

HORIZON

Faster, smarter report writing for home inspectors



"Your web-based approach to inspection reporting is ingenious. Congratulations on your achievement."
J DOBNEY AND ASSOCIATES



Required Item List

You might refer to your association's Standards of Practice, or state licensing rules for what things are required in reports.

Here is a list based on the **NAHI Standards of Practice**. It will take you less than 10 minutes to enter these as **Required Items**:

- Describe the material used for driveways, grade steps, walkways and patios
- Describe the type of structure (includes foundations, first-floor system, other support and sub-structure components, stairs, ventilation, grade slab and floor slab)
- Describe the materials used in the structure
- Describe the type of exterior components (includes structure, wall covering, trim and protective coatings, windows and doors, porches, decks, steps, balconies, handrails, guardrails, carports and chimneys)
- Describe the materials used in exterior components
- Describe the type of roof covering
- Describe the type of gutters
- Describe the roof ventilation
- Describe the roof framing, sheathing and decking material
- Describe the attic insulation thickness
- For garages, describe the type and materials of foundations, windows, doors, exterior walls, roof, interior walls floors and ceilings, electrical system, plumbing system and heating system
- Describe the type and location of the electrical service, including whether it is overhead or underground
- Describe the voltage and amperage of the electrical service
- Describe the overcurrent protection devices as either fuses or breakers
- Report the presence of aluminum branch circuit wiring
- Describe the material used for the plumbing main line and water supply lines
- Describe the type of sanitary waste piping
- Describe the type and capacity of the water heater
- Record the location of any visible fuel tank noted in or adjacent to the building
- For the heating system, describe the type of fuel, heating equipment and the heating distribution system
- For the air-conditioning system, describe the type of system and the energy source
- For windows doors and hardware, describe the type, material, condition and operability
- Report on the presence or absence of smoke detectors

You can enter exclusions for each system. Many people put these in the Limitations section. There are two schools of thought here. Some people like to put all the exclusions in their reports. Others think this creates a negative impression with readers, and refer readers to the Standards of Practice where the exclusions are listed. Your choice will probably depend on whether you are more marketing oriented or risk-management oriented.

