



CHAPTER 7 TYPICAL PLAN & INSPECTION REPORTS FOR INTELLIGENT PEST MANAGEMENT®

**“The only thing that never forgets is a piece of paper
with proper notations and is properly filed away” – SLT**

GET SET PUBLIC SCHOOL
INTELLIGENT PEST MANAGEMENT® PLAN

Signed for by District/School

Signed for by Get Set

Michigan Regulation #637 _____
District Pesticide Policy _____
Operations Office Intelligent Pest Management® Plan
Implemented _____

FACT SHEET
“Who would want to live in a world which is just not quite fatal.”
Rachel Carson, *Silent Spring*

Many well-intentioned past *protective* practices of the have resurrected themselves today as threats. Arsenic was used from the Civil War to 1910 as a major part of embalming fluids; asbestos was intended to fireproof structures; landfills were intended to improve sanitary conditions; chlordane, heptachlor, DDT and other banned volatile, synthetic pesticide poisons were originally supposed to *protect* us, our children, pets and/or food against the damaging effects of “pests”. Potential adverse health and/or environmental problems were simply not a concern of the time. All of these terrible poisons started out being sold as *cures*! Today we must be concerned not to allow any more *protective cures* of today come back to *haunt* us tomorrow.

When *Silent Spring* was published in 1962, only about 700,000 pounds of volatile, synthetic pesticide poisons were used in the U. S. annually...over 45 years later, yearly synthetic pesticide poison active ingredient use has topped 4.6 **billion** pounds. Some of the problem with volatile, synthetic pesticide poisons are:

- A. They do not stay where they are supposed to stay...they volatilize and/or drift.
- B. They do not discriminate enough in what they kill...they kill everything.
- C. Pests build up a resistance...people do not.
- D. Pests can become immune...people do not.
- E. Many pesticide poisons or their metabolites are stored in animal tissue, some are carcinogenic.

Over 45 years later most of us have experienced springs with fewer songbirds and butterflies, fish sick or dead in our lakes and streams, and the absence of beneficial insects like ladybugs...not to mention the phenomenal increase in cancer, chemical sensitivity, autism, health problems, birth defects and immune deficiency diseases in our own families.

We must not let Rachel Carson’s bleak vision for the future come completely to pass. More than ever, we must recognize the warnings we are being given and act on them before it’s too late. That is why the Author only uses and only recommends Pestisafes® and other non-toxic (or least-toxic as a last resort) alternatives to these dangerous, volatile pesticide POIONS to “control” termites and other pests.



EARTHTEK PROTECTION SYSTEM™

The Beneficial Frequency of the Earth Card™ Polarizing Energy Field



- Produces a barrier of natural energy useful in Integrated Pest Management
- Freshens air
- Promotes plant growth

Earthtek Corporation • Order from Get Set, Inc. @ 616-677-1261
Patent Pending © Copyright 1994 Earthtek Corporation

Questions Most Commonly Asked

How does the Earth Card Energy Field protect our home, office or outside area?

The Earth Cards set up an ionizing light frequency outside the visible spectrum that balances energies inside your space.

Is external power required?
No, because the Earth Cards are in effect using the earth's own energy to set up the polarizing energy field.

How do I know anything is really happening with this Earth Card Energy Field since its workings are invisible to the eye?
Roaches, ants, silverfish and certain other insects leave.

How long do they last?
2 years.

How long until we notice the effects of the energy field?

From 3 to 10 days.

What size area can the Earth Card Energy Field protect?

Your entire house and/or outside area.

How many sets do I need?

Just one set for indoors will cover the average size home.

Is the system difficult to install?

In most cases it takes about 10 minutes. Just place one bracket in each of the corners of the area you desire to cover.

Can the Earth Cards be hidden in cabinets, behind walls, obstructed by metal and/or stone and still function?

Yes.

How are Earth Cards used in Integrated Pest Management?

Their proper placement creates a negative-ion effect which alters a pest's habitat. A barrier of Natural Energy is created.

Does the system come with a warranty?

Yes, 2 year replacement.

Earthtek Protection System™

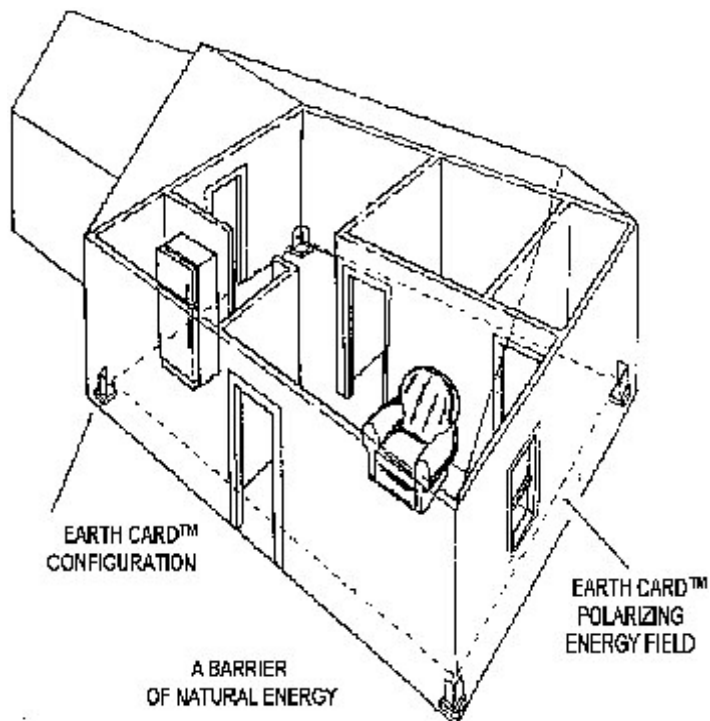
Earth Cards™ never need recharging and last for 2 years.

The Earth Cards™ when in their grid system combine to create a unique ionizing energy field of natural energy – A BARRIER OF NATURAL ENERGY.

EPA EST. NO. 68228-MI-1

What is Integrated Pest Management?

Integrated Pest Management (IPM) is an approach to pest management that combines a variety of ecological, physical, and chemical techniques. Integrated Pest Management was developed in the 1950s by agricultural scientists as a means for overcoming the problems associated with pesticide dependence, namely potential health and environmental risks, decreasing effectiveness, and mounting chemical costs. Since its earliest use, IPM has been praised by entomologists as “the only rational approach to providing long-term solutions to pest problems.” In the last fifteen years, the theory behind IPM has been adapted to urban settings. As a program for sensible pest management, it is rapidly growing in importance. In the urban environment, IPM is used both outdoors, for lawns, gardens, and parks, and for indoor pest control in homes, apartments, hospitals, and schools. Indoor IPM, often referred to as structural IPM, is the newest application of this alternative theory of pest control.



As a strategy for pest control, IPM is not simply a quick substitute for systematic pesticide application. Rather, it is a collection of techniques that are organized around a complete understanding of the underlying causes of pest problems. The techniques of IPM are clearly different from those used in conventional pest control, but the most fundamental distinction is the concept of integrated management. With IPM, many different treatment techniques are pieced together into a system of pest control geared to the particular pest problem. This approach requires that decisions be made about which techniques, in which combinations, will be the most safe, effective and cost efficient.

The key in structural IPM is to “build out the pest.” This means designing or repairing a building’s structure so as to reduce pest entry and block the pathways that pests usually follow. An IPM procedure emphasizes the techniques that improve the structure of the building because they lead to long-term suppression of the pest problem. Basically, the conditions conducive to pest infestation are changed by utilizing the following techniques:

1. Design or redesign the structure to build out pests.
2. Modify the habitat, reducing pest harborage areas, food and other life-support requirements. Examples include caulking, sealing cracks, fixing moisture problems, utilizing effective cleaning procedures to remove the pest’s food, and using Earth Cards™ to create a negative ion effect within the pest’s habitat.
3. Educate the pest management staff, building occupants, and administration. Educational programs need to include the techniques of IPM and promote understanding of the barriers most often faced in this kind of program.
4. Employ physical and other controls such as barriers and traps. Physical control methods for pests include traps to catch pests, screens to prevent pests from moving between apartments or rooms in a building, and other barriers such as the Earth Card™ Energy Field, which discourages pests from gaining access to the buildings and other areas.
5. Use chemical controls as a last resort.

Note: There are several manufacturers (or providers) of purple anodized aluminum or negative ion plates that create or focus natural energy. Earthtek Corporation has the trademark names Earth Cards and Bug Banishers and advertises these are useful in pest control. There has been literature, e.g., Vibrational Medicine and Linda Goodman's Sun Signs and Star Signs and studies that *other* anodized aluminum plates also repel insect pests and create useful natural energy. The other plates have been used in the space shuttle and elsewhere to reduce depression and create a feeling of well being and/or euphoria. Some of the literature states the plates usually contain fragmented granite and the reoriented crystalline granules are embedded in a polyester resin sealed in plastic creating a single "crystal" that constantly emits positive energy, capable of penetrating any material. The Advanced Level Urban and Industrial IPM - Purdue University correspondence course (see their pages 373 and 198) (without testing them) calls the use of Earth Cards "absurd". The *advanced* course then goes on to discuss the use of various pesticides, etc. to *control* pests. Pesticides have never truly controlled, much less eliminated, pests; they have, however, poisoned many people including this Author. It's funny that "Purdue's advanced IPM" course **still** advocates in lesson 20 the use of Dursban LO to "treat" flea infested floors/carpets - in January, 1997, Dow Elanco formerly agreed (in response to a November 1996 coalition of medical researchers and environmental groups who asked EPA to "ban the use of chlorpyrifos altogether on pets and the indoor environment") to "voluntarily" eliminate the use of Dursban for indoor broadcast flea treatments, indoor total release aerosols/foggers, and or direct applicator to companion animals (pet dips, shampoos and spray), etc. Someone should tell these "advanced" *IPM experts from Purdue* that *IPM* does not mean "Include Pesticides Monthly."

GET SET PUBLIC SCHOOL PESTICIDE POLICY

PESTICIDE POLICY

The Board of Education of the _____ Pubic Schools recognizes its responsibility to maintain the educational and aesthetic environment of all school facilities through a complete integrated pest management maintenance program. This maintenance program at times may (as a last resort) require the use of a least-toxic pesticide; it is the policy of this School District that all pesticide applications be made only by a Get Set, Inc. State Certified Applicator. The decision to apply a pesticide shall be made by the District's maintenance personnel only after proper notification and posting has been completed and only after a consultation with a Get Set, Inc. State Certified Applicator. It is the intent of this policy that the health and safety of all people who use school facilities shall be protected.

PESTICIDE RULE

If after exhausting all of the Pestisafes® and/or alternative techniques found in The Best Control II® Master IPM Planning Manual the District maintenance staff and Get Set, Inc. believe a spot application of a least-toxic (non-volatile) pesticide is required, the following procedure will be utilized:

1. **Intelligent Pest Management® Techniques must be used whenever possible**; these shall include the following:
 - A. Detection - Careful monitoring of sites for pests to prevent a major infestation.
 - B. Identification and evaluation - Make sure that the pest is really a problem.
 - C. Risk Significance - At what level are people or facilities at risk of being damaged from a specific pest. Learn their Modis Operandi to control/evaluate risk potential.
 - D. Method Selection - It is important that the method chosen to control the pest be a non-toxic alternative, e.g., vacuums, caulking, screening, habitat reduction, negative ion plates, etc.
 - E. Evaluation - All controls must be monitored and evaluated as to their effectiveness.
2. **Least-toxic Pesticide Applications**
 - A. **No** pesticides can be applied until **all** the Pestisafes® and/or alternatives noted in The BestControl II® have been first implemented by District staff or there is a clear and present danger to occupants **greater than** that of the pesticide poison to be used.
 - B. Any and all pesticides shall only be applied by a Get Set, Inc. Certified Applicator.
 - C. All applications will comply with the following criteria:
 1. Directions on pesticide labels shall be followed.
 2. All State and Federal laws shall be followed.

- D. No pesticides shall be applied by District staff, teachers, students, etc. or stored anywhere on premises. No students can be inside any part of the building at the time.
- E. **No volatile, synthetic pesticide poisons shall be applied.**

GET SET PUBLIC SCHOOL INTELLIGENT PEST MANAGEMENT® PLAN

DEFINITION

Intelligent Pest Management® (IPM) is a pest management strategy that focuses on long-term prevention or suppression of pest problems with minimum impact on human health, the environment and non-target organisms. Preferred pest management techniques include correcting the conditions conducive to infestation, encouraging naturally-occurring biological controls, using Pestisafes® and/or alternate plant species or varieties that resist pests, adoption of cultivation, pruning, fertilization or irrigation practices that reduce pest problems, or changing the habitat to make it incompatible with pest development. **Broad spectrum and/or volatile, synthetic pesticide poisons are never to be used.** Least-toxic pesticides are used only a **last resort** when careful monitoring indicates they are needed according to pre-established guidelines and then they are to be applied **only** by Get Set, Inc. Certified Applicators. When least-toxic treatments are necessary, only the least-toxic and most target-specific pesticides are chosen.

This plan accepts the fact there will always be some insect pests present on District sites. Given this fact, the goal is to manage the pest at a tolerable level to maintain a safe and healthy school environment. The implementation of this plan shall be in compliance with **The Best Control II**®, all District policies, and all local, state and federal laws or regulations. Before beginning the plan you must first define the roles and responsibilities of all the various people involved in the pest management system (i.e., occupants, pest managers, decision makers), and assure understanding and establish communications between them.

SITE EVALUATION

Site inspections, monitoring and evaluations are to be performed by the District's maintenance/custodial/grounds staff under the direct supervision of Get Set, Inc. personnel. These evaluations are to include the following 3 areas:

1. **Description of the site and management objectives for each specific site**

- A. Identifying potential problem areas and recommendations to correct these areas.
- B. Identifying all sensitive areas associated with site as defined in any State regulation.

2. **Inspection of site and description of pest problems found therein**

- A. Number of pests found or reported.
- B. Identification and location of pest.
- C. Conditions that are conducive to pest establishment.
- D. Effectiveness of any treatments or controls.

3. **Monitoring of site**

- A. All problem sites are to be closely monitored on a weekly basis by the District's maintenance staff.
- B. Any additional or routine monitoring is to be done at least on a monthly basis by the District's custodial/grounds staff.
- C. Take corrective actions that modify the sites habitat to reduce carrying capacity of the site, exclude the pest, introduce natural predator or parasite species, or otherwise make the site environment incompatible with the needs of the pest.

