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Report Information:

Client Information:

Client Name: _____

Client Phone Number: _____

Client Email Address: _____

Real Estate Agent Information: _____

Property Information:

Property Address: _____

Approximate Year Built: _____

Approximate Square Footage: _____

Number of Bedroom _____

Number of Bath _____

Direction House Faces: North, South, East, West

Inspection Information:

Inspection Date: _____

Inspection Start Time: _____ Inspection End Time _____

People Present During Inspection: Buyer, Seller, Buyer/Seller Agent, Inspector Only

Weather Conditions: Dry, Rainy, Recently Rained/Snowed

Outside Temperature: _____

Price for Inspection: _____

1. Grounds

Grading:

Grading Slope: Flat, Minor, Moderate, Steep, Very Steep

Grading Conditions _____ Comments: _____

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions _____ Comments: _____

Vegetation:

Vegetation Conditions _____ Comments: _____

Retaining Wall:

Retaining Wall Material: Concrete, Wood

Retaining Wall Conditions _____ Comments: _____

Other Conditions _____ Comments: _____

Note: Inspect electrical service conditions while outside.

2. Exterior

Entrance Conditions:

Front Entrance Type: Covered/Uncovered, Patio, Porch, Deck

Front Entrance Conditions _____ Comments: _____

Rear Entrance Type: Covered/Uncovered, Patio, Porch, Deck

Rear Entrance Conditions____ Comments:_____

Exterior Walls/Trim:

Structure Type: Wood Frame, Brick/Masonry, Log

Exterior Wall Covering: Wood, Vinyl, Metal, Brick, Stone, Stucco, Veneer, EIFS

Exterior Wall Conditions____ Comments:_____

Trim material: Wood, Vinyl, Brick

Trim Conditions____ Comments:_____

Eave/Soffit/Fascia:

Conditions____ Comments:_____

Windows/Exterior Doors:

Window Material: Aluminum, Wood, Vinyl

Window Type: Sliding, Casement, Double Hung, Single Hung, Louver

Window Conditions____ Comments:_____

Door Conditions____ Comments_____

Exterior Water Spickets:

Faucet Conditions____ Comments:_____

3. Roofing

Roof Covering:

Method of Inspection: Walked on, Viewed from ladder, Not fully visible

Roof Style: Hip, Gable, Mansard, Shed, Gambrel

Roof Covering Material: Composition shingle, Metal, Clay, Wood Shingles/Shakes

Number of Layers: One, Two, Three, Four or more, Undetermined

Roof Condition____ Comments:_____

Flashing Conditions____ Comments:_____

Condition of Roof Penetrations____ Comments:_____

Gutter and Downspout Conditions____ Comments:_____

Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions____ Comment:_____

Attic:

Access Location_____

Method of Inspection: Entered Attic, No Access, Viewed from Access Entrance Only

Roof Frame Type: Rafters, Trusses

Roof Frame Condition____ Comments:_____

Ceiling Frame Type: Joists, Trusses

Ceiling Frame Condition____ Comments:_____

Attic Ventilation Type: Gabel End, Ridge, Soffit, Rotary Vent

Attic Ventilation Conditions____ Comments:_____

Insulation Type: Blown in, Rolled Fiberglass, Combination, None Present

Insulation Conditions____ Comments:_____

Attic Fan Condition____ Comments:_____

Other Attic Conditions____ Comments:_____

4. Heating/Air

Heating:

Location of Unit_____

Heating Type: Forced Air, Gravity, Radiant, Boiler, Floor/Wall, Heat Pump

Energy Source: Natural Gas, Oil, Wood/Coal, Electric

Heating Unit Condition____ Comments:_____

Distribution Type: Registers, Gravity, Radiators, Convectors, Baseboard

Distribution Conditions____ Comments:_____

Ventilation Conditions____ Comment:_____

Thermostat Condition____ Comments:_____

Air Conditioning/Cooling:

Cooling System Type: Split System, Evaporative Cooler, Window/Wall Unit, Heat Pump

A/C Unit Power: 120V, 240V

Unit Conditions____ Comments:_____

A/C Line Conditions____ Comments:_____

Fireplace:

Fireplace Location_____

Fireplace Type: Wood Burning, Natural Gas, Propane, Ventless Gas

Fireplace Conditions____ Comments:_____

5. Electrical

Service Drop/Weatherhead:

Electrical Service Type/Material: Overhead/Underground, Copper/Aluminum

Number of Conductors: Two, Three, Four

Electrical Service Condition____ Comments:_____

Grounding Condition____ Comments_____

Main Electrical Panel:

Main Disconnect Location: At Main Panel, Outside at Meter, Other_____

Main Panel Location_____

Panel Amperage Rating: 60, 100, 150, 200, Other_____

Circuit Protection Type: Breakers, Fuses

Main Panel Conditions_____ Comments:_____

Wiring:

Conductor Type: Copper, Aluminum

Wiring Method: Plastic-Sheathed, Cloth-Sheathed, Knob & Tube

Conditions_____ Comments:_____

Electrical subpanel(s):

Subpanel Location(s)_____

Subpanel Conditions_____ Comments:_____

6. Plumbing

Water Main Line:

Main shutoff Location_____

Main Line Material: Copper, Galvanized Steel, Plastic/PVC, Lead

Main Line & Valve Condition_____ Comments:_____

Water Supply Lines:

