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
- Shutter
- Insulation presence and rating
- Fences and privacy walls
- Garage door openers
- Outbuildings other than garages & carports
- Other: __________________________________________________________________________

**PUMBING SYSTEMS**

- Spas
- Swimming pools
- Other: __________________________________________________________________________

**ELECTRICAL SYSTEMS**

- Low voltage electric systems, eg. outside lighting
- Operate all installed lighting fixtures
- 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 _____________________________ ____ Integrated venting equipment
___ Other: __________________________________________________________________________
___ Other: __________________________________________________________________________
___ Other: __________________________________________________________________________
___ Other: __________________________________________________________________________
___ Other: __________________________________________________________________________

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: __________________________________________________________________________

Dated this ____ day of ____________________________, _________.

__________________________________________________________
(signature of home inspector’s client)