THRESHOLD LEVEL

Threshold level is defined by the District as the level at which a least-toxic pesticide application by Get Set, Inc. Certified Applicators may be necessary to manage the pest. This level cannot be reached without the District first exhausting **all** of the alternative solutions to the pest problem found in **The Best Control II** Master IPM Planning Manual.

PEST MANAGEMENT METHODS

The underlying principle of this plan is first for the District to use all of the Pestisafes® or alternative controls listed in **The Best Control II**®, then as a last resort for Get Set, Inc. to use the least-toxic (non-volatile) alternative possible. All methods are to be evaluated by the District and Get Set, Inc. for safety before they are implemented.

The following considerations to pest management are to be used:

1. **Prevention:** This will be achieved by District personnel conducting pest habitat modification or elimination, i.e., routine inspections, caulking of cracks in walls and floors, modification of cleaning and storage practices, correction of the conditions conducive to infestation, etc.
2. **Reduction:** This will be achieved by using a combination of the following techniques: mechanical, e.g., vacuuming, temperature and humidity reduction, etc., biological and, as a last resort, use of a non-volatile chemical or pesticide control by Get Set Certified Applicators.

EVALUATION

The District recognizes its responsibility to evaluate and monitor all aspects of this plan. The following steps to evaluation are to be used:

1. All components of this plan are to be evaluated by the District's Operation Department on a yearly basis and discussed with Get Set personnel.
2. All pest management methods and controls are to be evaluated and monitored after every use.
3. These written inspections and evaluations will be kept on permanent file at the site and Operations Office.

RECORD KEEPING

The following steps are to be used in the District's record keeping:

1. All pest management objectives, monitoring methods, data collected and controls conducted and/or used and results obtained shall be recorded in a permanent file at the site and Operations Office.
2. The appropriate Get Set pesticide application record form must be used (see attached forms).
 - A. indoor record form
 - B. exterior record form
 - C. pest management checklist
3. Upon written request to the Operations Office and Get Set, Inc., these records shall be made available to the public.

LEAST-TOXIC (NON-VOLATILE) PESTICIDE USE

District will inform all parents that a least-toxic pesticide application is to be made. The Get Set pest management checklist must be used by anyone requested to perform any least-toxic (non-volatile) pesticide control. This form must be completed before every least-toxic pesticide application. A copy of this document must be attached to the appropriate pesticide application record (See attached forms.).

INDEPENDENT CONTRACTORS

All inside insect work is covered by the Get Set Intelligent Pest Management® Plan. All outside insect work and/or vertebrate control work inside or outside will be bid by Get Set, Inc. or conducted by District personnel following the guidelines provided by Get Set, Inc. @ 1-616-677-1261.

EDUCATION

The District understands that for this plan to be effective all District employees impacted by this plan will receive adequate training so that it is understood. The District also recognizes its responsibility towards the public that uses its facilities and will establish an avenue by which they can be informed and educated about the District's integrated pest management strategies.

**GET SET PUBLIC SCHOOL SITE
SPECIFIC IPM PLAN CHECKLIST
(IPM Form #1)**

SITE NAME: _____
 ADDRESS: _____
 INSPECTOR: _____ DATE: _____

AREA IDENTIFICATION	
AREA	NUMBER
Kitchens	
Cafeteria	
Break Areas	
Bathrooms	
Preschool	
Kindergarten	
Classrooms	
Offices	
Other (list)	

GENERAL SITE OBSERVATIONS			
	POOR	FAIR	GOOD
Cleaning			
Food Storage			
Eating Areas Limited			

THE FOLLOWING ABBREVIATIONS ARE TO BE USED WITH THE ATTACHED STRUCTURAL DRAWING #1.

CRACKS:

Floors (FL), Foundations (FO), Interior Walls (IW), Exterior Walls (EW), Plumbing (P), other (List)

THE FOLLOWING ABBREVIATIONS ARE TO BE USED WITH THE ATTACHED STRUCTURAL DRAWING #2.

MOISTURE:

Plumbing Leaks (PL), Earth-to-Wood Contacts (EW), Plugged Drains (PD), Roof Leaks (RL), Door and Window Leaks (DW), Miscellaneous (Describe)

REPAIRS NEEDED:

Caulking (C), Screens (S), Vacuuming (V), Improved Sanitation (IS), Rodent Proofing, (RP), Trim Branches (TB), Mow Grass (MG), Repair Roof (RR), Repair Trim (RT), Repair Doors (RD), Clean Drains with Enzymes (CDE), Other (List)

SENSITIVE AREAS

BUS STOPS _____

PLAY GROUNDS _____

ATHLETIC FIELDS _____

PICNIC AREAS, FOOD AREAS,
ICE MACHINES _____

BODIES OF WATER _____

HEALTH CARE FACILITIES _____

PRE-SCHOOL/DAY CARE _____

SWIMMING POOLS _____

LOCKERS _____

OTHER _____

RECOMMENDATIONS _____

GET SET PUBLIC SCHOOLS PEST MANAGEMENT CHECKLIST IPM FORM NO. 3

(This form must be completed prior to any least-toxic pesticide application.)

1. IPM PLAN _____

- A) Site Evaluation
 - 1. Description _____
 - 2. Inspection _____
 - 3. Monitoring _____
- B) Threshold Level
 - 1. Yes _____
 - 2. No _____
- C) Management Methods
 - 1. Prevention _____
 - 2. Reduction _____
- D) Method Evaluation
 - 1. Safety _____
 - 2. Effective _____
 - 3. Cost _____

2. PRE-NOTIFICATION

- A) Parents _____
- B) Custodian _____
- C) Administrator _____

3. LABEL

- A) Read _____
- B) Copy _____

4. PERSONAL SAFETY EQUIPMENT

- A) Chemical Boots _____
- B) Chemical Gloves _____
- C) Goggles _____
- D) Approved Respirator _____
- E) Best Control Requirements _____

5. CALIBRATED EQUIPMENT

- A) Yes _____
- B) No _____

7. DRIFT POTENTIAL

- A) Yes _____
- B) No _____
- C) Have all alternative controls been exhausted?
 - Yes _____
 - No _____
- D) List the alternative controls tried:
 - _____
 - _____
 - _____
 - _____
 - _____

8. DRIFT MANAGEMENT PLAN

- A) Wind less than 12 mph _____
- B) Ventilation off _____
- C) Windows closed _____
- D) Doors closed _____

9. POSTING OUTDOOR

- A) 24 hours _____
- B) Primary entrances _____
- C) Copies
 - 1. Building file _____
 - 2. Operations _____

10. POSTING INDOOR

- A) 48 hours _____
- B) Primary entrances _____
- C) Copies
 - 1. Building file _____
 - 2. Operations _____

11. RECORDS

- A) Exterior form _____
- B) Interior form _____
- C) Copies
 - 1. Building file _____
 - 2. Operations _____

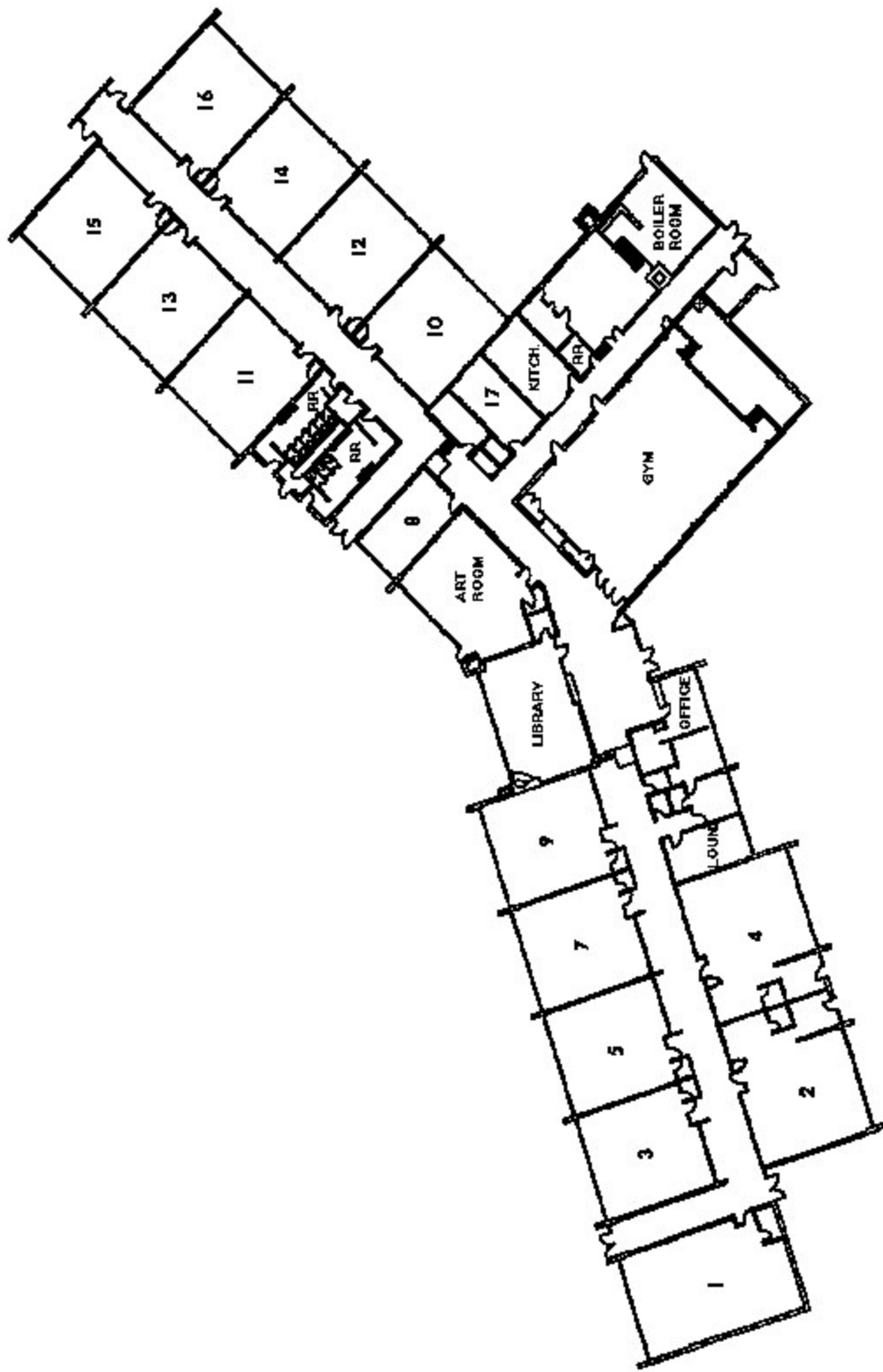
All pesticides must only be applied by Get Set, Inc., or a certified applicator per label directions, only after proper notification.

DATE _____
NAME _____
CERTIFICATION NO. _____
REGISTRATION NO. _____

GET SET PUBLIC SCHOOLS IPM FORM NO. 4
EXTERIOR LEAST-TOXIC (NON-VOLATILE) PESTICIDE APPLICATION RECORD

SITE _____ **DATE** _____
LABOR _____ **DATE** _____

LEAST-TOXIC (NON-VOLATILE) PESTICIDE INFORMATION	
Pesticide Name	
Formulation (% Active Ingredient)	
Soluble	
Flowable	
Wettable Powder	
Emulsifiable Concentrate	
Granular	
Aerosol	
Ready-to-Use	
APPLICATION INFORMATION	
Type of Area Treated	
Target Pest	
Rate of Application	
Formulated Product Used	
Application Equipment	
Weather Conditions @ Time of Application	
Air Temperature	
Humidity	
Wind Speed	
Rain within 4 Hours?	
No. of Signs Posted	
Location of Signs	
Comments:	
OPERATIONS REPRESENTATIVE	
Name/Signature	
Certification No. _____	



HILLCREST SCHOOL
FIRST FLOOR PLAN



LEAST-TOXIC (NON-VOLATILE) PESTICIDE INFORMATION	
Pesticide Name	
Formulation (% Active Ingredient)	
Soluble	
Flowable	
Wettable Powder	
Emulsifiable Concentrate	
Granular	
Aerosol	
Ready-to-Use	
APPLICATION INFORMATION	
Room/Area Treated	
Target Pest & No. Found/Reported	
Rate of Application	
Formulated Product Used	
Concentrate Used	
Application Equipment	
No. of Signs Posted	
Location of Signs	
Housekeeping Information	
OPERATIONS REPRESENTATIVE	
Name/Signature _____	
Certification No. _____	
Registration No. _____	
Get Set, Inc./Certification No. _____	
Emergency Phone No. _____	
Signature: _____ Date: _____	

GENERAL INFORMATION SHEET

Listing agent: _____ Selling agent: _____
 Seller: _____ Buyer: _____
 City: _____ State: _____ Zip: _____
 Access: phone no.: _____ Keybox: _____ Other: _____
 Special notes/instructions/directions: _____

Inspector(s): _____ Date: _____ Start: _____ Stop: _____

1. Visual inspection ordered by: _____ Approximate age of home: _____

2. Type of financing: FHA VA LC CONV Other: _____

3. Limited visual inspection of 1. Grounds 2. Exterior/Foundation 3. Roof 4. Garage 5. Interior 6. Kitchen & appliances 7. Bathrooms 8. Plumbing 9. Electrical/Air conditioning 10. Heating 11. Wood destroying insect inspection 12. Reinspection

Additional inspection(s): _____ cost: _____

The cost of any individual inspection if paid now is \$50.00, if billed is \$75.00

Buyer/seller also purchased: termite guarantee limited warranty cost: _____

The total cost of this inspection now is _____ from buyer and _____ from seller or if billed _____ from buyer and _____ from seller and due within 30 days

NOTE: When we "suggest attention" be given to any item, repairs should be done to prevent further degradation.

4. Building type: Single family Duplex Condominium Other: _____

Occupancy: Vacant Occupied: owner tenants since: _____

Rooms visually inspected: LR FR Kitchen DR Den

of bedrooms: _____ # of bathrooms: _____ # of misc. rooms: _____

5. Weather conditions: _____ of F. Snow/leaf cover: _____ Overcast Rain/snow Clear

6. Persons at site: Listing agent Selling agent Seller Buyer Other: _____

NOTE : This report contains technical information that may not be easily understood. Therefore, a verbal consultation with the inspector is essential. The inspection company cannot be held liable for your uninformed interpretation of the report's contents. If you were not present during the inspection (or have any questions) please call the office for your verbal consultation, or we will assume you have purchased the property "as is." We suggest clients ask sellers if any features of the property are shared in common, if any structural modifications were made without permits, a licensed contractor, and/or any known zoning violations. When we suggest you call a contractor to make any repairs, our liability/responsibility to you is ended.

