

Table of Contents

ABOUT THE AUTHORS	3
INTRODUCTION	4
GENERAL INSPECTION QUESTIONS AND ANSWERS	5
INDUSTRY STANDARDS QUESTIONS AND ANSWERS	15
DO'S AND DON'TS FOR INSPECTIONS DONE UNDER THE STANDARDS	23
REAL ESTATE INSPECTION LITIGATION QUESTIONS	25
REPORT WRITING QUESTIONS AND ANSWERS	37
SAMPLE SUMMARY SHEET	50
SAMPLE REPORT PAGE	51
SAMPLE OF CHECKLIST RATING TYPE REPORTS	52
EXTERIOR QUESTIONS AND ANSWERS	53
KEY INSPECTION AREAS OF THE EXTERIOR	63
DO'S AND DON'TS FOR EXTERIOR INSPECTIONS	65
BASEMENT QUESTIONS AND ANSWERS	66
DO'S AND DON'TS OF BASEMENT INSPECTIONS	77
KEY AREAS OF BASEMENT INSPECTIONS	78
QUESTIONS AND ANSWERS FOR WET BASEMENTS	79
PLUMBING QUESTIONS AND ANSWERS	89
DO'S AND DON'TS FOR PLUMBING INSPECTIONS	102
SEPTIC/CESSPOOL SYSTEMS QUESTIONS AND ANSWERS	103
DO'S AND DON'TS FOR PRIVATE SEWER SYSTEMS	111
DOMESTIC HOT WATER QUESTIONS AND ANSWERS	112
DO'S AND DON'TS FOR DOMESTIC HOT WATER INSPECTIONS	121
ELECTRICAL INSPECTION QUESTIONS AND ANSWERS	122
WHAT MAKES FOR A GOOD ELECTRICAL SYSTEM?	142
DO'S AND DON'TS FOR ELECTRICAL SYSTEM INSPECTIONS	143
QUESTIONS AND ANSWERS ON HEATING AND COOLING SYSTEMS	144
HOW TO INSPECT AIR CONDITIONING OR WARM AIR SYSTEMS	166
COMMON DEFECTS AND DEFICIENCIES IN STEAM HEATING SYSTEMS	167
CHECKLIST FOR INSPECTING HOT WATER HEATING SYSTEMS	168

QUESTIONS AND ANSWERS FOR STRUCTURAL INSPECTIONS -----	169
STRUCTURAL INSPECTION DO'S AND DON'TS -----	185
ATTICS AND CRAWLSPACE QUESTIONS AND ANSWERS-----	186
DO'S AND DON'TS FOR ATTIC AND CRAWLSPACE INSPECTIONS -----	194
WOODBORING INSECT QUESTIONS AND ANSWERS -----	195
CHIMNEY, FIREPLACE & SOLID FUEL STOVE QUESTIONS AND ANSWERS	203
CHIMNEYS -----	211
MULTI-FLUE PIPE CONNECTIONS -----	212
FIREPLACE AND WOOD STOVE SAMPLE CHECKLIST -----	213
QUESTIONS AND ANSWERS FOR BATHROOMS AND KITCHENS -----	214
LIVING AREA QUESTIONS AND ANSWERS -----	224
QUESTIONS CLIENTS ASK INSPECTORS -----	233
QUESTIONS THAT INSPECTORS SHOULD ASK-----	244
SAMPLE CLIENT INFORMATION SHEET -----	256
SAMPLE EVALUATION FORM -----	257
BUILDING STYLE, CONSTRUCTION AND DESIGN Q&A -----	258
QUESTIONS AND ANSWERS FOR EXPERT WITNESSES -----	276
TEN COMMANDMENTS FOR AN EXPERT WITNESS -----	288
SAMPLE RESUME -----	289
QUESTIONS AND ANSWERS ABOUT REAL ESTATE PROFESSIONALS -----	291
LISTING BROKER QUESTIONNAIRE -----	299
APPENDIX I - WHAT IS A REAL ESTATE INSPECTION -----	300
APPENDIX II - HOME INSPECTION ASSUMPTIONS -----	302
APPENDIX III - SOURCES FOR REAL ESTATE INSPECTORS -----	304

PRINTED IN THE UNITED STATES OF AMERICA

© 1993 - All Rights Reserved

All rights in this book are reserved. No part of this book may be reproduced
in any manner whatsoever without written permission from the publishers:

**Society of Professional Real Estate Inspectors
993 Summer Street, Lynnfield, MA 01940**