missing fireblocking ^{IRC1001.16}

COMMENTS:

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe conditions needing correction existed with this system or component. The item is capable of being used. Other conditions are checked, if applicable, in the body of the report.

Notes to end user: This inspection is not a code compliance inspection and not a substitute for the municipal building department inspection. This form is designed to prompt the inspector for general information and lists typical conditions requiring correction during most pre-drywall inspections. It is not a complete list of potential conditions. Additionally, many items in this list may not be applicable (N/A) depending upon the style of house and region of the country. Contact the inspector if you have any questions about the report.

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