7. Electricity, water & heat: On Off N /A: _____

8. House locked/secured: Yes No By whom: _____

9. Contract signed & paid: Yes No If no, explain: _____

Worksheets signed: Yes No If no, explain: _____

10. Report given to whom: _____ Fax first 2 sheets to: _____

11. Buyer paid: _____ Seller paid: _____ Comments: _____

12. Record of previous inspections: _____

Ask seller @ close or before

Client agrees in accepting this report that GET SET and the inspector(s) total liability for mistakes or omissions in this inspection and report are limited to a refund of the fee paid for this inspection and report. Client agrees to assume the risk of all losses greater than the fee paid for this inspection. Client further agrees to immediately accept a refund of the above fee as full settlement of any and all claims which may ever arise from this inspection.

The purpose of this report is to help the client identify major visual deficiencies (of contracted items) in the inspected property visible at the time of our inspection. It is not meant to be technically exhaustive, a specific work order for repairs, an insurance policy or a warranty service, or to imply that every component was inspected or every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items or excavation performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report. There is no warranty whatsoever on major or minor damages or defects which may subsequently develop or become visible at any time after our visual inspection. Any third party reliance on this report is at their own risk. GET SET makes no provision to protect or inform them whatsoever. It is recommended that all visual deficiencies we found should again be completely reevaluated and only corrected/repaired/replaced by an impartial licensed contractor. We do not warranty or guarantee anyone's repairs or replacements, but for the client's protection, all corrective work must conform to the local codes and be approved by the local inspection authorities having jurisdiction, even if this work exceeds our visual observations. We recommend that all third parties professional inspector or contractor to provide them with their own report on this property. It is that the client research all building permits for the above property that appear on the municipal records. We also highly recommend that the client/buyer ask the seller for a completed disclosure statement, a current copy of the water, electrical and heating bills, and a copy of the most recent State equalized valuation of the property.

Person(s) at site should sign here: _____

Inspector(s) should sign here: _____

OVERALL CONDITION OF THE HOUSE

The overall condition of the house is based on a comparison of this house to a similar home of the same age. It should be understood that the home may receive an Above Average overall rating and still require repairs and/or updating in the future.

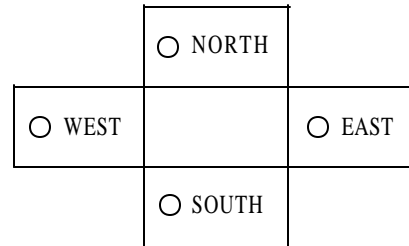
- | | |
|-------------------------------------|---|
| <input type="radio"/> ABOVE AVERAGE | <input type="radio"/> Needs normal yearly preventative maintenance |
| <input type="radio"/> TYPICAL | <input type="radio"/> Needs contractor/engineer to further evaluate/repair |
| <input type="radio"/> BELOW AVERAGE | <input type="radio"/> Needs further testing to determine if major repair |
| | <input type="radio"/> Has many inaccessible, concealed, finished or hidden areas |
| | <input type="radio"/> Major repairs (over \$500.00) Minor repairs (under \$100.00) if mentioned may only be on the individual sheets (cosmetic damage excluded) |

MAJOR REPAIR SUMMARY

Items marked here as needing visible major repair may have a high probability of involving a significant major expense and/or are visible FHA/HUD health, safety or property preservation requirements -- please call a contractor to make the required repairs. Note: Most components of homes are functional (working) but virtually all of them may/will need some minor repair(s), ongoing maintenance or could be improved. The individual sections may have marks which ask you to call a contractor or engineer prior to close -- if not, consider them to be recommendations and not requirements.

MAJOR REPAIRS NEEDED?	YES	NO	N/A
1. GROUNDS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. EXTERIOR/ FOUNDATION	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. ROOF	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. GARAGE	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. INTERIOR	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. KITCHEN & APPLIANCES	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. BATHROOMS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. PLUMBING	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. ELECTRICAL/AIR CONDITIONING	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. HEATING	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. WOOD DESTROYING INSECT INSPECTION	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. FHA/HUD REQUIRED REPAIRS (See VC sheet)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Note: For the purpose of this report, the front of the house is considered to be facing:



Note: Normal routine maintenance will cost a homeowner 1-3% of the home's sale price on an annual basis.

Comments:

GENERAL EXCLUSIONS

- A. Inspectors are NOT required to report on or warranty or guarantee:
- the life expectancy of any item, component or system, and/or any consequential loss.
 - the causes of the need for a major repair or who is to make or pay for ANY repair.
 - the methods, materials and costs of corrections/repairs/replacements.
 - the suitability of the property for any specialized use.
 - compliance or non-compliance with governing codes, zoning ordinances, restrictive covenants, and statutes including, but not limited to, local building codes, zoning and land use.
 - the market value of the property or its marketability.
 - the advisability or inadvisability of purchase of the property.
 - any item, component or system which was not observed/contracted for.
 - the presence or absence of pests such as wood damaging organisms, rodents, or insects unless contracted for.
 - cosmetic repairs, underground items, or items not permanently installed and/or specifically contracted for.
- B. Inspectors are also NOT required to:
- offer or perform any act or service contrary to law.
 - offer estimates, warranties or guarantees of any kind or offer advice on how to repair/replace/correct any item.
 - offer or perform engineering or architectural services or inspect for fire stopping, fire-code and/or fire-resistant materials.
 - calculate the strength, adequacy, life expectancy or efficiency of any system or component.
 - enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
 - operate or turn on any system or component which is shut down or otherwise inoperable.
 - operate any system or component which does not respond to normal operating controls.
 - move personal items, furniture, equipment, plant life, soil, snow, ice, debris, etc. which obstruct access or visibility. Client assumes all the risks for all conditions concealed from view at the time of inspection.
 - determine the presence or absence of any suspected hazardous substance including but not limited to: odors, radon, pesticides, asbestos, lead, flood plains, toxins, carcinogens, noise, contaminants in soil, water and air, electro-magnetic fields.
 - determine the effectiveness of any system installed to control or remove suspected hazardous substances.
 - predict future conditions, including but not limited to failure of any component, and/or acts of God.
 - conduct any test or inspection not specifically contracted for.
- C. Imitations and exclusions specific to individual systems are further listed in the contract and/or the individual inspection sheets.
- D. Statement of Policy:
- When we suggest a contractor does any corrective work, we do this for two main reasons:
- We will not warranty/guarantee any repairs especially amateur repairs.
 - We are trying to save the buyer any reinspection fees.
- If any non-contractors or unknown contractors want to *repair* a fault we find we will only note the *repair* has been made; if you require a statement that is *stronger*, call a contractor/engineer.

SECTION 1	GROUNDS <input type="radio"/> Mature planting <input type="radio"/> Snow/leaf covered <input type="radio"/> Typical damage/wear noted
DRIVEWAY <input type="radio"/> Visually functional <input type="radio"/> Needs tar/sealant <input type="radio"/> Stained <input type="radio"/> Needs gravel	<input type="radio"/> Concrete <input type="radio"/> Gravel <input type="radio"/> Asphalt <input type="radio"/> Dirt <input type="radio"/> Other: _____ <input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> major <input type="radio"/> Weeds penetrating <input type="radio"/> Poor drainage noted <input type="radio"/> Erosion/efflorescence/deterioration <input type="radio"/> Trip hazards/ruts <input type="radio"/> Surface raised/settled <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> Aging <input type="radio"/> Unable to fully inspect Comments: _____
SIDEWALKS/PATHS <input type="radio"/> Visually functional <input type="radio"/> Needs tar/sealant <input type="radio"/> None visible	<input type="radio"/> Concrete <input type="radio"/> Brick <input type="radio"/> Stone <input type="radio"/> Wood <input type="radio"/> Dirt <input type="radio"/> Other: _____ <input type="radio"/> Surface raised/settled/stained/eroded <input type="radio"/> Aging/deteriorating <input type="radio"/> Trip hazards <input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> major <input type="radio"/> Weeds penetrating <input type="radio"/> View blocked Comments: _____
GRADING/ LANDSCAPE <input type="radio"/> Drain tiles installed <input type="radio"/> Drainage of site/ slope of soil at foundation appears visually functional <input type="radio"/> Suggest attention <input type="radio"/> Not fully inspected	<input type="radio"/> Flat site <input type="radio"/> Gentle slope <input type="radio"/> Steep slope <input type="radio"/> Combination <input type="radio"/> Erosion noted <input type="radio"/> Grass <input type="radio"/> Dirt <input type="radio"/> Stones <input type="radio"/> Concrete <input type="radio"/> Bark/chips <input type="radio"/> Other: _____ <input type="radio"/> Pitch slope of soil away from foundation at least 1" per 1' <input type="radio"/> Evidence of poor drainage <input type="radio"/> See termite report for list of earth-to-wood contacts <input type="radio"/> Install drain tiles/sump pump <input type="radio"/> Eliminate earth-to-wood contacts <input type="radio"/> Water access <input type="radio"/> Remove/trim vegetation <input type="radio"/> Window wells/covers needed/suggest replacement <input type="radio"/> Trees too close to structure <input type="radio"/> Install/clean eaves troughs and/or extend downspouts <input type="radio"/> View blocked <input type="radio"/> Uneven Comments: _____ NOTE: Low voltage lighting systems and sprinkler systems are not inspected. Transplant plants after first frost.
RETAINING WALLS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> None visible	<input type="radio"/> Concrete: <input type="radio"/> block/pieces <input type="radio"/> Timber <input type="radio"/> Metal <input type="radio"/> Other: _____ <input type="radio"/> Displacement/cracks noted <input type="radio"/> Rot/water damage <input type="radio"/> Visible moisture penetration <input type="radio"/> Unable to fully inspect <input type="radio"/> Not plumb/heaved <input type="radio"/> Suggest replacement <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> Drainage openings not evident Comments: _____
PATIO <input type="radio"/> Stained/aging <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> None visible <input type="radio"/> View obstructed <input type="radio"/> Drill marks visible	<input type="radio"/> Concrete <input type="radio"/> Brick <input type="radio"/> Stone <input type="radio"/> Wood <input type="radio"/> Other: _____ <input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> major <input type="radio"/> Trip hazards <input type="radio"/> Surface raised/settled <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> Improper wiring noted Outlets: <input type="radio"/> 3-prong <input type="radio"/> 2-prong <input type="radio"/> none visible <input type="radio"/> repair <input type="radio"/> Not fully inspected <input type="radio"/> Weatherproof receptacles: <input type="radio"/> installed <input type="radio"/> suggested <input type="radio"/> repair <input type="radio"/> Weeds penetrating <input type="radio"/> 'GFCI' outlets: <input type="radio"/> provided <input type="radio"/> recommended <input type="radio"/> defective <input type="radio"/> install/repair <input type="radio"/> functional Comments: _____
DECKS/PORCHES <input type="radio"/> Airing deck <input type="radio"/> Visually functional <input type="radio"/> Drill marks visible <input type="radio"/> Cracked/stained <input type="radio"/> Suggest attention <input type="radio"/> None visible	<input type="radio"/> Wood <input type="radio"/> Concrete <input type="radio"/> Stone <input type="radio"/> Brick <input type="radio"/> Other: _____ <input type="radio"/> Rot/moisture damage noted <input type="radio"/> Carpeted/painted <input type="radio"/> Not level <input type="radio"/> Paint/seal all surfaces <input type="radio"/> Piers/posts need footings <input type="radio"/> Appear unsound <input type="radio"/> Renail <input type="radio"/> Deteriorated/stained <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> Aging <input type="radio"/> Unable to fully inspect Guardrails: <input type="radio"/> n/a <input type="radio"/> bar spacing over 6" <input type="radio"/> height under 36" <input type="radio"/> loose <input type="radio"/> functional <input type="radio"/> loose/improper/marginal <input type="radio"/> install guardrails <input type="radio"/> rusting Comments: _____
EXTERIOR STAIRS NOTE: Handrails Should be 30-34" above tread nosing. <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Paint/stain/seal	<input type="radio"/> Wood <input type="radio"/> Metal <input type="radio"/> Brick <input type="radio"/> Concrete <input type="radio"/> N/A <input type="radio"/> Handrails: <input type="radio"/> loose <input type="radio"/> n/a <input type="radio"/> Handrails functional <input type="radio"/> Install handrails <input type="radio"/> Renail <input type="radio"/> Openings in railings too large <input type="radio"/> Loose/cracked/stained <input type="radio"/> Carpeted/painted <input type="radio"/> Rusty <input type="radio"/> Unable to fully inspect <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> More than 3 risers <input type="radio"/> Uneven Comments: _____
FENCES & GATES <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Not plumb <input type="radio"/> Marginal materials <input type="radio"/> Repair gate(s) <input type="radio"/> Suggest replacement	<input type="radio"/> Wood <input type="radio"/> Chain link <input type="radio"/> Wrought iron <input type="radio"/> Wire <input type="radio"/> Split rail <input type="radio"/> Other: _____ <input type="radio"/> Discoloration/rusting/aging <input type="radio"/> Amateur workmanship <input type="radio"/> Loose/missing block/pieces <input type="radio"/> None visible/inspected <input type="radio"/> Rusting <input type="radio"/> Repaint <input type="radio"/> Self-closing device needed <input type="radio"/> Suggest raising height at pool/spa area <input type="radio"/> Renail <input type="radio"/> Loose/rotted posts/boards <input type="radio"/> Foliage covers, unable to fully inspect <input type="radio"/> Reseal <input type="radio"/> Broken/missing boards/posts <input type="radio"/> Normal yearly preventative maintenance suggested <input type="radio"/> Cracks/openings noted Comments: _____

