

ADDENDUM TO HOME INSPECTION REPORT

As part of the home inspection of the property located at _____, the following additional items shall be included in the home inspection and the home inspection report:

ADDITIONAL INSPECTION ITEMS

ROOFS

- Skylights, chimneys, and roof penetrations Roof flashings, if visible
 Other : _____

EXTERIORS

- Windows – (___)/all windows per each side of the dwelling
 Storm windows and doors Window and door screens
 Shutters Awnings and other seasonal window accessories
 Insulation presence and rating Locks and latches
 Fences and privacy walls Safety glazing
 Garage door openers Recreational facilities
 Outbuildings other than garages & carports Visible insulation or vapor barriers in walls
 Other : _____

PUMBING SYSTEMS

- Spas Determine water temperature
 Swimming pools
 Other : _____

ELECTRICAL SYSTEMS

- Low voltage electric systems, eg. outside lighting
 Operate all installed lighting fixtures Cable TV
 Intercoms
 Other : _____

INTERIORS

- Paint, wallpaper, and other wall coverings Woodwork
 Carpeting Household appliances
 Presence or absence of draperies, blinds & other window treatments
 Other : _____

HEATING SYSTEMS

- Operate automatic safety controls Ignite or extinguish pilot light
 Electronic air filters
 Uniformity and adequacy of heat supply to rooms
 Other : _____

AIR CONDITIONING

- Non-central air conditioners Electronic air filters
 Uniformity and adequacy of cool air supply to rooms
 Electrical current drawn by the unit
 Other : _____

INSULATION & VENTILATION

- Insulation R rating
- Other : _____
- Other : _____
- Other : _____
- Other : _____
- Other : _____

Integrated venting equipment

EXCLUDED INSPECTION ITEMS

The following items shall not be included in the home inspection:

- Furnace and all related components such as heating equipment and distribution systems; normal operating controls and energy source; automatic safety controls; exterior surfaces of chimneys, flues and vents; solid fuel heating devices; and the presence of an installed heat source in each room.
- Roof and all related components such as roof coverings, including type, roof drainage systems, flashings, skylights, roof penetrations, and signs of leaks or abnormal condensation on building components.
- Chimneys and all related components such as flues and vents, exterior and interior surfaces..
- Home energy audit items such as insulation ratings, window and door seals & tightness
- Other : _____
- Other : _____
- Other : _____
- Other : _____
- Other : _____
- Other : _____

Dated this ____ day of _____, _____.

(signature of home inspector's client)