

**GUEST HOUSE STANDARD REPORT**

REFRIGERATOR:

GE / KA / SUBZ / HOTPT / AMANA / FRIG / WHRL / KEN / W-WEST / ROPER / JENN-AIR  
M-CHEF

MODEL: \_\_\_\_\_  
CAPACITY: (APPROXIMATELY) \_\_\_\_\_  
ICE MAKER: \_\_\_WORKING / NOT WORKING / NONE / NOT IN SVC / NOT VERIFIED / UN  
ICE DISPENSER: \_\_\_\_\_  
ICE CRUSHER: \_\_\_\_\_  
WATER DISPENSER: \_\_\_\_\_  
NICHE LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING  
BOX LIGHT: \_\_\_\_\_ WORKING / NOT WORKING / UN  
BOX GASKET: \_\_\_\_\_ GC / FAIR / OLD / WORN / TORN / NFA  
BOX CASE: \_\_\_\_\_ GC / FAIR / POOR / RUSTY / WORN / NFA / NSW  
COOLING COILS: \_\_\_\_\_GOOD / FAIR CONDITION / DIRTY-DUSTY / NEED CLEANING  
UNIT WORKING AT TIME OF INSPECTION..  
EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

RANGE/  
WALL OVEN:

GE / KA / HOTPT / AMANA / FRIG / WHIRL / KENMORE / W-WEST / ROPER / JENN-AIR  
ASKO / MIELE / DACOR / GAGGENAU / TAPPAN / THERM / UNKNOWN

MODEL: \_\_\_\_\_  
SURFACE ELEMENTS / BURNERS (4) (5) (6): \_\_\_\_\_  
UPPER BROIL ELEMENT: \_\_\_\_\_  
UPPER BAKE ELEMENT: \_\_\_\_\_  
UPPER OVEN LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN  
UPPER OVEN GASKET: \_\_\_\_\_ GC / FAIR / POOR / WORN / TORN / NFA  
UPPER OVEN CASE: \_\_\_\_\_ GC / FAIR / POOR / WORN / RUSTY / NFA / NSW  
LOWER BROIL ELEMENT: \_\_\_\_\_  
LOWER BAKE ELEMENT: \_\_\_\_\_  
LOWER OVEN LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN  
LOWER OVEN GASKET: \_\_\_\_\_ GC / FAIR / WORN / POOR / TORN / NFA / NSW  
LOWER OVEN CASE: \_\_\_\_\_ GC / FAIR / POOR / WORN / RUSTY / NFA / NSW  
SURFACE LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN  
CLOCK: \_\_\_\_\_  
TIMER: \_\_\_\_\_  
EXHAUST FAN: (1, 2, V SPEED); WORKING AT INSPECTION \_\_\_\_\_  
TYPE: RECIRCULATING / EXTERIOR VENTING / DUCT NEEDS SEALING  
UNIT WORKING AT TIME OF INSPECTION.  
EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

SELF-CLEAN OVEN: HOME CHECK SYSTEMS, INC. DOES NOT VERIFY THIS FEATURE.

COOK TOP:

GE / KA / HOTPT / WHIRL / KENMORE / JENN-AIR / MIELE / DACOR / GAGGENAU /  
THERM

MODEL: \_\_\_\_\_  
SURFACE ELEMENT (2) (4) (5) (6): \_\_\_\_\_  
GRILL ELEMENT (1) (2): \_\_\_\_\_  
EXHAUST FAN: (1, 2, 3, V SPEED); WORKING AT INSPECTION \_\_\_\_\_  
EXHAUST DUCT: GC / NEEDS RESEALING \_\_\_\_\_  
UNIT WORKING AT TIME OF INSPECTION.  
EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

HOOD:

GE / WHIRL / KENMORE / MIELE / DACOR / GAGGENAU / THERM / BEST /  
BROAN / NUTONE / RANGAIR / VENT-A-HOOD / UNKNOWN

MODEL: \_\_\_\_\_

FAN: (1, 2, 3, V SPEED); WORKING AT INSPECTION \_\_\_\_\_

LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN

TYPE: RECIRCULATING / EXTERNAL VENTING / NEEDS SEALING

UNIT WORKING PROPERLY AT TIME OF INSPECTION.