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Address: _____

SECTION 2	EXTERIOR/FOUNDATION <input type="radio"/> Leaf/snow cover <input type="radio"/> Typical damage/wear noted
<p>SUGGESTION: It is suggested that client observe the appearance/condition of nearby properties, traffic and noise levels at different times of the day, the age mix of the neighbors, the number of children and pets, parking, and zoning restrictions, and the location of shopping, highways, schools, recreation, etc.</p>	
<p>WALLS</p> <input type="radio"/> Includes garage <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Peeling paint -- built prior to 1978	<input type="radio"/> Aluminum <input type="radio"/> Vinyl <input type="radio"/> Wood <input type="radio"/> Asphalt <input type="radio"/> Brick <input type="radio"/> Stone <input type="radio"/> Other: _____ <input type="radio"/> Cracks/aging: <input type="radio"/> typical <input type="radio"/> major <input type="radio"/> Severe damage noted <input type="radio"/> Loose siding <input type="radio"/> Patch cracks/openings/gaps/holes <input type="radio"/> Scrape/paint/stain/seal <input type="radio"/> Not fully visible <input type="radio"/> Needs normal preventative maintenance <input type="radio"/> Dented/stained/rusty nails <input type="radio"/> Not plumb <input type="radio"/> Visible moisture damage/penetration <input type="radio"/> Remove/trim branches, shrubs, vegetation, vines Comments: _____
<p>TRIM, SOFFITS, & FACIA</p> <input type="radio"/> Visually functional <input type="radio"/> Suggest attention	<input type="radio"/> Painted/stained wood <input type="radio"/> Aluminum <input type="radio"/> Vinyl <input type="radio"/> Other: _____ <input type="radio"/> Missing/loose/warped <input type="radio"/> View blocked <input type="radio"/> Moisture stains/damage/rust/mildew/rot <input type="radio"/> Scrape/paint/stain <input type="radio"/> Peeling paint <input type="radio"/> Needs normal preventative maintenance Comments: _____
<p>CHIMNEY</p> <input type="radio"/> Visually functional <input type="radio"/> Needs repair/scaler/tuck & point mortar <input type="radio"/> Not plumb/aging <input type="radio"/> Rebuild/replace <input type="radio"/> Not fully inspected	<input type="radio"/> Brick <input type="radio"/> Metal <input type="radio"/> Stucco <input type="radio"/> Concrete <input type="radio"/> Block <input type="radio"/> Plastic <input type="radio"/> Other: _____ <input type="radio"/> Cracks, rust, separations, efflorescence <input type="radio"/> Vent below window <input type="radio"/> Water streaks <input type="radio"/> Patch cracks in chimney cap/flashing <input type="radio"/> Top less than 2' above ridge <input type="radio"/> Unlined flue <input type="radio"/> Needs normal preventative maintenance <input type="radio"/> Install rain cap/screen <input type="radio"/> Cleanout visible <input type="radio"/> Draft & chimney flue not inspected <input type="radio"/> Recommend cleaning <input type="radio"/> Retar/reflash <input type="radio"/> Deteriorated mortar <input type="radio"/> Open joints <input type="radio"/> Bricks delaminating/loose <input type="radio"/> Call contractor Comments: _____
<p>FOUNDATION</p> Slab _____ % Basement _____ % Crawl space _____ % <input type="radio"/> Michigan basement <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Monitor cracks <input type="radio"/> Water control system <input type="radio"/> Moisture barrier <input type="radio"/> Patch cracks/repaint	<input type="radio"/> Poured concrete <input type="radio"/> Concrete block <input type="radio"/> Brick <input type="radio"/> Rubble <input type="radio"/> Stucco <input type="radio"/> Other: _____ <input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> major <input type="radio"/> Not plumb <input type="radio"/> Remove firewood/debris <input type="radio"/> Efflorescence: <input type="radio"/> minor <input type="radio"/> major <input type="radio"/> Dirt floor <input type="radio"/> Visible rot/water damage <input type="radio"/> Misc. damage: <input type="radio"/> minor <input type="radio"/> major <input type="radio"/> Foam board <input type="radio"/> Uneven areas in flooring <input type="radio"/> Typical deterioration noted <input type="radio"/> Standing water <input type="radio"/> Bowed/walls lean in <input type="radio"/> Visible moisture penetration/dampness <input type="radio"/> Cluttered <input type="radio"/> Earth-to-wood contacts <input type="radio"/> Not fully visible, unable to fully inspect <input type="radio"/> Mold/mildew <input type="radio"/> Vents blocked/inadequate <input type="radio"/> Needs normal preventative maintenance <input type="radio"/> Open blocks <input type="radio"/> Concrete deteriorating <input type="radio"/> Unusual cracks found on walls/floors <input type="radio"/> Water stains <input type="radio"/> Have engineer evaluate Comments: _____ <small>NOTE: Horizontal cracks are more serious than vertical cracks --call a contractor if seen. Nationally, 51% of homes inspected have wet basements. 40% have roof problems and 34% have problems with gutters and downspouts!</small>
<p>FRAMING</p> <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Finished slab/bsmt <input type="radio"/> Sagging/unevenness/differential settlement	Floor joists: _____ x _____ " on _____ " centers <input type="radio"/> Beams: _____ Trusses: _____ x _____ " on _____ " centers <input type="radio"/> Support walls: _____ <input type="radio"/> Insulated sill boxes <input type="radio"/> No insulation visible <input type="radio"/> Piers <input type="radio"/> Insect damage <input type="radio"/> Not fully visible <input type="radio"/> Fallen/damaged insulation <input type="radio"/> Jack posts <input type="radio"/> Call contractor <input type="radio"/> Rot/water damage <input type="radio"/> Needs bridging/additional support <input type="radio"/> Marginal/aging Comments: _____
<p>SUMP PUMP/ BASEMENT DRAIN</p> <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Replace cover(s) <input type="radio"/> Laundry room <input type="radio"/> Improper wiring	<input type="radio"/> No sump pump noted: <input type="radio"/> suggest installation <input type="radio"/> Aging <input type="radio"/> Not inspected/tested <input type="radio"/> No basement drain noted: <input type="radio"/> suggest installation <input type="radio"/> Trip hazard <input type="radio"/> Sump hole -- no pump (Other) location(s): _____ Comments: _____ <small>NOTE: Floor drains and sump pumps often dispose of in materials directly into the soils and ground water and can be source of contamination. They should be sealed oil or labeled with this warning -- "Do not dump anything but water into this drain/sump pump." NEVER use them to dispose of auto oils, grease, hair, paper products, paints or household chemicals! NOTE: We do not inspect absorption fields and/or discharges.</small>
<p>MISCELLANEOUS</p> <input type="radio"/> Suggest more light <input type="radio"/> View obstructed <input type="radio"/> Suggest dehumidifier	<input type="radio"/> Broken/stuck basement windows Basement finished: _____ % Crawl inaccessible: _____ % <input type="radio"/> Danger of bumping head on headers, joists, lights, pipes, etc. <input type="radio"/> Cracked/loose mortar <input type="radio"/> Basement stairway: <input type="radio"/> adequate <input type="radio"/> needs repair <input type="radio"/> marginal <input type="radio"/> No access to crawl <input type="radio"/> Basement handrail: <input type="radio"/> adequate <input type="radio"/> needs repair <input type="radio"/> install <input type="radio"/> none noted

NOTE: All slabs experience some degree of cracking due to shrinking in the drying process. In most instances floor coverings prevent recognition of settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. All % figures are approximations. The inspector does not test basement drains or sump pumps or inspect crawl spaces with head room of less than 3 feet, privacy walls, condition of plants, trees and other vegetation or any items concerning drain fields, soils, seasonal moisture problems, geology, site engineering, or determine property boundaries. 93% of homes inspected need exterior maintenance.
NOTE: Water remediations and solutions, e.g., drain tiles, drains and sump pumps, may aggravate radon problems -- if installed, test for radon.

SECTION 3	ROOF <input type="radio"/> Aging <input type="radio"/> At or approaching life expectancy <input type="radio"/> Typical damage/wear noted
<input type="radio"/> Eaveline <input type="radio"/> Walkover <input type="radio"/> Binoculars <input type="radio"/> Ground <input type="radio"/> Gable <input type="radio"/> Gambrel <input type="radio"/> Composition shingles <input type="radio"/> Mansard <input type="radio"/> Hip <input type="radio"/> Dormers <input type="radio"/> Valleys <input type="radio"/> Bays <input type="radio"/> Rolled roofing/rubber <input type="radio"/> Snow covered/wet <input type="radio"/> Gravel <input type="radio"/> Tar <input type="radio"/> Metal <input type="radio"/> Tile <input type="radio"/> Wood shingles/shakes <input type="radio"/> Ice build-up/dams <input type="radio"/> Flat/low slope <input type="radio"/> Porches <input type="radio"/> Other: _____	
<input type="radio"/> Loss of granule covering <input type="radio"/> Ask seller age of roof <input type="radio"/> Holes/openings/tears/pitting <input type="radio"/> Patched <input type="radio"/> Unable to fully access <input type="radio"/> Lightning arrestor <input type="radio"/> Cracking/curling/brittle/cupping <input type="radio"/> Felt showing <input type="radio"/> Debris on roof <input type="radio"/> Roof hatch <input type="radio"/> Weathervane/antenna <input type="radio"/> Blistered/puffy/alligatored <input type="radio"/> Mold/moss <input type="radio"/> Weathering/aging/stained/splitting <input type="radio"/> Flashings damaged <input type="radio"/> Amateur workmanship <input type="radio"/> Roof too hot <input type="radio"/> Caulk/tar exposed nail heads <input type="radio"/> No cricket visible <input type="radio"/> Ponding/uneven spots/soft spots/distortion noted <input type="radio"/> Have contractor repair/evaluate <input type="radio"/> Moisture under shingles <input type="radio"/> Approximate number of layers visible: _____ <input type="radio"/> Damage due to overhanging branches (trim) <input type="radio"/> Open joints <input type="radio"/> Roof pitch is insufficient for shingle/shake <input type="radio"/> Roof material appears to be improperly installed <input type="radio"/> Icicles <input type="radio"/> Loose/damaged/missing/wavy ridge/sagging <input type="radio"/> Missing shakes/shingles needing repair/replacement <input type="radio"/> Dam age/deterioration/defects noted <input type="radio"/> Repair open seams, seals, cracks, rubber boots, flashings, etc. (Recoat flat roofs every 3 years.) <input type="radio"/> Renail <input type="radio"/> General condition appears functional with signs of weathering/aging, regular maintenance and inspection are advised. <input type="radio"/> Normal yearly preventative maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge, the flashings and other shakes/shingles. This maintenance should help ensure the watertightness of the building and be performed on a regular basis. Remove all branches that touch or overhang any building <input type="radio"/> With normal yearly maintenance (and contractor made repairs), roof should last for at least 3 years, under normal weather conditions and usage, in inspector's opinion. (The normal life of a shingle roof is 20 years with maintenance.) <input type="radio"/> Have contractor repair and give 3-year warranty. NOTE: Vapor barriers should always face the heated portion of a structure.	
Comments: _____	
NOTE: The forgoing is an opinion of the general quality and condition of the roofing material. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Replace all flashings and boots when re-roofing or re-shingling.	
EXPOSED VENTS & FLASHINGS	<input type="radio"/> Metal <input type="radio"/> PVC <input type="radio"/> Tarred over <input type="radio"/> Rubber boot <input type="radio"/> Other: _____ <input type="radio"/> Visible separation(s) noted at: <input type="radio"/> chimney <input type="radio"/> plumbing stacks <input type="radio"/> roof accessories <input type="radio"/> skylights <input type="radio"/> roof vents <input type="radio"/> valleys <input type="radio"/> seams <input type="radio"/> other: _____ <input type="radio"/> Skylights: <input type="radio"/> visually functional <input type="radio"/> damage/defects noted <input type="radio"/> stains noted <input type="radio"/> retar/reglaze <input type="radio"/> Inspect flashings yearly <input type="radio"/> Rusty drip edge <input type="radio"/> Renail <input type="radio"/> Retar/reflash/replace/rescreen <input type="radio"/> Need normal yearly preventative maintenance <input type="radio"/> Vents/stacks dented/damaged Comments: _____
GUTTERS & DOWNSPOUTS	<input type="radio"/> Full <input type="radio"/> Partial <input type="radio"/> None installed <input type="radio"/> Damaged/loose sections <input type="radio"/> Filled with debris/weeds <input type="radio"/> Rusting/leaking/aging <input type="radio"/> Missing downspouts <input type="radio"/> Suggest replacement <input type="radio"/> Filled with snow/water <input type="radio"/> Repair slope <input type="radio"/> Route downspouts 6' away from building <input type="radio"/> Install wire mesh guards <input type="radio"/> Need cleaning <input type="radio"/> Need normal preventative maintenance/c leaning -- twice a year <input type="radio"/> Unable to fully inspect <input type="radio"/> Recommend properly installing gutters and downspouts to help with site drainage Comments: _____ NOTE: Gutters and subsurface drains are not water tested for slope, leakage or blockage -- clean at least twice a year.
ATTIC(S)	<input type="radio"/> Full <input type="radio"/> Partial <input type="radio"/> Cathedral ceilings <input type="radio"/> Entrance locations: _____ Framing material: 2 x _____ <input type="radio"/> marginal <input type="radio"/> Rafters <input type="radio"/> Trusses: _____ x _____ on _____" centers Roof deck material: <input type="radio"/> boards <input type="radio"/> OSB board <input type="radio"/> plywood <input type="radio"/> other: _____ <input type="radio"/> Ventilation: <input type="radio"/> adequate <input type="radio"/> blocked/minimal <input type="radio"/> recommend additional ventilation <input type="radio"/> ridge <input type="radio"/> roof top <input type="radio"/> gables <input type="radio"/> soffits <input type="radio"/> windows NOTE: FHA minimum venting is 1 sq. ft. tree vent area per 300 sq. ft. of floor; other sources recommend 6 times as much. <input type="radio"/> Insulation: <input type="radio"/> fiberglass <input type="radio"/> wood shavings <input type="radio"/> vermiculite <input type="radio"/> other <input type="radio"/> cellulose <input type="radio"/> foam board <input type="radio"/> loose fill or blown-in <input type="radio"/> view blocked <input type="radio"/> layered <input type="radio"/> combination quantity observed _____ <input type="radio"/> Flooring: <input type="radio"/> partial <input type="radio"/> Travel prohibited/limited <input type="radio"/> Rust/frost noted <input type="radio"/> Leaks/stains/rot/mildew <input type="radio"/> Roof sheeting deteriorating <input type="radio"/> Sagging/broken framing Comments: _____ NOTE: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. We do not inspect for insulation or vapor barriers in the exterior walls, cathedral ceilings or inaccessible areas.
<input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Improper wiring <input type="radio"/> Multiple spaces <input type="radio"/> Opening blocked <input type="radio"/> Increase insulation <input type="radio"/> Sewer gas odor <input type="radio"/> Open Joints <input type="radio"/> Attic fan visible <input type="radio"/> Suggest cover <input type="radio"/> Not inspected <input type="radio"/> Not fully visible _____ % inaccessible	

