

Date:
Time:
Address:
Client Name:

Roofing

DESCRIPTION

TREC Roof Covering Materials
TREC Types of Roof Covering
TREC Viewed From
Sloped
Flat
Probability of leakage

LIMITATIONS

Inspection performed
Roof inspection limited/prevented by

RECOMMENDATIONS

Sloped roofing
Sloped roof flashings
Flat roofing
Flat roof flashings

Exterior

DESCRIPTION

TREC Grading & Drainage
TREC Porches, Balconies, Decks, and Carports
TREC Landscape Irrigation (Sprinkler)
TREC Outbuildings
TREC Optional Systems Other
Gutter & downspout material
Gutter & downspout type
Gutter & downspout discharge
Lot slope
Wall surfaces - wood
Wall surfaces - masonry
Wall surfaces
Retaining wall

LIMITATIONS

Inspection limited/prevented by
No or limited access to
Upper floors inspected from

RECOMMENDATIONS

Roof drainage
Walls
Windows and skylights
Doors
Basement entrances
Porches, decks, patios and balconies
Landscaping

Structure

DESCRIPTION

TREC Foundations
TREC Type of Foundation(s)
TREC Foundation Performance Opinion
TREC Roof Structures and Attics
TREC Viewed From
TREC Structure Other
Configuration
Foundation material
Floor construction
Exterior wall construction
Roof and ceiling framing

LIMITATIONS

Percent of foundation not visible
Attic/roof space
Knee wall areas
Crawl space
Inspection limited/prevented by

RECOMMENDATIONS

Foundations
Floors
Walls
Roof framing

Electrical

DESCRIPTION

TREC Service Entrance and Panels
TREC Branch Circuits, Connected Devices, and Fixtures
TREC Type of Wiring
Service entrance cable and location
Service size
Main disconnect/service box rating
Main disconnect/service box type and location
System grounding material and type
Distribution panel rating
Distribution panel type and location
Auxiliary panel rating
Auxiliary panel type and location
Distribution wire material and type
Type and number of outlets
Circuit interrupters
Smoke detectors

LIMITATIONS

Inspection limited/prevented by
Panel covers
Fuse block
System ground

RECOMMENDATIONS

Service drop and service entrance
Service boxes, grounding and panels
Distribution system

Heating

DESCRIPTION

TREC Fireplaces and Chimneys
TREC Heating Equipment
TREC Duct Systems, Chases, and Vents
TREC Type of Systems
TREC Energy Sources
Fuel
System type
Approximate Capacity
Efficiency
Approximate age
Failure probability
Main fuel shut off at
Auxiliary heat
Fireplace
Chimney
Chimney liner
Supply temperature
Return temperature
Temperature difference
Carbon monoxide test

LIMITATIONS

Inspection prevented/limited by
Heat loss calculations
Safety devices
Warm weather
Air Conditioner or heat pump
Zone, boiler and radiator valves
Boiler pump
Data plate on equipment
Fireplace/ wood stove
Heat exchanger
Electronic air cleaner

RECOMMENDATIONS

Gas furnace
Oil furnace
Electric furnace
Wood furnace
Gas hot water boiler
Oil hot water boiler
Electric boiler
Wood boiler
Gas steam boiler
Oil steam boiler
Fireplace
Wood stove
Space heater
Chimney and vent
Heat recovery ventilators

Cooling

DESCRIPTION

TREC Cooling Equipment
TREC Type of Systems
Air conditioning type
Heat pump
Cooling capacity
Compressor approximate age
Failure probability
Supply temperature
Return temperature
Temperature difference
Evaporative cooler motor
Evaporative cooler damper location

LIMITATIONS

Heat gain calculations
Heat loss calculations
Inspection limited/prevented by
Heat pump only tested in
System data plate
Whole house fan
Window unit

RECOMMENDATIONS

Air conditioning

Heat pump

Insulation

DESCRIPTION

TREC Approximate Average Depth of Insulation
Attic/roof insulation material
Attic/roof insulation amount
Attic/roof ventilation
Wall insulation material
Wall insulation amount
Foundation wall insulation material
Foundation wall insulation amount
Floor above crawlspace insulation material
Floor above crawlspace insulation amount
Crawlspace ventilation
Floor above porch/garage insulation material
Floor above porch/garage insulation amount
Air/vapor barrier

LIMITATIONS

Inspection prevented by no access to
Attic inspection performed from
Roof space inspection performed from
Crawl space inspection performed from
Roof ventilation system performance
Air/vapor barrier system
Mechanical ventilation effectiveness

RECOMMENDATIONS

Attic/roof
Walls
Floors
Foundation

Plumbing

DESCRIPTION

TREC Plumbing Supply, Distribution Systems and Fixtures
TREC Location of water meter
TREC Location of Main water supply valve
TREC Static water pressure reading
TREC Drains, Wastes, and Vents
TREC Water Heating Equipment
TREC Water Heating Energy Source
TREC Water Heating Capacity
TREC Hydro-Massage Therapy Equipment
TREC Plumbing Other
TREC Swimming Pools, Spas, Hot Tubs, and Equipment
TREC Swimming Pools Type of Construction
TREC Private Water Wells (A coliform analysis is recommended.)
TREC Private Water Wells Type of Pump
TREC Private Water Wells Type of Storage Equipment
TREC Private Sewage Disposal (Septic) Systems
TREC Private Sewage Disposal Type of System
TREC Private Sewage Disposal Location of Drain Field
Water supply source
Service piping into house
Supply piping in house
Main shut off valve at the
Water flow (pressure)
Water heater fuel
Water heater type
Tank capacity
Water heater approximate age
Water heater failure probability
Hot water circulating system
Waste piping in house
Pumps

LIMITATIONS

Fixtures not tested/not in service
Items excluded from a home inspection
Inspection limited/prevented by
Fuel supply

RECOMMENDATIONS

Supply plumbing
Water heater
Water heater -gas burner and venting
Water heater - oil burner and venting
Water heater - electrical wiring
Waste plumbing
Fixtures and faucets

Interior

DESCRIPTION

TREC Walls (Interior and Exterior)
TREC Ceilings and Floors
TREC Doors (Interior and Exterior)
TREC Windows
TREC Stairways (Interior and Exterior)
TREC Dishwashers
TREC Food Waste Disposers
TREC Range Hood and Exhaust Systems
TREC Ranges, Cooktops, and Ovens
TREC Microwave Ovens
TREC Mechanical Exhaust Vents and Bathroom Heaters
TREC Garage Door Operators
TREC Dryer Exhaust Systems
TREC Appliances Other
Major floor finishes
Major wall finishes
Major ceiling finishes
Major wall and ceiling finishes
Windows
Glazing
Exterior doors
Party walls
Evidence of basement leakage
Evidence of crawlspace leakage
Oven type
Oven fuel
Range fuel
Appliances
Laundry facilities

LIMITATIONS

Restricted access to
No access to
Inspection limited/prevented by
Not tested/not in service
Not included as part of a home inspection
Cosmetics
Appliances
Percent of foundation not visible
Basement leakage
Crawlspace leakage
Garage door
Garage door opener

RECOMMENDATIONS

Floors
Walls
Ceilings
Windows
Doors
Carpentry
Stairs
Basement
Crawlspace
Garage
Exhaust fans
Appliances