WORN / NOISY BEARINGS.

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_

ROUTINE MAINTENANCE \_\_\_\_\_

NOT OPERATING \_\_\_\_\_

EXHAUST FAN:

GE / WHIRL / KENMORE / MIELE / DACOR / GAGGENAU / THERM / BEST /  
BROAN / NUTONE / RANGAIR / VENT-A-HOOD / UNKNOWN

MODEL: \_\_\_\_\_

FAN: (1, 2, 3, V SPEED); WORKING AT INSPECTION \_\_\_\_\_

LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN

TYPE: RECIRCULATING / EXTERNAL VENTING / NEEDS SEALING

UNIT WORKING PROPERLY AT TIME OF INSPECTION.

WORN / NOISY BEARINGS.

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE - (UNIT ONLY) \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_

ROUTINE MAINTENANCE \_\_\_\_\_

NOT OPERATING \_\_\_\_\_

MICROWAVE:

GE / KA / HOTPT / FRIG / WHIRL / KENMORE / JENN-AIR / PANAS / QUASAR /  
SANYO / SHARP

MODEL: \_\_\_\_\_

TIMER: \_\_\_\_\_

CASE: \_\_\_\_\_ GC / FAIR / OLD / WORN / POOR / NFA / NSW

Pg. 3

LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN

SURFACE LIGHT: \_\_\_\_\_ NONE / WORKING / NOT WORKING / UN

VENT: \_\_\_\_\_ EXTERIOR VENTING / RECIRCULATING VENTING / DUCT LEAKING

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_

ROUTINE MAINTENANCE \_\_\_\_\_

NOT OPERATING \_\_\_\_\_

DISPOSAL:

GE / KA / FRIGIDAIRE / JENN-AIR / MAYTAG / ISE / WASTE KING / SEARS / ACE  
/ EMERSON

MODEL: \_\_\_\_\_

H.P.: \_\_\_\_\_ 1/4 / 1/3 / 1/2 / 5/8 / 3/4 / 1

UNIT WORKING PROPERLY AT INSPECTION TIME.

EQUIPMENT IS \_\_\_\_\_ OLD / RUSTY / ORIGINAL / RATHER NEW / REPLACEMENT /  
NOISY / BADLY WORN

EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

CHOPPER BASKET IS RUSTY.

NORMAL FOR AGE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_

ROUTINE MAINTENANCE \_\_\_\_\_

NOT OPERATING \_\_\_\_\_

KITCHEN SINK:

PORC-CI / PORC-STEEL / STAINLESS STEEL / CORIAN / QUARTZ / AMERICAST /  
COMPOSITE

BOWL: GC / FAIR / POOR / CHIPPED / RUSTY / WORN SURFACE / NFA / NSW

FAUCET: GC / FAIR / OLD / NOL / LKS AT STEM / NFA \_\_\_\_\_

SPRAY: NONE / WINSP / NOT WK / LKS / NOT WK PROP / WEAK FLOW \_\_\_\_\_

CUT-OFFS: FROZEN / WINSP / STIFF / OLD / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C

WATER DISPENSER: WINSP / NOT WK / LKS / FILTERED \_\_\_\_\_  
DRAIN: GC / NOL / OLD / CORRODED / LKS / COULD LEAK AT ANYTIME \_\_\_\_\_

DISHWASHER:

GE / KA / HOTPT / FRIG / WHIRL / KENMORE / ROPER / JENN-AIR / ASKO /  
MIELE / THERM / MAYTAG / ISE / BOSCH  
MODEL: \_\_\_\_\_  
CYCLES: \_\_\_\_\_  
CASE LINER: PORC / VINYL / S-S ; GC / FAIR / POOR / RUSTY / STAINS / NFA / NSW  
COULD LEAK AT ANYTIME DUE TO CONDITION. / UNSATISFACTORY  
RACK: GC / FAIR / MINOR RUST / RUSTY / NFA \_\_\_\_\_  
SOAP DISPENSER: WINSP / NOT WK \_\_\_\_\_  
GASKET: GC / FAIR / POOR / WORN / OLD / NFA \_\_\_\_\_  
ELEMENT: \_\_\_\_\_  
UNIT WORKING AT TIME OF INSPECTION.  
EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT  
EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

