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ROOFING			
Description		Sloped roofing material	Asphalt shingles \ Composition shingles \ Wood shingles/shakes \ Wood shingles \ Wood shakes \ Concrete tile \ Fiber cement shingles \ Slate shingles \ Clay tile \ Metal \ Roll roofing \ Modified bitumen membrane \ Built-up membrane \ Corrugated plastic \ Plastic \ Unknown \ Strip when reroofing
		Flat roofing material	Built-up \ Modified bitumen \ Synthetic rubber \ PVC \ Plastic single ply \ Roll roofing \ Metal \ Polyurethane foam \ Unknown \ Strip when reroofing
		Probability of leakage	High \ Medium \ Low
Limitation		Roof inspection limited/prevented by	Lack of access (too high/steep) \ Lack of access (too slippery/fragile) \ Gravel covering membrane \ Snow/ice/frost \ Deck/solar panels covering roof \ Wet roof surface hides flaws \ Trees
		Inspection performed	By walking on roof \ With binoculars \ With binoculars from the ground \ From roof edge \ From adjacent building \ From the ground
Recommendation	Sloped roofing	Asphalt shingles	Leak \ Old, worn out \ Near end of life expectancy \ Cupping, curling, clawing \ Cracked \ Granule loss \ Damage \ Missing, loose or torn \ Blisters \ Slots wide \ Patched \ Brittle \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming \ No underlayment
	Sloped roofing	Wood shingles and shakes	Leak \ Old, worn out \ Near end of life expectancy \ Rot \ Cupping, curling \ Buckling \ Damaged, broken or missing pieces \ Loose pieces \ Splitting \ Wear-through, burn-through \ Hip and ridge pieces falling apart \ Moss, mildew, etc. \ Patched \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too big \ Vulnerable areas \ Vulnerable to ice damming \ Interlay missing \ Low quality (knots, flame pattern) \ Too wide \ Spacing too tight \ Staples \ Solid sheathing \ Joints line up every other course
	Sloped roofing	Clay/concrete/fiber cement	Leak \ Old, worn out \ Near end of life expectancy \ Spalling \ Cracked \ Damage \ Missing, loose or broken pieces \ Missing or loose hip, ridge, rake, eave pieces \ Moss \ Efflorescence \ Color fading \ Patched \ Slope too low (no membrane) \ Overhangs too big or too small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Slate	Leak \ Old, worn out \ Near end of life expectancy \ Damage \ Missing, loose or broken pieces \ Cracked \ Brown, white surface \ Ribbons (weak areas) \ Soft, crumbly \ Delaminating \ Tarred \ Patched \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Metal	Leak \ Old, worn out \ Near end of life expectancy \ Dent, damage \ Missing, loose or broken pieces \ Buckled \ Rust \ Failed fasteners \ Open seams \ Patched \ Tarred \ Slope too low \ Overhangs too big or small \ Exposed fasteners \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Roll roofing	Leak \ Old, worn out \ Near end of life expectancy \ Damage \ Cracked \ Buckling or wrinkling \ Blisters \ Granule loss \ Open seams \ Rusted nails \ Algae discoloration \ Exposed nails not sealed \ Seams facing uphill \ Vulnerable areas \ Vulnerable to ice damming
	Sloped roofing	Composition shingles	Leak \ Old, worn out \ Near end of life expectancy \ Cupping, curling, clawing \ Cracked \ Granule loss \ Damage \ Missing, loose or torn \ Blistered \ Slots wide \ Patched \ Brittle \ Slope too low \ Overhangs too big or too small \ Exposed fasteners \ Multiple layers \ Exposure too great \ Vulnerable areas \ Vulnerable to ice damming \ No underlayment