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Address: _____

SECTION 4	GARAGE <input type="radio"/> No garage <input type="radio"/> Aging <input type="radio"/> Unfinished <input type="radio"/> Typical damage/wear noted
TYPE	<input type="radio"/> Attached <input type="radio"/> Detached <input type="radio"/> ___ Stall <input type="radio"/> Pole barn <input type="radio"/> Shed <input type="radio"/> Carport
ROOF <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Recommend attention	<input type="radio"/> Same as house <input type="radio"/> Other: _____ <input type="radio"/> See roof section <input type="radio"/> Inaccessible attic <input type="radio"/> Needs normal preventative maintenance Comments: _____
FLOOR <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Stained <input type="radio"/> Cracked foundation	<input type="radio"/> Concrete slab <input type="radio"/> Raised slab <input type="radio"/> Wood <input type="radio"/> Tar <input type="radio"/> Earth <input type="radio"/> Other: _____ <input type="radio"/> Floor is not fully visible due to: _____ <input type="radio"/> Not level <input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> excessive <input type="radio"/> driveway cracked <input type="radio"/> No floor drain noted <input type="radio"/> Firewood stored inside or stacked next to building <input type="radio"/> At same/higher level than living area Comments: _____
VENTILATION & WINDOWS <input type="radio"/> Visually functional	<input type="radio"/> Not inspected <input type="radio"/> Blocked/stationary <input type="radio"/> Screens missing/damaged <input type="radio"/> Need repair <input type="radio"/> No windows provided <input type="radio"/> Need normal preventative maintenance Comments: _____
SERVICE DOOR <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Needs replacement <input type="radio"/> No door/missing <input type="radio"/> Paint/stain/seal	<input type="radio"/> Metal <input type="radio"/> Wood <input type="radio"/> Hollow <input type="radio"/> Storm <input type="radio"/> Fire-resistant <input type="radio"/> Other: _____ <input type="radio"/> Damaged/delaminated/stained <input type="radio"/> Needs adjustment/repair <input type="radio"/> Lock inoperative <input type="radio"/> Not tested/blocked/locked <input type="radio"/> Door rubs/sticks/works hard <input type="radio"/> Repair hardware <input type="radio"/> Need normal preventative maintenance <input type="radio"/> Rot <input type="radio"/> Recommend all locks be changed Number exiting to grade: ___ Number entering living space: ___ <input type="radio"/> Suggest closing device Comments: _____
OVERHEAD DOOR <input type="radio"/> Visually functional <input type="radio"/> Needs adjustment/repair/replacement	<input type="radio"/> Metal <input type="radio"/> Wood <input type="radio"/> Fiberglass <input type="radio"/> Slider/hinged <input type="radio"/> No overhead door opener <input type="radio"/> Single <input type="radio"/> Double <input type="radio"/> Insulated <input type="radio"/> Repair track <input type="radio"/> Change the access code <input type="radio"/> Damage noted: <input type="radio"/> minor <input type="radio"/> excessive <input type="radio"/> Repaint Safety test: <input type="radio"/> passed <input type="radio"/> failed <input type="radio"/> Needs normal preventative maintenance <input type="radio"/> No door <input type="radio"/> Could not test/open/close Comments: _____
ELECTRICAL <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Sub-panel visible ___ amps <input type="radio"/> Needs upgrade <input type="radio"/> Install GFCI	<input type="radio"/> Not fully visible <input type="radio"/> Exposed wiring <input type="radio"/> Improper wiring noted <input type="radio"/> Open splices <input type="radio"/> Junction boxes missing covers <input type="radio"/> Extension cords over 6' <input type="radio"/> 'GFCI' defective <input type="radio"/> 'GFCI' provided <input type="radio"/> 'GFCI' recommended Outlets: <input type="radio"/> functional <input type="radio"/> some inaccessible <input type="radio"/> reversed polarity <input type="radio"/> 2-prong <input type="radio"/> loose <input type="radio"/> open ground <input type="radio"/> some inoperative <input type="radio"/> none visible <input type="radio"/> 3-prong <input type="radio"/> need covers <input type="radio"/> enclose/cover all loose/exposed wiring <input type="radio"/> aging Comments: _____
MISCELLANEOUS <input type="radio"/> Suggest remodeling <input type="radio"/> Missing ridge board <input type="radio"/> Call engineer <input type="radio"/> Improper grade <input type="radio"/> Not plumb	<input type="radio"/> Plumbing: <input type="radio"/> hose bibs <input type="radio"/> hot <input type="radio"/> cold <input type="radio"/> functional <input type="radio"/> no plumbing/shut off visible <input type="radio"/> Moisture stains noted on walls/ceiling <input type="radio"/> Ceiling covered/damaged <input type="radio"/> Walls damaged <input type="radio"/> Occupants' belongings block view, unable to fully inspect <input type="radio"/> Marginal <input type="radio"/> Heaving noted <input type="radio"/> Needs repair: _____ Comments: _____ NOTE: Determining the rating or presence of firewalls is beyond the scope of this inspection.
LAUNDRY ROOM <input type="radio"/> None noted <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Needs remodeling <input type="radio"/> View blocked <input type="radio"/> Not inspected <input type="radio"/> Moisture stains noted <input type="radio"/> Suggest GFCI <input type="radio"/> Reversed polarity <input type="radio"/> Open ground	<input type="radio"/> Garage <input type="radio"/> Basement <input type="radio"/> Main floor <input type="radio"/> Other: _____ <input type="radio"/> Plumbing: <input type="radio"/> functional <input type="radio"/> leaks noted <input type="radio"/> corrosion noted <input type="radio"/> no shut off noted <input type="radio"/> Laundry sink: <input type="radio"/> functional <input type="radio"/> leaks noted <input type="radio"/> discoloration <input type="radio"/> replace <input type="radio"/> none visible <input type="radio"/> Electrical outlet: <input type="radio"/> grounded <input type="radio"/> not grounded <input type="radio"/> none visible <input type="radio"/> more light suggested <input type="radio"/> 220 service: <input type="radio"/> Operational <input type="radio"/> inoperative <input type="radio"/> not tested <input type="radio"/> not found <input type="radio"/> repair <input type="radio"/> Gas: <input type="radio"/> capped <input type="radio"/> unable to view gas valve <input type="radio"/> not inspected <input type="radio"/> not found <input type="radio"/> repair <input type="radio"/> Dryer venting: <input type="radio"/> exterior venting <input type="radio"/> vents into attic/sub area/basement <input type="radio"/> unknown <input type="radio"/> Replace plastic vent pipe <input type="radio"/> Repair exit <input type="radio"/> Loose wiring needs to be enclosed Comments: _____ NOTE: Washing machines and dryers are not tested or moved during this inspection, condition of walls or flooring under them also cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking. Washers use 30 gallons of water per load.

<p>SECTION 5</p>	<p>INTERIOR <input type="radio"/> Unfinished <input type="radio"/> Aging <input type="radio"/> Suggest remodeling <input type="radio"/> Typical damage/wear noted</p>
<p>DOORS</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> No dead bolt <input type="radio"/> No doorbell <input type="radio"/> Repair hardware <input type="radio"/> Missing/damaged</p> <p><small>NOTE: Not all doors and windows are tested; just a representative sample. The gaps around the windows and doors of the average home equal a 9 square foot hole or 15% of your heating bill.</small></p>	<p>Entry: <input type="radio"/> No mailbox visible <input type="radio"/> Exterior lights work <input type="radio"/> Need repair/cover <input type="radio"/> N/A</p> <p><input type="radio"/> Recommend all locks be changed <input type="radio"/> Locks: <input type="radio"/> Operational <input type="radio"/> need repair</p> <p><input type="radio"/> Delaminating/water stained <input type="radio"/> Doorbell: <input type="radio"/> Operational <input type="radio"/> needs repair</p> <p>Interior: <input type="radio"/> Solid <input type="radio"/> Hollow <input type="radio"/> Pocket <input type="radio"/> Folding <input type="radio"/> Louver <input type="radio"/> Other: _____</p> <p><input type="radio"/> Need <input type="radio"/> normal preventative maintenance <input type="radio"/> Several frames not square <input type="radio"/> Typical aging</p> <p><input type="radio"/> Hardware: <input type="radio"/> Operational <input type="radio"/> not operational <input type="radio"/> Doors won't latch <input type="radio"/> Doors rub/stick</p> <p>Exterior: <input type="radio"/> Sliding glass <input type="radio"/> Metal <input type="radio"/> Wood <input type="radio"/> Combination <input type="radio"/> Other: _____</p> <p><input type="radio"/> Need weatherstripping <input type="radio"/> Rub/stick <input type="radio"/> Repair trim <input type="radio"/> Typical aging</p> <p><input type="radio"/> New rollers needed/track needs repair <input type="radio"/> Locked/jammed <input type="radio"/> Major damage</p> <p><input type="radio"/> Need normal preventative maintenance <input type="radio"/> Fogging noted <input type="radio"/> Difficult to operate</p> <p><input type="radio"/> Repair screens/glass: <input type="radio"/> not checked <input type="radio"/> damaged/missing <input type="radio"/> Seal/paint/stain</p> <p>Comments: _____</p>
<p>WINDOWS</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Vinyl coated <input type="radio"/> Missing hardware</p> <p><small>NOTE: Window wells, counter weights, hardware, shutters, awnings, etc. are not evaluated.</small></p>	<p><input type="radio"/> Metal <input type="radio"/> Wood <input type="radio"/> Picture <input type="radio"/> Dual-pane <input type="radio"/> Greenhouse <input type="radio"/> Glass block</p> <p><input type="radio"/> Sliding <input type="radio"/> Louver <input type="radio"/> Pullout <input type="radio"/> Crank-out <input type="radio"/> Double hung <input type="radio"/> Other</p> <p><input type="radio"/> Repair broken/cracked glass <input type="radio"/> Non-operative/painted shut <input type="radio"/> Moisture/leakage noted</p> <p><input type="radio"/> Need normal preventative maintenance <input type="radio"/> Repair trim <input type="radio"/> Repair hardware</p> <p><input type="radio"/> Need caulking/glazing compound/painting <input type="radio"/> Paint on panes <input type="radio"/> Need paint/stain</p> <p><input type="radio"/> Room(s) have windows with sills more than 42" above the floor <input type="radio"/> Fogging noted</p> <p><input type="radio"/> Screens/storms: <input type="radio"/> not checked <input type="radio"/> few/many missing or damaged <input type="radio"/> ask seller</p> <p>Comments: _____</p>
<p>INTERIOR WALLS</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Have engineer evaluate <input type="radio"/> Some areas hidden or inaccessible</p> <p><small>NOTE: Finishes and window treatments are not evaluated.</small></p>	<p><input type="radio"/> Drywall <input type="radio"/> Plaster <input type="radio"/> Brick <input type="radio"/> Paneling <input type="radio"/> Wallpaper <input type="radio"/> Tile <input type="radio"/> Other: _____</p> <p><input type="radio"/> Moisture stains/damage or buckling noted <input type="radio"/> Loose wallpaper <input type="radio"/> Loose trim</p> <p><input type="radio"/> Holes in walls or visual evidence of patching noted <input type="radio"/> Need paint/stain <input type="radio"/> Need trim</p> <p><input type="radio"/> Need normal preventative maintenance <input type="radio"/> Renail <input type="radio"/> Not plumb <input type="radio"/> Tape loose</p> <p><input type="radio"/> Cracks noted: <input type="radio"/> typical damage overall <input type="radio"/> major at: _____</p> <p><input type="radio"/> Furnishings prevent full inspection, do a careful check on your final walkthrough</p> <p>Comments: _____</p> <p><small>NOTE: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.</small></p>
<p>CEILING</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention</p> <p>CEILING FANS</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> None noted</p>	<p><input type="radio"/> Cathedral <input type="radio"/> Drywall <input type="radio"/> Plaster <input type="radio"/> Drop ceiling <input type="radio"/> Textured <input type="radio"/> Loose <input type="radio"/> Other</p> <p><input type="radio"/> Stains noted at: _____ <input type="radio"/> moist <input type="radio"/> dry <input type="radio"/> cannot determine</p> <p><input type="radio"/> Cracks noted: <input type="radio"/> typical <input type="radio"/> damage <input type="radio"/> overall <input type="radio"/> major at: _____</p> <p><input type="radio"/> Recommend evaluation by engineer <input type="radio"/> Need normal preventative maintenance</p> <p>Comments: _____</p> <p><small>NOTE: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or air asbestos specialist.</small></p>
<p>FLOORS</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Covered <input type="radio"/> Finished slab(s) <input type="radio"/> Install handrail(s)</p>	<p><input type="radio"/> Carpet <input type="radio"/> Linoleum <input type="radio"/> Wood <input type="radio"/> Tile <input type="radio"/> Concrete <input type="radio"/> Other: _____</p> <p><input type="radio"/> Damage/discoloration noted <input type="radio"/> Creaking/bounce noted <input type="radio"/> Typical damage overall</p> <p><input type="radio"/> Uneven areas/slope/sag <input type="radio"/> Rugs <input type="radio"/> Trip hazard <input type="radio"/> Major damage visible</p> <p><input type="radio"/> Furnishings prevent full inspection, do a careful check on your final walkthrough</p> <p>Comments: _____</p> <p><small>NOTE: General condition of floors only is included, determining odors is not included!</small></p>
<p>FIREPLACES</p> <p><input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Call contractor</p> <p><small>NOTE: Fireplaces draw hot air out -- reducing energy efficiency.</small></p>	<p><input type="radio"/> Locations #1 _____ #2 _____ <input type="radio"/> Smoke stains</p> <p><input type="radio"/> Mortar joints: <input type="radio"/> intact <input type="radio"/> deteriorated <input type="radio"/> None visible/inspected <input type="radio"/> Draft, no test</p> <p><input type="radio"/> Damper: <input type="radio"/> inoperative <input type="radio"/> water streaks <input type="radio"/> Recommend cleaning <input type="radio"/> Tuck & point</p> <p><input type="radio"/> Gas: <input type="radio"/> Operational <input type="radio"/> inoperative <input type="radio"/> no test <input type="radio"/> Cracked/loose fire bricks <input type="radio"/> Metal firebox</p> <p>Comments: _____</p> <p><small>NOTE: Wood Stoves, flues, firebox areas, draft, inserts or modifications were not inspected.</small></p>
<p>SMOKE FIRE DETECTORS</p> <p>Number visible: _____</p>	<p><input type="radio"/> Noted, not tested <input type="radio"/> Test monthly <input type="radio"/> Responded to test button/smoke</p> <p><input type="radio"/> None found <input type="radio"/> Suggest additional detectors <input type="radio"/> Did not respond to test button</p> <p><input type="radio"/> Replace all batteries on the first day of every year <input type="radio"/> Couldn't test, no test button</p>