WET BAR:

FIBERGLASS / STAINLESS STEEL / PORCELAIN / CORIAN / CM / BRASS / CERAMIC  
BOWL: GC / FAIR / POOR / CHIPPED / NFA / NSW \_\_\_\_\_  
FAUCET: GC / FAIR / POOR / NOL / LEAKING / NFA \_\_\_\_\_  
DRAIN: GC / OLD / NOL / CORRODED / LEAKING \_\_\_\_\_  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C

MASTER BATH:

LAVATORY (2): PORC / PORC-STEEL / CERAMIC / CM / CO / CORIAN / CHINA / WALL-  
HUNG / PEDESTAL  
BOWL (2): GC / FAIR / POOR / WORN / CHIPPED / RUSTY / NFA / NSW \_\_\_\_\_  
FAUCET (2): GC / FAIR / POOR / OLD / NOL / LEAKING / NFA \_\_\_\_\_  
DRAIN (2): GC / FAIR / POOR / OLD / CORRODED / NOL / LEAKING / COULD  
LEAK AT ANYTIME  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C  
TOILET: \_\_\_\_\_ LOOSE AT BASE / NOT GROUTED / UNSATISFACTORY  
DEFECTIVE BALLCOCK / FLUSH VALVE  
NO LEAKS / NO CRACKS  
TOILET CUT-OFFS: FROZEN / WINSP / OLD / STIFF / LKS WHEN ACTIVATED /  
DEFECTIVE  
BIDET: \_\_\_\_\_ LOOSE AT BASE / NOT GROUTED / UNSATISFACTORY  
NO LEAKS / NO CRACKS  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C  
SHOWER: CM / TILE / FIBERGL / MARBLE / GC / NFA / NSW \_\_\_\_\_  
TUB: PORC / FIBERGL / CM / GC / FAIR / WORN GLAZE-PORC CHIPPED / NFA / NSW  
TUB/SHOWER VALVE: NOL / STEM LEAKS / STIFF / LOOSE AT MOUNT \_\_\_\_\_  
ENCLOSURE: NONE / GC / OLD / ORIGINAL / LEAKING / NFA \_\_\_\_\_  
SPA: WINSP / NOT WK \_\_\_\_\_  
FLOORING: TILE / VINYL / CARPET / MARBLE ; GC / NFA / NSW \_\_\_\_\_  
FAN: \_\_\_\_\_ (RECIRCULATING TYPE)  
LIGHTS: \_\_\_\_\_ WORKING / NOT WORKING / UN  
HEAT LAMP: \_\_\_\_\_  
HEATER: \_\_\_\_\_

NOTE: IT IS UNKNOWN IF THIS SHOWER PAN / TUB SURROUND OR ANY OF ITS  
COMPONENTS LEAK.  
THIS SURROUND / PAN IS SUSPECTED TO BE LEAKING. UNSATISFACTORY.  
LATENT DAMAGE IS A POSSIBILITY.

POWDER ROOM:

LAVATORY (2): PORC / PORC-STEEL / CERAMIC / CM / CO / CORIAN / CHINA / WALL-  
HUNG / PEDESTAL  
BOWL (2): GC / FAIR / POOR / WORN / CHIPPED / RUSTY / NFA / NSW \_\_\_\_\_  
FAUCET (2): GC / FAIR / POOR / OLD / NOL / LEAKING / NFA \_\_\_\_\_  
DRAIN (2): GC / FAIR / POOR / OLD / CORRODED / NOL / LEAKING / COULD  
LEAK AT ANYTIME  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED

DEFECTIVE / H-C  
TOILET: \_\_\_\_\_ LOOSE AT BASE / NOT GROUTED / UNSATISFACTORY  
DEFECTIVE BALLCOCK / FLUSH VALVE  
NO LEAKS / NO CRACKS