Recommendations (Roofing)	Sloped roof flashings	Flashings	Old \ Old and worn \ Replace when reroofing \ Inspect & repair, as needed. \ Inspect during annual tune-up.
	Sloped roof flashings	Valley flashings	Leak \ Missing \ Torn, patched \ Rust \ Fasteners exposed \ Too short \ Doesn't widen at bottom \ Closed valleys with wrong material \ Closed cut valleys not trimmed 2 inches back \ Metal pieces too long \ No upstand \ Points not cut \ Wood joints break into valley \ Shingles not sealed to metal \ Water overshoots gutter
	Sloped roof flashings	Chimney flashings	Leak \ Damage, loose, open seams, patched \ Missing top, bottom, side flashings \ Missing base or cap flashings \ Rust \ Cricket missing, loose, damaged \ Not let into mortar joints \ Overlap inadequate on base or cap flashings \ Cap flashing too short \ Side flashings too short \ Side flashings not set into shingles properly
	Sloped roof flashings	Roof/wall flashings	Leak \ Missing \ Damage, loose, open seams, patched \ Rust \ Open at top \ Nailed through shingles \ Not let into mortar joints \ Siding not cut back \ Too short
	Sloped roof flashings	Roof/sidewall flashings	Leak \ Loose, damaged, patched, open seams \ Pan missing, inappropriate \ Rust \ No step or counter flashings \ Too short or narrow \ Not let into mortar joints \ Siding not cut back \ Overlap inadequate \ Step flashings not set into shingles properly \ No kickout flashing
	Sloped roof flashings	Pipe/stack flashings	Leak \ Missing \ Damage \ Rust \ Exposed, missing fasteners \ Wrong material \ Vertically misaligned \ Top of flashing exposed or bottom buried \ In a valley
	Sloped roof flashings	Hip and ridge flashings	Leak \ Loose, misaligned, missing \ Rust \ Coming apart \ Poor fastening \ Excessive exposure \ Overlaps not alternated (wood) \ Exposed fasteners not sealed
	Sloped roof flashings	Skylights	Leak \ Damage, patched \ Rot \ Cracked, broken glazing \ Wrong, incomplete flashings \ Curb - low, missing \ Skylight poorly secured to roof \ Wrong application \ Window used as a skylight
	Sloped roof flashings	Drip edge flashings	Leak \ Missing \ Rust \ Behind gutter \ Not continuous \ Too short \ Loose \ Above underlayment \ Above eave protection
	Sloped roof flashings	Roof jacks	Missing \ Installation poor
	Flat roofing	Built-up	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctures, tears \ Splitting \ Blisters \ Alligatoring \ Ridging, fishmouths \ Patched \ Membrane movement, slippage \ Gravel erosion \ Exposed felts \ Ponding \ Debris on roof \ Multiple layers \ No gravel, paint etc. (UV protection) \ Air pocket \ Blisters, alligatoring
	Flat roofing	Modified bitumen	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctures, tears \ Cracked \ Blisters \ Openings at seams or flashings \ Loss of granules \ Patched \ No UV protection (paint, granules, etc.) \ Ponding \ Membrane movement or slippage \ Debris on roof \ Multiple layers
	Flat roofing	Roll roofing	Leak \ Old, worn out \ Near end of life expectancy \ Cracked \ Damage, punctures, tears \ Blisters \ Loss of granules \ Openings at seams or flashings \ Patched \ Ponding \ Debris on roof \ Multiple layers
	Flat roofing	Metal	Leak \ Old \ Near end of life expectancy \ Rust \ Damage, punctures, tears, bent metal \ Open, loose seams \ Failed caulking \ Fasteners loose or backing out \ Fasteners corroded or missing \ Patched \ Ponding \ Asphalt on metal \ Debris on roof

Recommendations (Roofing)	Flat roofing	Rubber single ply	Leak \ Old, worn out \ Near end of life expectancy \ Openings at seams or flashings \ Damage, punctures, tears \ Surface cracks, splitting \ Wrinkles, ridges, fishmouths \ Fastener failures \ Discoloration \ Patched \ Debris/oil on roof \ Multiple layers \ Ponding \ Taut, tenting \ Mastic on EPDM \ Leaning parapets/stacks \ Multiple layers
	Flat roofing	Plastic single ply	Leak \ Old, worn out \ Near end of life expectancy \ Damage, punctured, shattered \ Surface cracks, orange peeling \ Wrinkling, ridges, fishmouths \ Openings at seams or flashings \ Fastener failures \ Discoloration \ Patched \ Brittle \ Asphalt on PVC \ Ponding \ Polystyrene touching PVC \ Taut, shrinkage \ Leaning parapets/stacks \ Debris on roof \ Multiple layers
	Flat roofing	Polyurethane foam	Leak \ Old, worn out \ Near end of life expectancy \ Deteriorated \ Cracked \ Patched \ Damaged \ Blistered \ Delaminated \ Ponding \ Coating problems
	Flat roof flashings	Flashings	Old \ Old and worn \ Replace when re-roofing \ Inspect & repair as needed \ Inspect during annual tune-up
	Flat roof flashings	Wear or damage	Leak \ Old, worn out \ Damage, loose, bent \ Rust \ Rot \ Membrane stretched \ Sagging or slipping (base flashings) \ Caulking, sealant dried out, cracked \ Patched
	Flat roof flashings	Installation	Open at seams or ends \ Missing, too short \ Counter flashings not let into masonry \ Clamps or termination bars loose \ Incompatible materials \ Fasteners loose, rust, missing \ Pitch pockets not filled \ Ponding on wall flashings \ Pitch pockets - not ideal
	Flat roof flashings	Skylight	Skylight not well secured \ Skylight curb missing or too short \ Missing counter flashing

EXTERIOR		
Description	Gutter & downspout material	Aluminum \ Galvanized steel \ Plastic \ Copper \ Wood \ No gutters or downspouts
	Gutter & downspout type	Eave mounted \ Integral/built-in \ Scuppers \ Not visible
	Gutter & downspout discharge	Below grade \ Above grade
	Downspout discharge	Below grade \ Above grade
	Lot slope	Away from building \ Towards building \ Flat \ Ravine \ Hillside
	Wall surfaces - wood	Boards \ Hardboard, plywood or OSB \ Shingles
	Wall surfaces - masonry	Brick \ Stone \ Artificial stone \ Block
	Wall surfaces	Vinyl siding \ Metal siding \ Stucco \ Stucco/EIFS \ EIFS \ Asbestos cement shingles \ Fiber cement shingles \ Slate \ Clay shingles \ Asphalt shingles \ Insulbrick
	Soffit and fascia	Wood \ Hardboard/Plywood \ Aluminum \ Metal \ Vinyl \ Fiber cement board \ Stucco \ Exterior Insulation and Finishing System (EIFS) \ Stucco/EIFS
	Retaining wall	Wood \ Concrete \ Masonry \ Stone \ Other