

PROPERTY OWNER

FIRST NAME		LAST NAME	
PHONE NUMBER		E-MAIL ADDRESS	
ADDRESS	CITY	STATE	ZIP/POSTAL



YES
 NO
 ▲ PROPERTY QUALIFIES
 SEE PAGE 3 FOR VERIFICATION

INSPECTION REPORT DATE INSPECTED:

OBSERVATION	POINTS
The house, if in a cold climate, is oriented so that the side with the most glass faces south (within 30°).	8
Deciduous trees are providing sun in the winter and shade in the summer.	4
There is an edible garden area.	3
The driveway is shared.	6
Drives and walkways are mostly of permeable material such as gravel.	5
Exterior lighting is controlled by motion sensors.	2
Some of the outdoor/walkway lighting is solar powered.	2
The downspouts and gutters are clean and in working order.	6
Splashblocks are present where needed.	3
The roof slope is at least 3/12 or steeper.	5
There is south facing roof area for future solar use.	5
The roofing material is at least 30-year grade, slate, clay, composition, metal or fiberglass.	7
The roofing material is a light color in warm climates or a dark color in colder climates.	8
A two-foot overhang exists between one and two feet above the south windows.	5
COLUMN TOTAL:	

OBSERVATION	POINTS
The deck is made of composite recycled material.	1
There is no swimming pool or a pool with a cover.	1
The house was wrapped with an exterior air infiltration barrier such as Tyvek.	3
That areas of potential air infiltration have been sealed, foamed or caulked.	4
The exterior doors have intact weatherstripping.	1
The exterior doors close tightly.	1
The windows are mostly double glazed.	8
The windows are mostly low-e rated.	9
There are no metal-frame windows.	5
There is flashing above the windows.	4
There is flashing above the exterior doors.	2
Operable shutters are providing window shading.	2
Window treatments include solar screens, sun shades or thermal curtains.	1
Foundation is insulated (from inside or Insulated concrete forms were used for the foundation out).	5
Insulated concrete forms were used at the foundation.	3
COLUMN TOTAL:	
PAGE TOTAL:	

INITIAL

OBSERVATION	POINTS
Insulated panels were used at the foundation.	3
The crawlspace soil is covered by a vapor barrier.	4
The crawlspace is properly ventilated.	3
Little solid, large-dimension (2" x 10" or greater) lumber was used as joists and rafters.	2
Wall studs are on 24-inch centers.	2
Engineered joists were used more than dimensional solid lumber.	2
Engineered rafters or trusses were used more than dimensional solid lumber.	2
The furnace is centrally located.	1
The furnace is at least 90% energy efficient or 80% for boilers.	9
The furnace filter is clean.	3
A built-in electronic or HEPA air filter exists.	2
An air-to-air heat exchanger exists.	7
An in-floor heating system exists.	1
An active solar heating system exists.	10
A geothermal heating or cooling system exists.	10
More oriented strand board (OSB) was used than plywood.	2
The thermostat(s) has a "fan only" option.*	2+
The thermostat is programmable.*	4+
The heating/cooling system has more than one thermostat controlled zone.*	3+
The ductwork is sealed with low toxic mastic tape.	2
There are return air ducts in every bedroom.	4
COLUMN TOTAL:	

* Multiply points by number of thermostats/zones

OBSERVATION	POINTS
No uninsulated ducts exist in outside walls.	5
No uninsulated ducts exist in the attic.	6
A whole house fan exists.	3
A ceiling fan exists.	2
Bathroom exhaust fans vent to the exterior.	1
The garage has an exhaust fan.	1
The water heater is high efficiency.	4
The house would be described as taller than it is wide.	3
The water heater is within 20 pipe feet of the dishwasher.	1
The water heater is within 20 pipe feet of the clothes washer.	1
All hot water lines are insulated.	4
A tankless water heater exists.	2
The boiler has a side-arm water heater.	3
No faucets drip.	1
Kitchen and bath faucets have aerators.	2
Most shower heads are low flow, water saving types.	5
No showers have more than 1 shower head.	3
All toilets are 1.6 gallons per flush or less.	5
A dual flush toilet(s) exist.	8
The dishwasher has an energy saving cycle.	1
There is no garbage disposal.	1
A sealed combustion, wood-burning fireplace or stove exists.	3
The attic is properly ventilated.	4
COLUMN TOTAL:	
PAGE TOTAL:	

INITIAL

OBSERVATION	POINTS
The sill plate has been sealed with a foam sill gasket.	1
The home including attic is well insulated (<i>points inspector's discretion</i>).	1-10
A passive radon mitigation system exists.	1
An active (with fan) radon mitigation system exists.	1
The kitchen range hood vents to the exterior.	2
The dryer vents to the exterior.	2
The gas cook top/oven has an electronic ignition.	1
The refrigerator is rated for an annual electric cost of \$66 or less.	5
There are gas appliance rough-ins available even if electric appliances are in use.	1
The kitchen has a built-in recycling center that includes two or more bins.	2
The kitchen has built-in, short-term compost storage bins.	2
Most of the walls and ceilings are painted with a light color.	4
COLUMN TOTAL:	

OBSERVATION	POINTS
Some light fixtures have dimmers (<i>points inspector's discretion</i>).	2-4
Most fixtures are using compact fluorescent bulbs.	7
Interior lighting controlled by motion sensors.	9
A sun tube(s) lighting system exists (<i>1 point for each</i>).	1+
Most of the trim is finger-jointed, not clear wood.	1
Most of the carpeting is light-colored.	2
Recycled-content carpet padding is in use.	1
Recycled-content or natural material (domestic cotton or wool) carpeting is in use.	2
Carpeting is mostly tacked not glued down.	1
There are no visible indications of lead paint.	5
There are no visible indications of asbestos.	5
There are no visible indications of mold.	5
INITIAL	COLUMN TOTAL: PAGE TOTAL:

ADDITIONAL COMMENTS

ADDITIONAL POINTS FOR UNLISTED FACTORS (UP TO 40 POINTS AT INSPECTOR'S DISCRETION):

FINAL RESULTS

PAGE 1 POINTS _____

PAGE 2 POINTS _____

PAGE 3 POINTS _____

ADD'L POINTS _____

TOTAL

130+ Required for CLASS I
210+ Required for CLASS II

CERTIFYING INTERNACHI INSPECTOR

FIRST NAME _____ LAST NAME _____

INTERNACHI ID NUMBER _____ PHONE NUMBER _____

WEB SITE _____ E-MAIL ADDRESS _____

ADDRESS _____ CITY _____ STATE _____ ZIP/POSTAL _____