Inspector FX Field Forms

PROPERTY / CLIENT INFORMATION

Customer File # _____

Customer: _____

Contact: _____

Address: _____

City, St, Zip: _____ _____ _____

Phone: _____

Fax: _____

Email: _____

Inspection location: _____ Send report to: _____

_____ _____

_____ _____

Phone: _____

Neighborhood: _____

Main entry faces: ☐ East ☐ North ☐ South ☐ West

Estimated age: ☐ 1-5 ☐ 15-20 ☐ 30-40 ☐ 5-10 ☐ 60-70 ☐ 80-90 ☐ New ☐ Unknown
☐ 10-15 ☐ 20-30 ☐ 40-50 ☐ 50-60 ☐ 70-80 ☐ 90-100 ☐ New Construction

Unit type: ☐ 2-Flat ☐ Apartment ☐ Condo ☐ Four-Plex ☐ Single Family Ho
☐ 3-Flat ☐ Commercial ☐ Duplex ☐ Institutional ☐ Two Story Single

Stories: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ Hi

Space below grade: ☐ Basement ☐ Basement/Crawl ☐ Crawl ☐ Slab ☐ Wood

Soil condition: ☐ Dry ☐ Frozen ☐ Wet

Weather: _____ Temp: _____

Date: _____ Time: _____

Unit occupied: ☐ Yes ☐ No Client present: ☐ Yes ☐ No

People present: ☐ Buyer ☐ Buyer & Family
☐ Buyer & Buyer's Agent ☐ Seller

Comments: _____

_____

_____

_____

_____

_____

Inspector: _____

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

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Roof

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Roof coverings:	☐	☐	☐	☐		☐	☐	☐	☐
2	Ventilation:	☐	☐	☐	☐		☐	☐	☐	☐
3	Flashings:	☐	☐	☐	☐		☐	☐	☐	☐
4	Skylights:	☐	☐	☐	☐		☐	☐	☐	☐
5	Chimneys:	☐	☐	☐	☐		☐	☐	☐	☐
6	Gutter system:	☐	☐	☐	☐		☐	☐	☐	☐
7	_____:	☐	☐	☐	☐		☐	☐	☐	☐
8	_____:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

9 Main roof age: _____ years

10 Other_roof_age: _____ years

11 Inspection method: _____

12 Roof covering: _____
(type of)

13 Roof layers: _____
(how many)

14 Ventilation: _____
(type of)

15 Chimney: _____
(constructed of)

16 Chimney flue: _____
(constructed of)

17 Gutters: _____
(constructed of)

ROOF DETAILS

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Exterior

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Siding:	☐	☐	☐	☐		☐	☐	☐	☐
2	Trim/fascias/soffits:	☐	☐	☐	☐		☐	☐	☐	☐
3	Veneer:	☐	☐	☐	☐		☐	☐	☐	☐
4	Doors:	☐	☐	☐	☐		☐	☐	☐	☐
5	Windows:	☐	☐	☐	☐		☐	☐	☐	☐
6	Hose faucets:	☐	☐	☐	☐		☐	☐	☐	☐
7	Electrical cable:	☐	☐	☐	☐		☐	☐	☐	☐
8	Exterior electrical:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

9 Siding type: _____

10 Veneer type: _____

11 Trim/fascias type: _____

12 Door type: _____

13 Window type: _____
_____ *(how many)*

14 Window material: _____ *(how many)*

15 Electrical service: _____ *(how many)*

EXTERIOR DETAILS

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See Comments
Defective
Not Present
Acceptable

Grounds & Drainage

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Drainage:	☐	☐	☐	☐		☐	☐	☐	☐
2	Trees & shrubs:	☐	☐	☐	☐		☐	☐	☐	☐
3	Walks & Steps:	☐	☐	☐	☐		☐	☐	☐	☐
4	Patio/porch:	☐	☐	☐	☐		☐	☐	☐	☐
5	Driveway:	☐	☐	☐	☐		☐	☐	☐	☐
6	Retaining walls:	☐	☐	☐	☐		☐	☐	☐	☐
7	_____:	☐	☐	☐	☐		☐	☐	☐	☐
8	_____:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

9 Walks & Steps: _____

10 Patio: _____

Location: _____

11 Porch: _____

Location: _____

12 Driveway: _____

13 Retaining walls: _____

GROUNDS & DRAINAGE DETAILS

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See Comments
Defective
Not Present
Acceptable

Heating & Cooling

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	A/C operation:	☐	☐	☐	☐		☐	☐	☐	☐
2	Heating operation:	☐	☐	☐	☐		☐	☐	☐	☐
3	System back-up:	☐	☐	☐	☐		☐	☐	☐	☐
4	Exhaust system:	☐	☐	☐	☐		☐	☐	☐	☐
5	Distribution:	☐	☐	☐	☐		☐	☐	☐	☐
6	Fuel tank:	☐	☐	☐	☐		☐	☐	☐	☐
7	Fuel lines:	☐	☐	☐	☐		☐	☐	☐	☐
8	Heat exchanger:	☐	☐	☐	☐		☐	☐	☐	☐
9	Humidifier:	☐	☐	☐	☐		☐	☐	☐	☐
10	Filter:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