SECTION 6	KITCHEN & APPLIANCES <input type="radio"/> Typical damage/wear noted
KITCHEN (General) <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Seller taking appliances <input type="radio"/> Suggest more light <input type="radio"/> Trip hazards <input type="radio"/> Major damage to walls/ceilings <input type="radio"/> Suggest remodeling <input type="radio"/> Install GFCI <input type="radio"/> Aging <input type="radio"/> Unable to fully inspect <small>NOTE: GFCI's trip in 1/40 second after a ground fault of only .005 amp. They should be installed if 6' from water or are accessible from ground level.</small>	Counters: <input type="radio"/> View blocked <input type="radio"/> Missing grout/caulking <input type="radio"/> Chipped/cracked/burned/loose <input type="radio"/> Tile <input type="radio"/> Formica <input type="radio"/> Linoleum <input type="radio"/> Other: _____ <input type="radio"/> Minor wear/cracked <input type="radio"/> Moderate wear/stained <input type="radio"/> Heavy wear/damage Cabinets: <input type="radio"/> View blocked <input type="radio"/> Doors ill-fitting <input type="radio"/> Missing/damaged hardware <input type="radio"/> Visually functional <input type="radio"/> Minor damage <input type="radio"/> Moderate damage <input type="radio"/> Major damage Window(s): <input type="radio"/> Broken glass <input type="radio"/> Missing/damaged screens <input type="radio"/> Missing/damaged hardware <input type="radio"/> Visually functional <input type="radio"/> Non-operational <input type="radio"/> Need repair <input type="radio"/> N/A Flooring: <input type="radio"/> View blocked <input type="radio"/> Discoloration/stains noted <input type="radio"/> Aging <input type="radio"/> Ceramic tile <input type="radio"/> Vinyl/linoleum <input type="radio"/> Other: _____ <input type="radio"/> Carpet/rugs <input type="radio"/> Visually functional <input type="radio"/> Creaking/bounce noted <input type="radio"/> Concrete/wood <input type="radio"/> Damaged: <input type="radio"/> minor <input type="radio"/> moderate <input type="radio"/> major <input type="radio"/> uneven/sag Lighting: <input type="radio"/> Missing light covers <input type="radio"/> Need wall switches <input type="radio"/> Check ballasts for PCB's <input type="radio"/> Visually functional <input type="radio"/> Non-operational/flickering <input type="radio"/> Damaged light panel Outlets: <input type="radio"/> View blocked <input type="radio"/> No outlets visible <input type="radio"/> Suggest more outlets <input type="radio"/> Visually functional <input type="radio"/> Reversed polarity <input type="radio"/> 2-prong ungrounded <input type="radio"/> Inoperative/defective <input type="radio"/> Open ground <input type="radio"/> 3-prong grounded <input type="radio"/> Need upgrade/repair <input type="radio"/> Loose/improper wiring visible <input type="radio"/> Repair covers <input type="radio"/> Unable to inspect <input type="radio"/> 'GFCI': <input type="radio"/> operational <input type="radio"/> defective <input type="radio"/> recommended Comments: _____
OVEN/STOVE <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Needs cleaning <input type="radio"/> Not all burners ignite automatically <input type="radio"/> Not inspected	<input type="radio"/> N/A <input type="radio"/> Aging <input type="radio"/> Jenn-Aire <input type="radio"/> Gas <input type="radio"/> Electric <input type="radio"/> Combination <input type="radio"/> Non-operational <input type="radio"/> Clock not working <input type="radio"/> No test (power/gas off) <input type="radio"/> Damage noted <input type="radio"/> Fan/hood: <input type="radio"/> operational <input type="radio"/> non-operational <input type="radio"/> filter missing/blocked <input type="radio"/> clean <input type="radio"/> Vent system: <input type="radio"/> self vented <input type="radio"/> exterior vented <input type="radio"/> exit unknown <input type="radio"/> repair <input type="radio"/> none noted Comments: _____ <small>NOTE: Self and continuous cleaning operations are not tested during this inspection. The inspector does not test microwaves, clocks, timing devices, lights, thermostat, calibration, or move appliances.</small>
DISHWASHER <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Aging	<input type="radio"/> Portable (not tested) <input type="radio"/> Non-operational <input type="radio"/> N/A <input type="radio"/> Filled with dishes <input type="radio"/> No test (power/water off) <input type="radio"/> Could not activate Comments: _____ <small>NOTE: Determining full operability of drying cycle is beyond the scope of this inspection.</small>
GARBAGE DISPOSAL <input type="radio"/> Visually functional <input type="radio"/> Suggest attention	<input type="radio"/> N/A <input type="radio"/> Not inspected <input type="radio"/> Non-operational <input type="radio"/> Improper wiring <input type="radio"/> View blocked <input type="radio"/> No test (power off) <input type="radio"/> Unusual noise <input type="radio"/> Older unit <input type="radio"/> Corrosion noted Comments: _____
KITCHEN SINKS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Improper wiring <input type="radio"/> Porcelain <input type="radio"/> Stainless steel <input type="radio"/> No water	<input type="radio"/> Moisture damage noted below sink <input type="radio"/> No shut off <input type="radio"/> Minor wear <input type="radio"/> Faucet: <input type="radio"/> operational <input type="radio"/> leaking, noted <input type="radio"/> Aging <input type="radio"/> Heavy wear/chipped <input type="radio"/> Sprayer: <input type="radio"/> operational <input type="radio"/> repair <input type="radio"/> n/a <input type="radio"/> "P" trap <input type="radio"/> Slow draining noted <input type="radio"/> Dishes block access to sink, could not inspect <input type="radio"/> "S" trap <input type="radio"/> Discoloration/stains noted <input type="radio"/> Recommend sealing sink to counter connection <input type="radio"/> Restricted view below sink <input type="radio"/> Plumbing under sink: <input type="radio"/> operational <input type="radio"/> leaking noted <input type="radio"/> improper piping <input type="radio"/> corrosion Comments: _____
KITCHEN SPECIAL FEATURES <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <small>NOTE: Premises, fixtures, and contents were not inspected by testing or physical means: nor were they inspected to see if they are suitable for any particular use or future condition.</small>	<input type="radio"/> N/A <input type="radio"/> Special features not inspected <input type="radio"/> Walk-in pantry <input type="radio"/> Trash compactor: <input type="radio"/> visually operational <input type="radio"/> non-operational <input type="radio"/> Built-in blender: <input type="radio"/> visually operational <input type="radio"/> non-operational <input type="radio"/> Ice-maker line: <input type="radio"/> not tested <input type="radio"/> unable to determine <input type="radio"/> installed <input type="radio"/> Water purifier installed but is not a part of this inspection <input type="radio"/> Instant hot water maker installed but is not a part of this inspection <input type="radio"/> Soap dispenser installed but not inspected Comments: _____ <small>NOTE: Refrigerators, timers, thermostatic controls, freezers, ice makers, incinerators, microwaves, washers and dryers are not part of this inspection. Dishwashers use 15 gallons of water per load.</small>

GET SET HOME INSPECTION

Address: _____

SECTION 7	BATHROOMS <input type="radio"/> Water off <input type="radio"/> Unfinished/aging <input type="radio"/> Typical damage/wear noted																
LOCATIONS	#1: _____ #2: _____ #3: _____																
TOILETS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Rusty <small>NOTE: A filled 1 liter bottle in the tank will save about 400 gallons per year per person.</small>	<input type="radio"/> #1 date: _____ <input type="radio"/> #2 date: _____ <input type="radio"/> #3 date: _____ <table style="width:100%; border:none;"> <tr> <td style="width:33%;"></td> <td style="width:33%; text-align:center;">#1 #2 #3</td> <td style="width:33%;"></td> <td style="width:33%; text-align:right;">#1 #2 #3</td> </tr> <tr> <td><input type="radio"/> Toilet is visually operational</td> <td style="text-align:center;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> <td><input type="radio"/> Toilet is loose at</td> <td style="text-align:right;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> </tr> <tr> <td><input type="radio"/> Missing shut off</td> <td style="text-align:center;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> <td><input type="radio"/> Cracked porcelain at</td> <td style="text-align:right;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> </tr> <tr> <td><input type="radio"/> Does not flush properly at</td> <td style="text-align:center;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> <td><input type="radio"/> Moisture detected at toilet</td> <td style="text-align:right;"><input type="radio"/> <input type="radio"/> <input type="radio"/></td> </tr> </table> Comments: _____		#1 #2 #3		#1 #2 #3	<input type="radio"/> Toilet is visually operational	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Toilet is loose at	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Missing shut off	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Cracked porcelain at	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Does not flush properly at	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Moisture detected at toilet	<input type="radio"/> <input type="radio"/> <input type="radio"/>
	#1 #2 #3		#1 #2 #3														
<input type="radio"/> Toilet is visually operational	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Toilet is loose at	<input type="radio"/> <input type="radio"/> <input type="radio"/>														
<input type="radio"/> Missing shut off	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Cracked porcelain at	<input type="radio"/> <input type="radio"/> <input type="radio"/>														
<input type="radio"/> Does not flush properly at	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> Moisture detected at toilet	<input type="radio"/> <input type="radio"/> <input type="radio"/>														
SINKS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Cracked/damaged	<input type="radio"/> Plastic/marble <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> Stains/discoloration noted <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> Porcelain/steel <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> Loose/needs caulk <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> Missing shut off <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> Not fully visible <input type="radio"/> <input type="radio"/> <input type="radio"/> Comments: _____																
FAUCETS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Work hard	<input type="radio"/> Leaking noted at <input type="radio"/> Corrosion/damage noted at <input type="radio"/> Low water volume noted at <input type="radio"/> Handle(s) missing <input type="radio"/> Rusty water <input type="radio"/> Loose Comments: _____																
DRAINS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Corrosion	<input type="radio"/> Slow draining at <input type="radio"/> Restricted view below sink at <input type="radio"/> Leaking noted at <input type="radio"/> "P" type trap <input type="radio"/> Missing drain plugs <input type="radio"/> Not fully visible Comments: _____																
DOORS/COUNTERS/CABINETS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention	<input type="radio"/> Damage/deterioration noted <input type="radio"/> Moisture damage below sink <input type="radio"/> Need grout/caulking <input type="radio"/> Doors ill fitting <input type="radio"/> Typical wear noted <input type="radio"/> Suggest lock(s) Comments: _____																
ELECTRICAL <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Needs repair/upgrade <input type="radio"/> Needs more light <input type="radio"/> Not fully visible <input type="radio"/> Install GFCI	<input type="radio"/> 2-prong ungrounded outlets <input type="radio"/> 3-prong grounded outlets <input type="radio"/> 'GFCI' protection <input type="radio"/> 'GFCI' recommended <input type="radio"/> Outlet is loose/broken <input type="radio"/> No outlet found in bath <input type="radio"/> Light did not operate <input type="radio"/> Reversed polarity <input type="radio"/> Ungrounded/open ground <input type="radio"/> Loose wiring noted Comments: _____ <small>NOTE: 'GFCI' protection is for safety in wet areas, older homes will commonly not be equipped with this device.</small>																
VENTILATION <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Exhaust fan <input type="radio"/> Window(s)	<input type="radio"/> Exhaust fan <input type="radio"/> Exhaust fan has unusual noise <input type="radio"/> No/inadequate ventilation <input type="radio"/> Recommend exhaust fan <input type="radio"/> Window <input type="radio"/> Stuck/damaged window <input type="radio"/> Missing hardware <input type="radio"/> Mildew/rot noted Comments: _____																
HEAT SOURCE	<input type="radio"/> Heat source adequate <input type="radio"/> No heat source																
TUB <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Broken tile <input type="radio"/> Repair drain plug <input type="radio"/> Loose plumbing	<input type="radio"/> No tub noted <input type="radio"/> Moisture damage, floor/wall <input type="radio"/> Access panel visible <input type="radio"/> Low water volume noted <input type="radio"/> Leaking noted <input type="radio"/> Discoloration noted <input type="radio"/> Corrosion/damage noted <input type="radio"/> Need grout/caulking <input type="radio"/> Slow draining noted <input type="radio"/> No shut off noted Comments: _____																
SHOWER <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Needs curtain/door	<input type="radio"/> No shower noted <input type="radio"/> Corrosion/moisture damage <input type="radio"/> Grout/caulking needed <input type="radio"/> Low water volume noted <input type="radio"/> Loose shower head/leaks <input type="radio"/> Slow draining noted Comments: _____																