TOILET CUT-OFFS: FROZEN / WINSP / OLD / STIFF / LKS WHEN ACTIVATED /  
DEFECTIVE  
FLOORING: TILE / VINYL / CARPET / MARBLE ; GC / NFA / NSW \_\_\_\_\_  
FAN: \_\_\_\_\_ (RECIRCULATING TYPE)  
LIGHTS: \_\_\_\_\_ WORKING / NOT WORKING / UN

GUEST BATH:

LAVATORY (2): PORC / PORC-STEEL / CERAMIC / CM / CO / CORIAN / CHINA / WALL-  
HUNG / PEDESTAL  
BOWL (2): GC / FAIR / POOR / WORN / CHIPPED / RUSTY / NFA / NSW \_\_\_\_\_  
FAUCET (2): GC / FAIR / POOR / OLD / NOL / LEAKING / NFA \_\_\_\_\_  
DRAIN (2): GC / FAIR / POOR / OLD / CORRODED / NOL / LEAKING / COULD  
LEAK AT ANYTIME  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C  
TOILET: \_\_\_\_\_ LOOSE AT BASE / NOT GROUTED / UNSATISFACTORY  
DEFECTIVE BALLCOCK / FLUSH VALVE  
NO LEAKS / NO CRACKS  
TOILET CUT-OFFS: FROZEN / WINSP / OLD / STIFF / LKS WHEN ACTIVATED /  
DEFECTIVE  
BIDET: \_\_\_\_\_ LOOSE AT BASE / NOT GROUTED / UNSATISFACTORY  
NO LEAKS / NO CRACKS  
CUT-OFFS: FROZEN / WINSP / OLD / STIFF / ORIGINAL / LKS WHEN ACTIVATED  
DEFECTIVE / H-C  
SHOWER: CM / TILE / FIBERGL / MARBLE / GC / NFA / NSW \_\_\_\_\_  
TUB: PORC / FIBERGL / CM / GC / FAIR / WORN / GLAZE-PORC CHIPPED / NFA / NSW  
TUB/SHOWER VALVE: NOL / STEM LEAKS / STIFF / LOOSE AT MOUNT \_\_\_\_\_  
ENCLOSURE: NONE / GC / OLD / ORIGINAL / LEAKING / NFA \_\_\_\_\_  
FLOORING: TILE / VINYL / CARPET / MARBLE ; GC / NFA / NSW \_\_\_\_\_  
FAN: \_\_\_\_\_ (RECIRCULATING TYPE)  
LIGHTS: \_\_\_\_\_ WORKING / NOT WORKING / UN  
HEAT LAMP: \_\_\_\_\_  
HEATER: \_\_\_\_\_

NOTE: IT IS UNKNOWN IF THIS SHOWER PAN / TUB SURROUND OR ANY OF ITS  
COMPONENTS LEAK.

THIS SURROUND / PAN IS SUSPECTED TO BE LEAKING. UNSATISFACTORY.  
LATENT DAMAGE IS A POSSIBILITY.

WASHER:

GE / KA / HOTPT / AMANA / FRIG / WHIRL / KENMORE / W-WEST / ROPER /  
JENN-AIR / ASKO / MIELE / MAYTAG / ISE / SPEED QUEEN  
MODEL: \_\_\_\_\_  
CYCLES: \_\_\_\_\_  
TUB: GC / FAIR / RUST SPOTS / NFA / NSW \_\_\_\_\_  
CASE: GC / FAIR / OLD / WORN / RUSTY / CHIPPED PORC / NFA / NSW \_\_\_\_\_  
HOSES: GC / OLD / NOL / NEEDS REPLACEMENT / RUSTY FITTINGS / LEAK  
FAUCET: NOL / STEM LEAK / STIFF / NOT WORKING / FROZEN / H-C / NFA  
DRAIN: NOL / LEAKING \_\_\_\_\_  
UNIT WORKING PROPERLY AT INSPECTION TIME.  
EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT

EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

**NOTE:** FAUCETS / HOSES ARE CHECKED WHILE "HOOKED-UP". FAUCETS AND/OR  
STEMS MAY LEAK WHEN DISCONNECTED OR WHEN ACTIVATED AFTER LONG  
PERIODS OF NON-USE.