Supply Line Material: Copper, Galvanized, Plastic/PVC, Lead

Supply Line Conditions_____ Comments:_____

Drain/Waste Lines:

Drain Line Material: Plastic/PVC, Galvanized, Lead, Copper

Drain Line Conditions_____ Comments:_____

Plumbing Vent System:

Plumbing Vent Pipe Material: Plastic/PVC, Copper, Galvanized

Plumbing Vent Conditions_____ Comments:_____

Gas/Oil Fuel Systems:

Main Shutoff Location_____

Fuel Line Material: Black Steel, Copper

Fuel Line Conditions_____ Comments_____

Fuel Storage Tank Condition_____ Comments:_____

Water Heater(s):

Water Heater Type: Gas, Electric

Water Heater Location_____

Capacity:_____ Gallons

Water Heater Conditions_____ Comments_____

7. Interiors:

Interior Walls/Ceilings/Floors:

Wall Conditions_____ Comments:_____

Ceiling Conditions____ Comments:_____

Floor Conditions____ Comments:_____

Closet Conditions____ Comments:_____

Heating Source Conditions____ Comments:_____

Windows/Doors:

Interior Window Conditions____ Comments:_____

Interior Door Conditions____ Comments:_____

Interiors Electrical Conditions:

Electrical Conditions____ Comments:_____

Lighting Conditions____ Comments:_____

Ceiling Fan Conditions____ Comments:_____

Smoke Detectors Present? Yes, No Comments:_____

8. Kitchen

Walls/Ceilings/Floors:

Wall Conditions____ Comments:_____

Ceiling Conditions____ Comments:_____

Floor Conditions____ Comments:_____

Closet Conditions____ Comments:_____

Heating Source Conditions____ Comments:_____

Windows/Doors:

Kitchen Window Conditions____ Comments:_____

Kitchen Door Conditions____ Comments:_____

Kitchen Electrical Conditions:

Electrical Conditions____ Comments:_____

Lighting Conditions____ Comments:_____

Ceiling Fan Conditions____ Comments:_____

Sink/Counter Tops/Cabinets:

Counter Condition____ Comments:_____

Cabinet Conditions____ Comments:_____

Sink Plumbing Conditions____ Comments:_____

Sink Faucet Condition____ Comments:_____

Garbage Disposal Condition____ Comments:_____

Appliances:

Stove/Range Type: Electric, Gas, Combo

Stove/Range Conditions____ Comments:_____

Hood/Fan Condition____ Comments:_____

Dishwasher Condition____ Comments:_____

Refrigerator Condition____ Comments:_____

9. Bath(s):

Walls/Ceilings/Floors:

Wall Conditions____ Comments:_____

Ceiling Conditions____ Comments:_____

Floor Conditions____ Comments:_____

Closet Conditions____ Comments:_____

Heating Source Conditions____ Comments:_____

Windows/Doors:

Window Conditions____ Comments:_____

Door Conditions____ Comments:_____

Bathroom Electrical Conditions:

Electrical Conditions____ Comments:_____

Lighting Conditions____ Comments:_____

Ventilation Fan Conditions____ Comments:_____

Sink/Plumbing:

Counter/Cabinet Conditions____ Comments:_____

Sink Drain Conditions____ Comments:_____

Faucet Conditions____ Comments:_____

Shower/Tub/Toilet:

Shower Enclosure Condition____ Comments:_____

Tub Condition____ Comments:_____

Bath Faucet Condition____ Comments:_____

Toilet Condition____ Comments:_____

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions____ Comments:_____

Ceiling Conditions____ Comments:_____

Floor Conditions____ Comments:_____

Closet Conditions____ Comments:_____

Heating Source Conditions____ Comments:_____

Windows/Doors:

Window Conditions____ Comments:_____

Door Conditions____ Comments:_____

Electrical Conditions:

Electrical Conditions____ Comments:_____

Sump Pump Conditions____ Comments:_____

Other Basement Conditions____ Comments:_____

11. Garage/Laundry:

Garage:

Garage Type: Attached/Detached, Finished/Unfinished

Exterior Siding Condition (if detached) ____ Comments: _____

Roofing Condition (if detached) ____ Comments: _____

Garage Interiors:

Wall Conditions ____ Comments: _____

Ceiling Conditions ____ Comments: _____

Floor Conditions ____ Comments: _____

Window Conditions ____ Comments: _____

Door Conditions ____ Comments: _____

Electrical/Lighting Conditions ____ Comments: _____

Garage Vehicle Door:

Vehicle Door Condition ____ Comments: _____

Automatic Door Opener Condition: ____ Comments: _____

Laundry Room:

Laundry Room Conditions ____ Comments: _____

12. Foundation/Crawl Space:

Foundation:

Access Method: Entered Crawl Space, Viewed from Access, No Access

Access Condition____ Comments:_____

Foundation Type: Crawl Space, Basement, Slab on Grade

Foundation Material: Poured Concrete, Concrete Block, Brick, Stone, Wood

Foundation Conditions____ Comments:_____

Column Type: Poured Concrete, Concrete Block, Brick, Stone, Wood, Steel

Column Conditions____ Comments:_____

Ventilation Conditions____ Comments:_____

Flooring/Structure:

Flooring Support Type: Joists, Trusses

Flooring Support Conditions____ Comments:_____

Crawl Space Insulation/Vapor Barrier:

Insulation Conditions____ Comments:_____

Vapor Barrier Conditions____ Comments:_____

Other Crawl Space Conditions:_____