<p>SECTION 8</p>	<p>PLUMBING <input type="radio"/> Water off <input type="radio"/> Typical damage/wear noted</p>
<p>MAIN LINE</p> <p><input type="radio"/> Visually functional</p> <p><input type="radio"/> Suggest attention</p> <p>NOTE: In winter, shut off and drain exterior lines -- leave hose bibs slightly open to drain.</p>	<p><input type="radio"/> Copper <input type="radio"/> Galvanized <input type="radio"/> PVC (Check elect. ground) <input type="radio"/> Other: _____</p> <p><input type="radio"/> Municipal <input type="radio"/> Private _____' deep <input type="radio"/> Used for sprinkling only</p> <p><input type="radio"/> Water softener installed, not part of this inspection <input type="radio"/> Enclosed/nearby well</p> <p><input type="radio"/> Typical damage/wear noted <input type="radio"/> Call contractor <input type="radio"/> View blocked <input type="radio"/> Aging</p> <p>Location of point/meter/reader: _____</p> <p>Comments: _____</p>
<p>SUPPLY LINES</p> <p><input type="radio"/> Visually functional</p> <p><input type="radio"/> Suggest attention</p> <p><input type="radio"/> Aging/sweating</p> <p><input type="radio"/> Call contractor</p> <p><input type="radio"/> Not inspected</p> <p><input type="radio"/> Rusty water/pipes</p> <p><input type="radio"/> Solder noted</p> <p>NOTE: Conserve water by installing water saving devices, repairing leaks and washing full loads of clothes or dishes.</p>	<p><input type="radio"/> Copper <input type="radio"/> Galvanized <input type="radio"/> PVC <input type="radio"/> Combination <input type="radio"/> Other: _____</p> <p><input type="radio"/> Water hammer in pipes noted <input type="radio"/> Lead suspected <input type="radio"/> Unable to fully determine</p> <p><input type="radio"/> Corrosion noted: <input type="radio"/> minor <input type="radio"/> major <input type="radio"/> Leaks noted <input type="radio"/> Loose pipes/need support</p> <p><input type="radio"/> Main supply shut off: <input type="radio"/> at meter/reader <input type="radio"/> at storage tank <input type="radio"/> operational</p> <p><input type="radio"/> not visible <input type="radio"/> corrosion/rust <input type="radio"/> install <input type="radio"/> not tested</p> <p><input type="radio"/> Hose faucets: <input type="radio"/> not inspected <input type="radio"/> leaks noted <input type="radio"/> missing/broken handles <input type="radio"/> loose</p> <p><input type="radio"/> corrosion/rust <input type="radio"/> some inoperative <input type="radio"/> suggest replacement</p> <p><input type="radio"/> Volume restriction noted: minor major loss of volume when using multiple fixtures</p> <p>Comments: _____</p> <p>NOTE: Water quality is not evaluated for palatability, chemical and/or bacterial contamination. Client is advised to have well water tested now and every two years for nitrates, bacteria and other contaminants. Do not use synthetic pesticides. A leaking faucet drips about 6 gallons a day or 2,190 gallons per year.</p>
<p>SEWER LINES</p> <p><input type="radio"/> Visually functional</p> <p><input type="radio"/> Suggest attention</p> <p><input type="radio"/> No vent visible</p> <p><input type="radio"/> Call contractor</p> <p><input type="radio"/> Use septic tank treatment per label</p> <p><input type="radio"/> Exterior mounted vent</p> <p><input type="radio"/> Not inspected</p> <p>NOTE: Toilets use 5 gallons of water per flush.</p>	<p><input type="radio"/> Cast iron <input type="radio"/> Galvanized <input type="radio"/> Plastic <input type="radio"/> Combination <input type="radio"/> Other: _____</p> <p><input type="radio"/> Municipal <input type="radio"/> Aging <input type="radio"/> Septic <input type="radio"/> Not fully visible <input type="radio"/> Clean-outs visible: _____</p> <p><input type="radio"/> Leaks noted <input type="radio"/> Odor <input type="radio"/> Drywell <input type="radio"/> Open waste line <input type="radio"/> Rust/corrosion noted</p> <p><input type="radio"/> Fall may be insufficient for adequate drainage <input type="radio"/> Plumbing vents visible: _____</p> <p><input type="radio"/> Vents damaged/terminate improperly/missing <input type="radio"/> Unable to fully view vent pipes</p> <p><input type="radio"/> Need normal preventative maintenance <input type="radio"/> Unable to fully determine</p> <p>Comments: _____</p> <p>NOTE: City sewer service, septic systems and all underground pipes are not a part of this inspection. Determining future drainage and/or venting performance is also not predicted. Client is advised to inspect tank sludge levels every two years -- pump when sludge exceeds 1/3 of volume. Do not rise a garbage disposal or fertilize, drive, pave, plow or mound snow over the drain field and tank. Call the Michigan State University Cooperative extension office for septic system information. About 1/3 of the more than 12,000 gallons of water used by each American every year gets flushed.</p>
<p>FUEL SYSTEM</p> <p><input type="radio"/> Visually functional</p> <p><input type="radio"/> Suggest attention</p> <p><input type="radio"/> Aging</p> <p><input type="radio"/> Not inspected</p> <p><input type="radio"/> Visibly leaking</p> <p><input type="radio"/> Tank/lines rusting</p> <p><input type="radio"/> Tank/lines leaking</p> <p><input type="radio"/> Underground storage tank(s) noted</p>	<p><input type="radio"/> Meter/reader location: _____</p> <p><input type="radio"/> LPG/oil tank location: _____</p> <p><input type="radio"/> Not fully visible <input type="radio"/> Ask seller if fuel oil ever used <input type="radio"/> Unions noted in subarea/attic</p> <p><input type="radio"/> Lines corrosion proofed where visible <input type="radio"/> Lines not corrosion proofed</p> <p><input type="radio"/> Brass/copper/plastic pipe noted <input type="radio"/> Pipe not 6" above ground</p> <p><input type="radio"/> No shutoff provided at: _____</p> <p><input type="radio"/> Gas not on at inspection, suggest gas company light and test all gas appliances</p> <p>Comments: _____</p> <p>NOTE: Pipe condition is viewed above ground; underground piping cannot be judged. Pipes inside walls cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing. Replace storage tanks every 15 years.</p>
<p>WATER HEATER</p> <p><input type="radio"/> Visually functional</p> <p><input type="radio"/> Suggest attention</p> <p><input type="radio"/> Wiring problems</p> <p><input type="radio"/> Remortar chimney</p> <p><input type="radio"/> Improper vent rise</p> <p><input type="radio"/> Not fully visible</p> <p><input type="radio"/> Not inspected</p> <p><input type="radio"/> At or beyond life expectancy (7-12 yrs.)</p> <p><input type="radio"/> Weak draft noted</p> <p><input type="radio"/> Data not visible</p> <p><input type="radio"/> Needs replacement</p> <p><input type="radio"/> Enclose 220 line(s)</p> <p>BTU rating: _____</p>	<p><input type="radio"/> Gas <input type="radio"/> Oil <input type="radio"/> Electric <input type="radio"/> Indirect-fired <input type="radio"/> Other: _____</p> <p><input type="radio"/> Name: _____ <input type="radio"/> Capacity: _____</p> <p><input type="radio"/> Model #: _____ <input type="radio"/> Serial #: _____</p> <p>Location: <input type="radio"/> basement <input type="radio"/> utility room <input type="radio"/> other: _____</p> <p><input type="radio"/> Not on -- Could not inspect <input type="radio"/> Loose <input type="radio"/> Corrosion <input type="radio"/> Leaks noted</p> <p><input type="radio"/> Pressure relief valve noted, not tested <input type="radio"/> Rusting <input type="radio"/> Draft hood appears adequate</p> <p><input type="radio"/> Install 3/4" overflow pipe from TPR valve to within 6" above floor <input type="radio"/> Aging</p> <p><input type="radio"/> Thermal blanket: <input type="radio"/> installed <input type="radio"/> not installed <input type="radio"/> suggested <input type="radio"/> Reversed connection</p> <p><input type="radio"/> Vent flue: <input type="radio"/> adequate <input type="radio"/> damaged/disconnected <input type="radio"/> loose <input type="radio"/> repair <input type="radio"/> rusting</p> <p><input type="radio"/> Water shutoff valve: <input type="radio"/> installed <input type="radio"/> missing/broken <input type="radio"/> corrosion noted <input type="radio"/> repair</p> <p>Comments: _____</p> <p>NOTE: Estimate of remaining life is not a part of this inspection. Solar systems are not a part of this inspection. Saunas, hot tubs, whirlpool baths, bidets and laundry tubs are not inspected even to see if they are currently functional unless specifically noted on the contract. We do not inspect (for) lead, waste disposal systems, springs, drain fields, cesspools, sump pumps, conditioners, well and septic systems, exterior soil lines and/or any water condition. Showers use 5 gallons of water per minute, washers use 30 gallons per load and dishwashers use 15 gallons per load. Suggest draining tank 3-4 times a year. Reversed connection?: Touch a pipe 4' away and compare with hot outlet on top.</p>

GET SET HOME INSPECTION

Address: _____

SECTION 9	ELECTRICAL/AIR CONDITIONING	Typical damage/wear noted
SERVICE <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Enclose SE cable <input type="radio"/> Power lines visible <input type="radio"/> Call power company	<input type="radio"/> Overhead <input type="radio"/> Underground <input type="radio"/> 110V <input type="radio"/> 220V <input type="radio"/> 2-wire inlet service <input type="radio"/> 3-wire inlet service <input type="radio"/> Seal wall <input type="radio"/> Loose, frayed, too close to ground or through trees Comments: _____ NOTE: The inspector does not inspect any auxiliary systems, e.g., antennas, sprinklers, swimming pool and hot tub wiring, timers, etc. Nor do they remove panels, covers or plates or dismantle any electrical device or control. All fluorescent light ballasts should be inspected by buyer to see if they contain PCB's. Only 3-wire inlet service provides 110/220 volts.	<input type="radio"/> Breakers <input type="radio"/> Fuses <input type="radio"/> Have contractor evaluate Meter location: _____
MAIN PANEL <input type="radio"/> Visually functional <input type="radio"/> Needs repair/upgrade <input type="radio"/> View blocked <input type="radio"/> Aging/rusting/marginal	<input type="radio"/> Location: _____ Amps # of 110 circuits: _____ # of 220 circuits: _____ # of GFCI circuits: _____ <input type="radio"/> Not adjacent to meter <input type="radio"/> More than six breakers with no main shutoff <input type="radio"/> Install Comments: _____ NOTE: Six of fewer breakers usually do not require a main breaker/disconnect. Do not padlock box.	
SUB PANEL(S) <input type="radio"/> Visually functional <input type="radio"/> Need repair/removal <input type="radio"/> None visible	Location: _____ Amps # of 110 circuits: _____ # of 220 circuits: _____ # of GFCI circuits: _____ <input type="radio"/> Fused switches visible <input type="radio"/> More than six breakers with no main shutoff <input type="radio"/> Install Comments: _____	
MAIN & SUB PANEL NOTES <input type="radio"/> Have contractor evaluate/repair <input type="radio"/> System visually in safe operating condition and adequate for improvements -- <input type="radio"/> after minor repairs	<input type="radio"/> "Piggy-backed" breakers noted <input type="radio"/> View blocked <input type="radio"/> Visible grounding system present <input type="radio"/> Breaker is off at main/sub panel <input type="radio"/> Visible empty circuit locations <input type="radio"/> Loose/missing clamp at water line or ground rod <input type="radio"/> Visible over-fusing <input type="radio"/> Aluminum/improper/abandoned wiring visible <input type="radio"/> Amateur workmanship <input type="radio"/> Unprotected panel openings/missing covers/plates <input type="radio"/> Need to bond water meter/ground <input type="radio"/> Electrical system appears outdated by today's standard, upgrade should be considered Comments: _____ NOTE: Breakers should be turned off and on every 6 months to keep the springs limber and contacts free of oxides. GFCI's should be exercised monthly. Each year there are about 46,000 fires due to electrical problems.	
SWITCHES & OUTLETS <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Need upgrade <input type="radio"/> Rusting fixtures <input type="radio"/> Suggest more outlets <input type="radio"/> Suggest more light <input type="radio"/> Missing bulbs <input type="radio"/> Burned out bulbs <input type="radio"/> Missing light covers <input type="radio"/> Cracked covers <input type="radio"/> Pull chains <input type="radio"/> Knob & tube wiring NOTE: Not all fixtures, switches & outlets are tested -- just a representative sample. Covers are not removed.	<input type="radio"/> Some grounded 3-prong outlets did not appear to be properly grounded <input type="radio"/> Outlets reversed <input type="radio"/> Ungrounded 2-prong outlets <input type="radio"/> Suggest wall switches <input type="radio"/> Less than one outlet per wall <input type="radio"/> 'GFCI' recommended on outlets at: <input type="radio"/> exterior <input type="radio"/> garage <input type="radio"/> bathrooms <input type="radio"/> kitchen <input type="radio"/> Reverse polarity noted at: _____ <input type="radio"/> Open ground noted at: _____ <input type="radio"/> Loose/damaged outlet at: _____ <input type="radio"/> 'GFCI' not operational at: _____ <input type="radio"/> Light not operational at: _____ <input type="radio"/> Improper wiring noted at: _____ <input type="radio"/> Exposed splices noted at: _____ <input type="radio"/> Junction box missing covers at: _____ <input type="radio"/> Missing/damaged cover/switch plates noted at: _____ <input type="radio"/> Occupants' belongings prevent testing of all outlets and switches <input type="radio"/> Recommend all loose/exposed wiring be properly protected/covered or enclosed <input type="radio"/> Extension cords over 6' long used, recommend replacement with permanent wiring <input type="radio"/> Problems with service entry cable, 220 and/or main power lines visible Comments: _____	
CENTRAL AIR CONDITIONING <input type="radio"/> Visually functional <input type="radio"/> Suggest attention <input type="radio"/> Would not activate <input type="radio"/> Call contractor <input type="radio"/> Duplex <input type="radio"/> Not fully inspected <input type="radio"/> None noted <input type="radio"/> Data not visible <input type="radio"/> At or beyond life expectancy NOTE: Requires 6,000 volts minimum.	Brand name: _____ Factory charge: _____ lbs. _____ oz. Serial #: _____ Refrigerant type: R-22 R-12 Condenser location: _____ (Should be covered in winter and elevated above grade.) <input type="radio"/> 110 Volt <input type="radio"/> 220 Volt <input type="radio"/> Electric <input type="radio"/> Gas (not inspected) <input type="radio"/> Iced up <input type="radio"/> Dirty/rusty <input type="radio"/> No power, unable to test <input type="radio"/> Air temperature below 65, unable to test at this time <input type="radio"/> Damage/deterioration noted <input type="radio"/> Recommend clearing foliage from unit <input type="radio"/> Electrical disconnect present <input type="radio"/> No disconnect, recommend disconnect at unit <input type="radio"/> Improper wiring/grounding <input type="radio"/> Airflow through unit must be unobstructed <input type="radio"/> Unit makes unusual noise during operation, recommend further evaluation <input type="radio"/> Aging <input type="radio"/> Recommend yearly servicing system and checking freon level <input type="radio"/> Ask seller age of unit Comments: _____ NOTE: The inspector does not perform pressure tests oil coolant system or inspect condensate, freon lines or compressors; therefore, no representation is made regarding coolant charge or line integrity.	

SECTION 10 HEATING No fuel Headaches, tired or smell gas? -- call gas company immediately!

Visually functional Not inspected Leaking oil tank(s) Loose wiring Aging/damage/defects noted
 Location: basement attic hall closet other: _____
NOTE: If heater/furnace/space heater is located in the living area, we recommend evaluation by a qualified heating contractor for sizing and combustion air.
 Type of heating unit: forced air gravity floor wall boiler other: _____
 Fuel type unit: natural gas electric propane oil other: _____
 Approximate BTU's: input: _____ output: _____ n/a Carbon monoxide
 Typical wear/damage noted Noisy Unable to inspect/start Electric ignition malfunction
 Model #: _____ Visibly leaking Thermostat operational At or beyond life expectancy
 Name: _____ Pilot not lit Suggest yearly cleaning Have contractor evaluate
 Serial #: _____ Rusting/dirty Direct drive Fan belt (older unit): _____
NOTE: Inspector does not light pilots. If pilots are "off," a full inspection is not possible. It is suggested that heating systems be activated and fully inspected **PRIOR TO CLOSE OF ESCROW**, and yearly thereafter. We do not evaluate drafts nor conduct any in-depth heat loss analysis.