11 # Heating Units: _____

12 Heating Types: _____

13 Heating ages: _____ years

14 Heating Fuels: _____

15 Gas Shutoff Location: _____

16 Distribution: _____

17 _____

18 Duct Insulation Type: _____

19 # Cooling Units: _____

20 Filter: _____

21 A/C Types: _____

22 A/C age: _____ years

23 _____

HEATING & COOLING DETAILS

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Plumbing

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Supply pipes:	☐	☐	☐	☐		☐	☐	☐	☐
2	Waste/vent pipes:	☐	☐	☐	☐		☐	☐	☐	☐
3	Funct'l water flow:	☐	☐	☐	☐		☐	☐	☐	☐
4	Funct'l waste drain:	☐	☐	☐	☐		☐	☐	☐	☐
5	Well system:	☐	☐	☐	☐		☐	☐	☐	☐
6	Septic system:	☐	☐	☐	☐		☐	☐	☐	☐
7	Water heater:	☐	☐	☐	☐		☐	☐	☐	☐
8	TPR Valve:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

9 Water supply represented as: _____

10 Waste system represented as: _____

11 Waste/vent pipes: _____

12 Supply pipes: _____

13 Pipe insulation type: _____

14 Water shutoff Location _____

15 Well location: _____

16 Septic location: _____

17 DHW Manufacturer: _____

18 DWH Gallons: _____ DWH Age: _____

19 DWH Fuel type: _____

PLUMBING DETAILS

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Electrical System

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Wiring at main box:	☐	☐	☐	☐		☐	☐	☐	☐
2	Ground:	☐	☐	☐	☐		☐	☐	☐	☐
3	GFCI:	☐	☐	☐	☐		☐	☐	☐	☐
4	Amperage:	☐	☐	☐	☐		☐	☐	☐	☐
5	Household wiring:	☐	☐	☐	☐		☐	☐	☐	☐
6	_____:	☐	☐	☐	☐		☐	☐	☐	☐
7	_____:	☐	☐	☐	☐		☐	☐	☐	☐
8	_____:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

9 Amps: _____

10 Volts: _____

11 Main box location: _____

12 Main Shutoff: _____

13 Main service conductor: _____

14 Branch circuit wiring: _____

15 Grounding: _____

16 Ground fault protection at: _____

17 Main box type: _____

18 Wiring type: _____

ELECTRICAL SYSTEM DETAILS

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See Comments
Defective
Not Present
Acceptable

Kitchen & Laundry

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
	KITCHEN									
1	Walls/ceiling/floor:	☐	☐	☐	☐		☐	☐	☐	☐
2	Doors & windows:	☐	☐	☐	☐		☐	☐	☐	☐
3	Heating & cooling:	☐	☐	☐	☐		☐	☐	☐	☐
4	Cabinets/shelves:	☐	☐	☐	☐		☐	☐	☐	☐
5	Sink plumbing:	☐	☐	☐	☐		☐	☐	☐	☐
	APPLIANCES									
6	Disposal:	☐	☐	☐	☐		☐	☐	☐	☐
7	Dishwasher:	☐	☐	☐	☐		☐	☐	☐	☐
8	Trash compactor:	☐	☐	☐	☐		☐	☐	☐	☐
9	Exhaust fan:	☐	☐	☐	☐		☐	☐	☐	☐
10	Microwave:	☐	☐	☐	☐		☐	☐	☐	☐
11	_____:	☐	☐	☐	☐		☐	☐	☐	☐
12	_____:	☐	☐	☐	☐		☐	☐	☐	☐
13	Range/oven:	☐	☐	☐	☐		☐	☐	☐	☐
14	Gas or electric? ☐ **Gas** ☐ **Electric**									
	LAUNDRY									
15	Walls/ceiling/floor:	☐	☐	☐	☐		☐	☐	☐	☐
16	Doors & windows:	☐	☐	☐	☐		☐	☐	☐	☐
17	Washer plumbing:	☐	☐	☐	☐		☐	☐	☐	☐
18	Sink plumbing:	☐	☐	☐	☐		☐	☐	☐	☐
19	Cabinets/shelves:	☐	☐	☐	☐		☐	☐	☐	☐
20	Heating & cooling:	☐	☐	☐	☐		☐	☐	☐	☐
21	Dryer vent:	☐	☐	☐	☐		☐	☐	☐	☐
22	_____:	☐	☐	☐	☐		☐	☐	☐	☐
23	_____:	☐	☐	☐	☐		☐	☐	☐	☐
24	Dryer service:	☐	☐	☐	☐		☐	☐	☐	☐
25	Gas or electric? ☐ **Gas** ☐ **Electric**									