DRYER:

GE / KA / HOTPT / AMANA / FRIG / WHIRL / KENMORE / W-WEST / ROPER /  
JENN-AIR / ASKO / MIELE / MAYTAG / ISE / SPEED QUEEN  
MODEL: \_\_\_\_\_  
CYCLES: \_\_\_\_\_

TUB: GC / FAIR / RUST SPOTS / NFA / NSW \_\_\_\_\_  
CASE: GC / FAIR / OLD / WORN / RUSTY / NFA / NSW \_\_\_\_\_  
ELEMENT: \_\_\_\_\_  
VENT: EXTERIOR / NO EXTERIOR VENTING / NEEDS REPAIR \_\_\_\_\_

UNIT WORKING PROPERLY AT INSPECTION TIME.

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT

EQUIPMENT COULD REQUIRE REPAIRS / REPLACEMENT AT ANYTIME DUE TO AGE /  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

LAUNDRY TUB:

FIBERGLASS / STAINLESS STEEL / PORCELAIN / VINYL / COMPOSITE / AMERICAST  
BOWL: GC / FAIR / POOR / WORN / STAINS / BADLY STAINED / NFA / NSW  
FAUCET: GC / OLD / NOL / LEAKING / NFA \_\_\_\_\_  
DRAIN: GC / OLD / CORRODED / NOL / LEAKING / COULD LEAK AT ANYTIME  
CUT-OFFS: FROZEN / WINSF / STIFF / LKS WHEN ACTIVATED / DEFECTIVE

WATER HEATER:

RUUD / RHEEM / STATE / A.O. SMITH / GE / KENMORE / MOR-FLO / RELIANCE /  
JACKSON  
MODEL: \_\_\_\_\_  
CAPACITY: 20 / 30 / 40 / 42 / 50 / 52 / 60 / 65 / 80 / 120 GALLONS  
ELEMENTS (2): 4500/4500 3500/3500 3800/3800 3000/3000 5500/5500 WATTS EACH  
NO RUST / NO LEAKS

UNIT WORKING PROPERLY AT INSPECTION TIME.

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL / RATHER NEW / REPLACEMENT

WATER HEATER COULD NEED REPLACEMENT / REPAIRS AT ANYTIME DUE TO AGE/  
CONDITION.

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

ELECTRIC  
SERVICE:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER  
MODEL: \_\_\_\_\_  
SERVICE TYPE: BREAKER / BUSS-CARTRIDGE / FUSES  
SERVICE AMPS: 60 / 100 / 125 / 150 / 175 / 200 / 225 (TOTAL \_\_\_\_\_)  
SERVICE ENTRANCE: UNDERGROUND / OVERHEAD / METER ROOM  
SERVICE GROUND: GOOD CONDITION / RUSTY / NOT FOUND \_\_\_\_\_

EQUIPMENT IS \_\_\_\_\_ OLD / ORIGINAL.

CIRCUITS / WIRING HAVE BEEN ADDED.

SERVICE HAS BEEN UPDATED.

G.F.I. RECEPTACLE DEFECTIVE \_\_\_\_\_

NORMAL FOR AGE \_\_\_\_\_ UNSATISFACTORY \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_ NOT OPERATING \_\_\_\_\_

SUB PANEL:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER  
MODEL: \_\_\_\_\_  
TYPE: BREAKER / BUSS-CARTRIDGE \_\_\_\_\_  
AMPS: \_\_\_\_\_ N/A; MAIN PANEL FED

SWITCHES AND RECEPTACLE CHECKS REVEAL THE CIRCUITS ARE WORKING  
PROPERLY AND FUNCTIONING AS DESIGNED AT THE TIME OF INSPECTION.

CODE VIOLATIONS AND WIRING CONDITIONS ARE NOT PART OF THIS INSPECTION.