VENTING
 Gas odor noted -- warm chimney or inversion suspected
 Visually functional Not fully inspected Vent damper visible
 Damage/deterioration noted Partial or obstructed view Soot/rust noted
 Furnace vent not on top Improper vent rise Remortar chimney

COMBUSTION AIR
 Increase ventilation
 Appears adequate Install louvered door/vent Not fully inspected
 Have contractor evaluate Suggest installing carbon monoxide detector
NOTE: Over 200 Americans die each year from carbon monoxide poisoning. Protect your family with a detector.

AIR PLENUM
 Rusty/dented cabinet
 Appears adequate Not fully inspected N/A
 Damage/deterioration noted Asbestos-like material noted

AIR FILTERS
 Electronic Not fully inspected
 Disposable Reusable No filters Size: _____
 Missing/damaged/in accessible Suggest routine cleaning/changing filter
NOTE: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.

BURNERS
 View obstructed
 Burner flame(s) appear(s) typical Not fully inspected Smoke test
 Unusual flame pattern noted Electronic inspection CO detector
 Rust/soot/charring noted Closed system/not inspected Leaks found
Caution: A heat exchanger could, theoretically, develop a crack 10 minutes after it is examined/installed.
NOTE: The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only visually be done by dismantling the unit. Nor does he inspect for holes in stack pipes. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible.

DUCTS/ AIR SUPPLY/ STEAM PIPES
 Gravity heat vents noted No ducts noted
 Visually functional Not fully inspected Partial or obstructed view
 Rust/deterioration/corrosion noted In slab Vent terminates below/near window
 Damaged/crushed/disconnected ducts noted Asbestos-like material noted
 Registers damaged/missing/smoke stained Deteriorated wrappings
NOTE: Asbestos in materials have been corn in only used in it eating systems. Determining the presence of asbestos or other toxins can **ONLY** be performed by laboratory testing and is beyond the scope of this inspection. Advice in handling asbestos and product safety can be obtained by calling the Consumer Product Safety Commission @ 1-800-638-CPSC.

NORMAL CONTROLS
 Install SSU switch
 Visually functional Millivolt generator Off and on test only
 Would not activate Aging Thermostat broken/loose
 Suggest moving thermostat to a more central location Not fully inspected
NOTE: Thermostats are not checked for calibration or timed functions; nor are boiler water feeds inspected.

GENERAL SUGGESTIONS
 Ask age of unit
 Note: System should be inspected/cleaned each season.
 Suggest cleaning/servicing blower motor, pilot, vent system, burners, housing, etc.
 Heater makes unusual noise during operation. Suggest further evaluation
 Leakage noted at boiler/radiator/pipe fittings Did not inspect all rooms
 Unable to locate heat source/cold air returns in all rooms Disconnect humidifier

GENERAL NOTES

NOTE: The inspector does not remove covers, control panels or dismantle any equipment, controls or gauges or inspect any heating system accessories, e.g., humidifiers, air purifiers, motorized dampers and/or heat reclaimers or similar devices nor evaluate efficiency or adequacy. Inspection also does not cover heat pumps, solar or electrical heaters, wood stoves or fireplaces unless specifically noted on the contract (see General Notes). Some symptoms of carbon monoxide poisoning include weakness, dizziness, nausea, vomiting, reddening of skin and/or lips and ear lobes turn blue.

SECTION 11

VISIBLE WOOD DESTROYING INSECT INSPECTION

Inspector: _____ Agent: _____ Charge: _____
Access: keybox door open inspector locked all doors no one here at time of inspection
 owner home left open other: _____

Owner: _____ Date: _____

Special notes/instructions: _____

Buildings inspected: house garage attached detached other: _____

Type of visual inspection: real estate guaranteed \$25 billing charge quote other: _____

Exterior: brick block stucco asphalt wood aluminum vinyl other: _____

Foundation: concrete block open block brick rubble other: _____

Customer sightings: _____

Inspection (pre)treatment history: _____

Drill marks visible Smelled chemical/odor Owner made treatment(s) Stored pesticide containers

Patch open drill holes Rodent bait/traps visible Other: _____

Basement: _____ % Slab: _____ % Crawl space: _____ % Crawl has access panels Dirt floors

Inaccessible areas: attic(s) crawl(s) porch(s) cathedral ceilings locked area(s) finished slab(s)

Home: finished furnished stored material cluttered

Basement: finished furnished stored material cluttered sills covered/insulated

Garage: finished furnished stored material cluttered not inspected

_____ finished furnished stored material cluttered

Snow/leaf cover Painted/carpeted porches/steps/floors Subflooring covered Other: _____

Visible earth/wood contacts: not inspected house garage shed(s) deck(s)

outbuildings foam insulation bark/chips fencing porch(s) step(s)

basement window(s) flower boxes misc. wood crawl(s) edging firewood

retaining walls railroad ties Other: _____

NOTE: Get Set recommends earth/wood contacts be corrected and all branches that touch/overhang buildings be trimmed to prevent insect access.

Inspector's findings: no visible evidence of wood destroying insects did not inspect for rot/water/fungus damage

Visual evidence of termites: active inactive previously treated **NOTE: A mature colony of 60,000 termites will only eat the equivalent of 2 to 4 feet of 20-inch board per year.**
powder post beetles: active inactive previously treated
carpenter ants: active inactive previously treated

in the following areas: _____

Customer preferred us to: refer to another company quote: _____ update spot treat
 inside outside completely treat use sodium borate use boric acid use: _____

comments: _____

Miscellaneous corrections that should be made to avoid problems/infestation(s): not inspected

replace all damaged wood with pressure treated or sodium borate treated wood remove carpet

remove stored firewood suggest dehumidifier repair cracked concrete

cement open blocks/drill holes remove debris on roof move well

trim branches that touch/overhang buildings vent/dig out/cover crawls open sillboxes/sole plates

NOTE: It is recommended that all moisture problems, conditions conducive to infestation and cracked concrete be repaired as needed.

Problems that prohibit/limit treatment effectiveness/ safety: not inspected

faulty grades/Michigan basement visible moisture penetration enclosed sump pump

ground water problems suspected visible construction problems rubble foundation

secondary moisture problems suspected cracked slab/foundation block walls

heat ducts in slab(s) in crawl plenum air space sill plates covered

wood floors over slab(s) too cold soil frozen/wet

enclosed/nearby well/cistern no water/electricity other: _____

health problems: over 60 under 1 pregnant breathing problems other: _____

The following visible wood destroying insect damage observed may structurally affect the load bearing capacity and should be: evaluated by a qualified engineer repaired by a licensed contractor not inspected for location(s): _____

NOTE: This visual wood destroying insect inspection only covers the readily accessible areas of the property and specifically excludes all attics, crawl spaces, finished, hidden, obstructed and/or enclosed areas which prohibit physical entry. The inspection also does not include any items, components or areas which were obstructed or inaccessible at the time of inspection. This is not a warranty or guarantee as to the absence of wood destroying insects, concealed structural, cosmetic or any other damages whatsoever. Get Set in no way is liable/responsible for any subsequent repairs, damages or treatment(s). Please confer with seller as to any known history of inspection(s), infestation(s), (pre)treatment(s), damage(s) and/or repair(s). Before Get Set makes any treatment, all conditions conducive to infestation and other problems should be corrected at owner's expense and a chemical release should be signed. Have person at inspection sign here: _____

Debugging Our Schools

Current public health and environmental issues focus on the effects of indoor pollutants such as lead, radon, chemical emissions from new carpeting, cigarette smoke, asbestos, and especially pesticides (poisons) on human health. Concern for children's safety is at an all-time high. Environmental pollution and child safety concerns motivate parents to hold school administrators accountable for all uses of pesticides (poisons) in schools and for the overall, in-school safety of their children.

Parents' expectations relative to pests and pesticides (poisons) drive the efforts of elected officials, school administrators, and the pest control industry to institute IPM in schools. They expect school administrators to make responsible IPM decisions-those that include pesticide use, as well as those that don't.

The following information is from a Purdue survey of parents of children attending an Indiana elementary school. The school selected was typical of many of Indiana's 1905 public schools in enrollment and building age. The elementary school administration provided names and addresses of 390 families, and each was mailed a survey questionnaire, cover letter, and return envelope.

Pests. Parents overwhelmingly agreed that maintaining a pest free school was important. More than half of the parents perceived that the elementary school had pest problems, although most believed the problems were slight. Forty-one percent of the parents reported that their children complained about roaches and wasps found in classrooms and lunchrooms and on playgrounds.

Pesticides. Parents were concerned about health risks associated with the use of pesticides (poisons) in their children's school. Nearly forty percent believed their children were exposed to pesticides (poisons) while on school property, although the level of student exposure was considered low.

The use of pesticides (poisons) indoors was of greater concern than outdoor use, and parents were more concerned about exposure by inhalation than by skin contact. The acceptance of pesticide use in the school was pest specific: the more serious they perceived the pest the more receptive they were to chemical use. The parents agreed that pesticides (poisons) should be used only as a last resort and that, when pesticides (poisons) are used, only certified pest control operators should apply them.

Pest Control. Parents believed that (any) pest sightings should (all) be documented, and they expected records to be kept of all pesticide (poison) applications made at the school. Parents thought school administrators should notify them of impending applications and oversee the posting of pesticide (poison) warning signs following applications-both indoors and out. Parents expected information, documentation, and communication on all pesticide (poison) decisions made by school officials, and they insisted that the school's pest management policies be available to the public.

Those implementing pest management programs in Indiana public schools must remember that success will hinge on fulfilling the expectation of parents that a pest-free environment be provided for their children. The results of this study were quite clear: Regardless of the sociodemographic considerations - gender, age, education, income - parents expect a pest-free environment and reduced pesticide (poison) use in schools.

Source: Debugging Our Schools: Can We Meet Parental Expectations?
Tim Gibb, IPM in schools research at Purdue University.

*Reprinted from: The Label, Purdue Pesticide Programs

The federal EPA has a 155-page guideline booklet entitled "Integrated Pest Management in Schools, A How-to Manual" as well as a smaller booklet entitled, "Pest Control in the School Environment: Adopting Integrated Pest Management." See <http://www.epa.gov/pesticides/ipm> and <http://www.epa.gov/schools>.

Charles B. Mayo once said, "That which can be foreseen can be prevented." The Author would add, "only if the **'regulators'** will allow you to do so."

“The only thing that does not forget is a properly filled out report, carefully filed away.”- S.L.T.

Proof Positive Why Pesticide POISONS Should Never Be Used in Schools

Girl’s Illness Traced to ‘Toxic’ School - Some Doctors Alarmed by Hidden Chemicals at Schools - Oct. 11, 2005

Kellianne King was a healthy, vibrant little girl until she started preschool. That’s when she started to suffer from headaches, sinus infections, chest pains and seizures, says her mother, Kathy King. It was a heart-wrenching time for the family. “She would stand on her bed and she would just scream, **‘You have to — you have to help me. Someone has to help me.’** And we couldn’t do anything,” King said. And Kellianne, now 13, couldn’t enjoy many of the pleasures of being a kid. “I feel like I didn’t get to do much,” she said. “I mean, I can ride a bike and read a book now but when I was little, I never got to do that. I learned how to do those things much later. So it was hard.” No one, it seemed, could figure out what was making the little girl so sick. “We took her to all the best doctors and they were just perplexed by her,” King said. “They really just couldn’t pinpoint what was wrong,”

Mystery Illness Revealed

When Kellianne was in the first grade, her parents learned the painful truth: There were serious air quality problems in her school that had sickened dozens of students and teachers. “I was shocked that the only place, the only place I trusted to leave her was what was making her sick,” said King. Dr. Phillip Landigan chairs the Department of Community and Preventative Medicine at Mt. Sinai School of Medicine in New York. He is one of many doctors alarmed by hidden toxins in schools. “Today, too many chemicals are put into schools that have never been tested for the possible impacts they have on young children,” Landigan said.

Simple leaks can breed deadly mold behind walls and trigger an asthma attack; pesticides used to kill insects and weeds can damage a child’s developing nervous system, lowering IQ and affecting attention span.

“Children live down on the floor,” Landigan said. “They crawl on the rug. They’re constantly putting their little fingers in their mouths. And all of those actions increase the child’s exposure.”

Alarming School Experiment

Just how quickly kids get exposed to toxins in school became clear when “Good Morning America” conducted an experiment in a classroom at P.S. 8 in New York.

First, we applied Glo-Germ, a non-toxic powder only visible under ultra-violet light, in areas where pesticides are most likely to be sprayed or to settle, like baseboards, windowsills and desktops. Then we invited the kids to play. After only 20 minutes, we showed them the stunning results. Using UV light, we found traces of Glo-Germ all over their clothes, hands and faces. “It was actually scary to see how germs can spread, toxins can spread all over the place,” said teacher Olivia Ellis.

Kids spend nearly 90 percent of their time indoors. Yet there are no specific federal requirements limiting the use of toxins, such as pesticides, in schools, which is why it often takes teamwork to get a school to clean up its act and its air.

Patricia Berkey is the principal of Hastings Elementary School in Massachusetts, where Kellianne attended school and was exposed to toxins. “I think families need to feel comfortable when they send their children off to school that they’re sending their children to a safe and healthy environment,” Berkey said. That school took action and, nine years later, Hastings is an award-winning example of a healthy environment school. A health and safety team, composed of Berkey, a parent, teacher, school nurse and maintenance technician, regularly inspects the entire school looking for leaks, dirty ventilation filters and making certain that only non-toxic cleaners are being used in the classrooms.

“It’s a really good feeling to know that if you take a little time out locally in your schools that the impact can be really far-reaching,” said King. How far-reaching? Thanks to King and other parents’ efforts, every school in her district has similar toxin-fighting teams, protecting the health of some 3,500 students — including Kellianne. “I feel very proud to have a mom that would do that for her kid instead of just giving up and saying, ‘Oh well, I can live with them being like this forever,’” Kellianne said. “Just fighting. Also, not just for me but for other kids.”

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Life has an “if” in it. If something is broken, fix it. If you do not know how, learn. If you are not willing to learn, do not complain about it. If it truly cannot be fixed, then accept it and move on.

“If people let the government decide what foods they eat and what medicines they take, their bodies will soon be in as sorry a state as the souls that live under tyranny. — Thomas Jefferson

Did you know that for every letter the government receives it equates it to equal 1000 voices?

“It is an ill plan that cannot be changed.” — Latin Proverb

“A good plan is like a road map; it shows the final destination and usually the best way to get there.” — H. Stanley Judd

“He who fails to plan, plans to fail.” — Italian Proverb

All truth passes through 3 stages:

1st: It is ridiculed.

2nd: It is violently opposed.

3rd: It is accepted as self-evident. — Arthur Schopenhauer