26 **Comments:**

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Bathrooms

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Walls, ceiling, floor:	☐	☐	☐	☐		☐	☐	☐	☐
2	Doors & windows:	☐	☐	☐	☐		☐	☐	☐	☐
3	Heating & cooling:	☐	☐	☐	☐		☐	☐	☐	☐
4	Cabinets & counter:	☐	☐	☐	☐		☐	☐	☐	☐
5	Vents:	☐	☐	☐	☐		☐	☐	☐	☐
6	Sinks:	☐	☐	☐	☐		☐	☐	☐	☐
7	Toilets:	☐	☐	☐	☐		☐	☐	☐	☐
8	Tubs:	☐	☐	☐	☐		☐	☐	☐	☐
9	Showers:	☐	☐	☐	☐		☐	☐	☐	☐
10	_____ :	☐	☐	☐	☐		☐	☐	☐	☐

BATHROOMS INSPECTED

11 # of Half baths: _____ **12** # of Full baths: _____ **13** # of 3/4 baths: _____

BATHROOM DETAILS

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Interior Rooms

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Walls, ceiling, floor:	☐	☐	☐	☐		☐	☐	☐	☐
2	Doors & windows:	☐	☐	☐	☐		☐	☐	☐	☐
3	Heating & cooling:	☐	☐	☐	☐		☐	☐	☐	☐
4	Cabinets & counter:	☐	☐	☐	☐		☐	☐	☐	☐
5	Wet bar:	☐	☐	☐	☐		☐	☐	☐	☐
6	Fireplc/woodstove:	☐	☐	☐	☐		☐	☐	☐	☐
7	Smoke detectors:	☐	☐	☐	☐		☐	☐	☐	☐
8	CO detectors:	☐	☐	☐	☐		☐	☐	☐	☐
9	Stairs/balcony/rails:	☐	☐	☐	☐		☐	☐	☐	☐
10	_____:	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

11 Rooms inspected:

bedrooms

- ☐ Bonus Room
- ☐ Dining Room
- ☐ Entranceway
- ☐ Exercise Room
- ☐ Family Room
- ☐ Great Room
- ☐ Living Room
- ☐ Mud Room
- ☐ Office

other: _____
_____
_____

12 Walls & ceilings:
- ☐ Plaster
- ☐ Sheet Rock
- ☐ Sheet rock & wood paneling
- ☐ Tile
- ☐ Wood Paneling

13 Floors:
- ☐ Carpet
- ☐ Carpet and hardwood
- ☐ Carpet, vinyl & hardwood
- ☐ Carpet, vinyl, tile & hardwood
- ☐ Hardwood
- ☐ Painted Concrete
- ☐ Slate
- ☐ Tile
- ☐ Vinyl

14 Number of wet bars: _____

15 Number of fireplaces/woodstoves: _____

INTERIOR ROOM DETAILS

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Garage & Carport

See Comments
Defective
Not Present
Acceptable

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:			
2	Walls:			
3	Eaves:			
4	Electrical:			
5	Gutters:			
	INTERIOR			
6	Walls/ceiling/floor:			
7	Firewall/firedoor:			
8	Doors & windows:			
9	Garage doors:			
10	Door openers:			
11	Electrical:			
12	Heating & cooling:			

INFORMATION

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See Comments
Defective
Not Present
Acceptable

Attic

Maintenance Item
Minor Concern
Major Concern
Safety Hazard

	COMPONENT	CONDITION				ACTION RECOMMENDED	PERSPECTIVE			
1	Access:	☐	☐	☐	☐		☐	☐	☐	☐
2	Framing:	☐	☐	☐	☐		☐	☐	☐	☐
3	Sheathing:	☐	☐	☐	☐		☐	☐	☐	☐
4	Insulation:	☐	☐	☐	☐		☐	☐	☐	☐
5	Ventilation:	☐	☐	☐	☐		☐	☐	☐	☐
6	Exposed wiring:	☐	☐	☐	☐		☐	☐	☐	☐
7	Plumbing vents:	☐	☐	☐	☐		☐	☐	☐	☐
8	Chimney & flues:	☐	☐	☐	☐		☐	☐	☐	☐
9	Vapor Retarder:	☐	☐	☐	☐		☐	☐	☐	☐
10	_____ :	☐	☐	☐	☐		☐	☐	☐	☐

INFORMATION

11 # of Attic areas: _____

12 Access locations: _____

13 Access by: _____

14 Framing: _____

15 Sheathing: _____

16 Insulation: _____

ATTIC DETAILS

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Foundation

See Comments — Defective — Not Present — Acceptable

Maintenance Item — Minor Concern — Major Concern — Safety Hazard

Type foundation: _____

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
2	Foundation walls:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
3	Floor framing:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
4	Insulation:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
5	Ventilation:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
6	Sump pump:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
7	Dryness/drainage:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
8	Floor/Slab:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
9	Vapor Retarder:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐
10	_____:	☐ ☐ ☐ ☐		☐ ☐ ☐ ☐

INFORMATION

11 Foundation walls: _____

12 Floors: _____

13 Joist: ____" x ____" with _____"
on center spacing

14 Beams: _____

15 Piers: _____

16 Sub Floor: _____

17 Insulation: _____

FOUNDATION DETAILS

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