THIS INSPECTION IS CURSORY IN SCOPE AND INTENT. ONLY REMEDIAL CIRCUIT  
TESTS WERE PERFORMED IN AN EFFORT TO VALIDATE OPERATION. A MORE

EXTENSIVE, CRITICAL AND ANALYTICAL EVALUATION WOULD REQUIRE THE SERVICES OF A STATE LICENSED ELECTRICIAN. SUCH AN INSPECTION WOULD COMMAND A FEE IN THE RANGE OF \$200.00 TO \$300.00

(OMIT)

HOME CHECK SYSTEMS, INC. SUGGESTS ADDITIONAL INSPECTIONS AND VERIFICATIONS BY A STATE LICENSED ELECTRICAL CONTRACTOR TO ASSURE THAT NO UNSAFE CONDITIONS EXIST.

THIS SYSTEM IS BELIEVED TO BE WORKING PROPERLY AT INSPECTION TIME.

LIGHTING THAT DOES NOT WORK WILL BE ASSUMED TO BE A DEFECTIVE BULB. HOME CHECK SYSTEMS, INC. WILL NOT EXCHANGE BULBS TO TEST THE SOCKETS / SWITCHES / FIXTURES.

SWITCHES / RECEPTACLES ARE SUBJECT TO MALFUNCTION ANYTIME.

HOME CHECK SYSTEMS, INC. DOES NOT VERIFY WIRING SIZE, VOLTAGE / AMP USAGE OR DROP FOR ANY CIRCUITRY.

ATTIC AREA:

THE PRE-ENGINEERED / CONVENTIONALLY FRAMED / ROOF SYSTEMS APPEAR TO HAVE PROPER STRUCTURAL INTEGRITY WITH NO AREAS OF EXCESSIVE DEFLECTION IN EVIDENCE.

THE INSULATION IS A BATT FIBERGLASS / BLOWN-IN FIBERGLASS / BLOWN-IN FIBER WITH AN R-VALUE OF APPROXIMATELY 8 / 11 / 13 / 19 / 26 / 30 \_\_\_\_\_.

DUE TO THE EXCESSIVELY LOW PITCH, TRUSS CONFIGURATION AND DUCT PLACEMENT, THE ENTIRE ATTIC AREA WAS NOT VISUALLY INSPECTED. REMOTE AREAS NOT VERIFIED.

ADDITIONAL VENTILATION IS RECOMMENDED.  
(OPTIONAL / NOT REQUIRED BY THE SELLER)

ADDITIONAL INSULATION IS RECOMMENDED.  
(OPTIONAL / NOT REQUIRED BY THE SELLER)  
ALL MOISTURE TESTS WERE NEGATIVE AT TIME OF INSPECTION.

ROOF:

THE MAIN ROOF CONSISTS OF FLAT CONCRETE TILES / SPANISH STYLE CONCRETE TILE / SPANISH STYLE CLAY / "S" STYLE / BARREL STYLE (CLAY/CONCRETE) / MISSION STYLE TILES OVER A 90 POUND ROLLED MEMBRANE THAT HAS BEEN SEALED WITH HOT ASPHALT TAR. ROOFS OF THIS TYPE HAVE A LIFE OF 18-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THE MAIN ROOF CONSISTS OF HAND SPLIT CEDAR SHAKES OVER A HEAVY ASPHALT IMPREGNATED ROOFERS FELT. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION. (ROOFS OF THIS TYPE SHOULD BE INSPECTED AND REGULARLY MAINTAINED.)

THIS ROOF MEMBRANE CONSISTS OF LIGHT / HEAVY WEIGHT "TIMBERLINE" STYLE ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 18-22 / 22-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF CONSISTS OF 5-V GALVANIZED METAL / "GALVALUME" PANELS. ROOFS OF THIS TYPE HAVE A LIFE OF 30-45 YEARS UNDER IDEAL CONDITIONS AND PROPER INSTALLATION PROCEDURES (THESE ROOFS CAN RUST, CORRODE AND BECOME DISCOLORED WITH AGE).

THIS ROOF MEMBRANE CONSISTS OF A 210 POUND ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION AND ADEQUATE VENTILATION.

THIS ROOF IS IN NEW / GOOD / FAIR / WORN / POOR CONDITION WITH \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

ALL FLASHING, VENTING AND THROUGH-THE-ROOF CONNECTIONS APPEAR TO BE IN WATERTIGHT CONDITION.

ALTHOUGH NO ACTIVE INTERIOR LEAKS WERE DETECTED AT THE TIME OF INSPECTION, THIS FINDING DOES NOT PRECLUDE THE FACT THAT LEAKS MAY HAVE OCCURRED IN THE PAST OR THAT THEY MIGHT AT ANY POINT IN THE FUTURE.

SUSPECTED / PAST / O.H. / VALLEY / PAST ROOF LEAKS WERE DETECTED AT INSPECTION TIME. THIS FINDING DOES NOT PRECLUDE THE EXISTENCE OF ADDITIONAL LEAKS THAT MAY NOT HAVE BEEN DETECTED DURING THE VISUAL INSPECTION.

**NOTE:** THIS INSPECTION WAS PERFORMED DURING A TIME AT WHICH THERE WAS NO RAIN. IT IS IMPRACTICAL TO TRY TO DETECT LEAKS WITHOUT A WATER SOURCE. MODERATE RAIN FALL MAY NOT CAUSE LEAKS; BUT WITH THE INCREASE OF WIND AND RAIN QUANTITY, LEAKS COULD OCCUR.

FLAT ROOF:

THE FLAT ROOF CONSISTS OF A TYPICAL 3 PLY BUILT UP ROOF SYSTEM / SINGLE PLY MODIFIED BITUMEN / SINGLE PLY 90 POUND ROLLED MEMBRANE / SINGLE PLY TORCH DOWN SYSTEM. ROOF MEMBRANES OF THIS TYPE HAVE A LIFE OF 8-12 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF IS IN GOOD / FAIR / POOR / REPAIR WITH NO INDICATION OF MOISTURE INTRUSION WITHIN THE PERIMETER WALLS.

THIS ROOF EXHIBITS WEAR IN THE FORM OF MEMBRANE DRYING, CRACKING, BLISTERING AND DE-LAMINATING OF THE PLIES.

THIS ROOF IS LEAKING / THIS ROOF HAS OVERHANG LEAKS / OVERHANG LEAKS ARE SUSPECTED.

THIS ROOF COULD DEVELOP LEAKS AT ANYTIME / LOCATION DUE TO AGE / CONDITION.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

ALL FLASHING, VENTING AND THROUGH-THE-ROOF CONNECTIONS APPEAR TO BE IN WATERTIGHT CONDITION.

ALTHOUGH NO ACTIVE INTERIOR LEAKS WERE DETECTED AT THE TIME OF INSPECTION, THIS FINDING DOES NOT PRECLUDE THE FACT THAT LEAKS MAY HAVE OCCURRED IN THE PAST OR THAT THEY MIGHT AT ANY POINT IN THE FUTURE.

SUSPECTED / PAST / O.H. / VALLEY / ROOF LEAKS WERE DETECTED AT INSPECTION TIME, THIS FINDING DOES NOT PRECLUDE THE EXISTENCE OF ADDITIONAL LEAKS THAT MAY NOT HAVE BEEN DETECTED DURING THE VISUAL INSPECTION. \_\_\_\_\_

**NOTE:** THIS INSPECTION WAS PERFORMED DURING A TIME AT WHICH THERE WAS NO RAIN. IT IS IMPRACTICAL TO TRY TO DETECT LEAKS WITHOUT A WATER SOURCE. MODERATE RAIN FALL MAY NOT CAUSE LEAKS; BUT WITH THE INCREASE OF WIND AND RAIN QUANTITY, LEAKS COULD OCCUR.

SOFFIT:

ALL SOFFIT MATERIAL CONSISTS OF PAINTED WOOD / PAINTED CONCRETE STUCCO / FULLY VENTED ALUMINUM PANELS / PAINTED MASONITE / PAINTED PLYWOOD / PAINTED R.S.C. PLYWOOD / VENTED VINYL PANELS.

ALL SOFFIT MATERIAL / PANELS ARE / IS IN GOOD / FAIR / WORN / WEATHERED CONDITION. DECAY / NO DECAY NOTED AT INSPECTION TIME.

SOME SOFFIT SCREENS / VENTING ARE MISSING / TORN / HAS HOLES / LOOSE.

PRIOR / UNDERLYING CONDITIONS ARE NOT KNOWN.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

FASCIA:

ALL FASCIA CONSISTS OF PAINTED WOOD / PAINTED ROUGH SAWN CEDAR / ALUMINUM CLAD WOOD / PAINTED MASONITE. ALL FASCIA IS IN GOOD CONDITION. DECAY NOTED AT INSPECTION TIME.

PRIOR / UNDERLYING CONDITIONS ARE NOT KNOWN.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

FOUNDATION:

THIS CONCRETE BLOCK AND STUCCO / CONVENTIONALLY FRAMED AND WOOD / VINYL SIDING / STUCCO HOME IS SITUATED ON A REINFORCED CONCRETE MONOLITHIC SLAB. 1) THIS HOUSE DOES NOT HAVE PILINGS. 2) THIS HOME IS BUILT ON DRIVEN PILINGS. 3) IT IS UNKNOWN IF THIS HOME IS BUILT ON DRIVEN PILINGS.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

THIS HOME IS CONSTRUCTED ON A REINFORCED CONCRETE FOOTING AND CONCRETE BLOCK STEM WALL WITH A CONCRETE SLAB / CONVENTIONAL FLOOR SYSTEM.

THE FOUNDATION OF THIS HOME APPEARS TO HAVE GOOD STRUCTURAL INTEGRITY WITH NO AREAS EXHIBITING EXCESSIVE SETTLEMENT AND / OR FAILURE. WHILE NO EXTREME DIFFICULTIES WERE NOTED, THERE IS A POSSIBILITY THAT LATENT SITUATIONS MAY EXIST / OCCUR.

IT SHOULD BE UNDERSTOOD THAT THIS FOUNDATION INSPECTION IS CURSORY IN NATURE AND NOT TECHNICAL AND / OR SCIENTIFIC. A MORE TECHNICAL ANALYSIS OF THE FOUNDATION WOULD REQUIRE THE SERVICES OF A STATE REGISTERED ENGINEER TRAINED IN STRUCTURAL ANALYSIS.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

LANAI DECK:

THE CONCRETE LANAI DECK HAS A COATING / COVERING OF STAINED MASONRY KEYSTONE / EMBOSSED CONCRETE / BRICK PAVERS / KEYSTONE PAVERS / COOL DECK / EPOXY RIVER ROCK / INDOOR-OUTDOOR CARPETING / VINYL / "SPRAY CRETE" / CERAMIC TILE / INTERLOCKING PAVERS / MEXICAN TILES.

THE SURFACING IS IN GOOD / FAIR / POOR CONDITION.

CLEANING AND RESEALING MAY BE REQUIRED / DESIRED.

DECK HAS (MINOR / EXCESSIVE) SETTLEMENT / EXPANSION / CONTRACTION CRACKS.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

LANAI ENCLOSURE:

ALL ALUMINUM / WOOD FRAME COMPONENTS APPEAR TO HAVE GOOD STRUCTURAL INTEGRITY WITH NO DEFLECTION NOTED. ALL SCREEN PANELS WERE INTACT AT INSPECTION TIME. SOME SCREEN PANELS ARE LOOSE / TORN / HAVE HOLES / PATCHES / LOOSE WELTING.

NORMAL FOR AGE \_\_\_\_\_  
ROUTINE MAINTENANCE \_\_\_\_\_

UNSATISFACTORY \_\_\_\_\_  
NOT OPERATING \_\_\_\_\_

HURRICANE SHUTTERS:

NOT / WORKING AT INSPECTION

