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# PREPARATION FOR THE BAIR INSPECTION

Dear Customer,

The BAIR Report System was professionally developed by a home inspector with twenty years experience in the home inspection business. It has been designed for sellers and buyers alike. The report provides a sufficient amount of background data and a check list report so you can perform a technical inspection of the house you are currently living in or are considering buying. There may be times when the services of a professional inspector maybe necessary. However, most home inspectors will not inspect with as much detail as fashioned in this report.

The BAIR Report System is designed to be easy to use.

If the inspection is performed in the manner recommended in this report, you should have a good comprehensive picture as to the condition of the home, at the time of the inspection. By learning the age and present condition of the various components of the house, you should be able predict potential future concerns.

We suggest taking time to read the “**Remarks and Considerations**” section of each component and select the areas related to the house being inspected, before doing the walk-through. (There are many areas in the Remarks and Considerations. Not all will be associated with your home).

When performing your inspection, take your time and inspect everything suggested in the Remarks and Considerations Sections and fill out your Check List and Summary sheets.

When inspecting the home, try to remove your emotions and excitement and concentrate on the task at hand only. After the inspection, do your emotional walk through and take your measurements, etc. The inspection is your first priority at this time.

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# EXTERIOR SIDING, TRIM, SOFFITS & FASCIA BOARDS

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## Remarks and Considerations

There are many types of exterior siding products today. The siding is a cover to protect the wall framing structure from wind and weather. The inspection is to include the physical condition of the siding. The inspection should include the fastenings, its connection with other dissimilar types of siding and materials. If the siding has been maintained, it should last a very long time. However, there are many new siding products on the market today that have not met the test of time.

When walking around the house, pay particular attention to the south and southwest sides of the home. These sides get the maximum sun exposure and are more vulnerable to deterioration caused by weather.

Watch for wood and composition siding in contact with the soil. A separation of the earth and wood should be made to eliminate potential damage from wood destroying organisms.

Watch for ivy and vines growing over the siding. Ivy makes a good ground cover, but its tendrils probe every opening. You will often find ivy tendrils inside the basement where they have found an opening along the sill. Ivy that climbs a downspout can tear away the supports. Ivy that gets behind siding shingles, clapboard and even brick mortar, can, as the ivy gets thicker, force them off the wall. The vine's tendrils puncture wood shingles and the paint layers on clapboards, leaving openings through which water can penetrate. Ivy should be kept away from wood. Ivy on the foundation or masonry chimney should be kept pruned so there is a 2" space between it and the siding.

If the siding was not properly prepped before repainting, for example if the siding was repainted over flaking paint, the paint job will not last long; repainting will be needed in the near future.

Raised flower beds are flower beds higher than the foundation. They will be in contact with the siding. These should be further inspected by removing the dirt next to the house exterior wall, to make sure there is no evidence of leaking or cracking and that the siding is in sound condition. Leaking could effect the wood framing, original siding, etc., causing wood rot.

Firewood should not be stacked against the house siding. The firewood should be at least 12" away from the house to prevent insect infestation.

# VARIOUS SIDING MATERIALS

## Wood Siding

The most widely used material for homes older than 1980 was true wood siding. Wood siding is shingles, shakes or boards installed vertically or horizontally, and exterior grade plywood, (sometimes referred to as T1-11).

## Wood Siding Inspection

Inspect the siding for weather tightness and wood rot where it meets or intersects with other siding, at corners, and around windows and doors. Wood siding should be inspected for cracks, warping, displaced, loose, broken, missing, not level, rot and woodpecker damage. In vertical siding, check the vertical joints for weather tightness. Check for loose or protruding nailing.

## Wood Shingles and Shakes

Cedar is the most popular wood for shingle and shake siding. It is the same product used for shingle and shake roofing. However since the siding is installed on a vertical surface, it can be installed in a different manner with a greater weather exposure than on roofs.

Cedar shingles do not necessarily have to be painted since they are decay resistant.

Wood Shingles and Shakes should be inspected for damage such as splits, loose, missing, warping, rotting, and loose or nails that are protruding and woodpecker damage.

## Hardboard (Composition Board) Siding

Hardboard siding is made by bonding (with high heat and pressure) wood fibers and wood chips with exterior glues and resins to create the composition board. A skin coat is applied over the exposed outer side to give it a wood grain look. Properly manufactured hardboard siding, carefully installed and properly maintained, can perform as satisfactorily as wood siding. There was a lot of negativity regarding hardboard materials, especially when they first came on the market. Contractors installed it on homes with the same mind set as true wood materials. Painters did not correctly seal and caulk it, as is required by Hardboard manufactures, before painting. Homeowners did not know of the special care needed, and treated it as any wood siding would be treated and therefore hardboard products deteriorated very quickly. Class action law suits against the manufactures motivated the manufacture's to teach contractors and home owners alike on the maintenance of the product.

This type of siding requires high maintenance to prevent rotting. Manufacturers make the following recommendations for maintenance. Shrubbery should be kept cut back away from the siding to allow sunlight and air to reach the siding to prevent mildew. Mildew should be kept under control. The flow of water from the roof should be kept away from the siding. Sprinklers should **never** be allowed to spray the siding. Caulking at holes, gaps, the ends of boards and at intersections with trim, **must** be maintained to prevent water entry. Nail heads should not be driven below the surface of the siding. Nails that break the surface create holes that allow water absorption. Any such holes should be patched. A thick paint film must be maintained. Brushing is the best

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# EXTERIOR CHECKLIST

## Sidings

- Are there any earth in contact with wood?  yes  no
- Are there any vines or over grown shrubbery present?  yes  no
- What is the condition of the paint? (If the house is painted)  yes  no

## Wood Siding

- Is there any evidence of wood rot in the wood siding?  yes  no
- Is there any cracking, warping, displaced, loose, missing, or broken pieces?  yes  no

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Wood Shingles and Shakes

- Are there any splits, loose, missing, warping, or rotting pieces present?  yes  no

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Hardboard Siding

- What is the condition of the caulking at butted joints, around doors, windows, and corners?  yes  no
- Does the Hardboard siding need re-painting?  yes  no
- If hardboard lap siding is present, is the bottom edge swollen?  yes  no

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# INTERIOR

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## Remarks and Considerations

The interior inspection consists of the interior walls, ceilings, floors, doors and windows, bathroom and appliances.

Most issues discovered when inspecting interiors are cosmetic in nature. Occasionally, unlevel floors, or cracking of walls or ceilings are found that may be related to structural problems, but not often. Houses constantly expand and contract through the seasons. Houses also experience shrinkage. These can cause cracking and uneven floors.

## Walls and Ceilings

Walls and ceilings in older homes are made of plaster. Newer homes are drywall, (sometimes called sheetrock).

When inspecting the interior, try to overlook the cosmetic issues and focus on major issues such as heavily cracked or missing plaster, bulging or damaged walls and ceilings, etc. If large cracks or patched cracks that have re-opened are found, the cracks may be structural defects. Most homes will have minor cracking caused by expansion and contraction. Look for water stains especially in closets and upper floors, bathrooms, kitchens and rooms below bathrooms and kitchens. Also look for patches in walls and ceilings or freshly painted areas. Try to identify the source of the water, if found. Determine if the stains are dry or wet. Could the water be coming in from the exterior? What has the weather been lately? Determining the leak source can sometimes be difficult.

Wood paneling was popular in the seventies and eighties. In room additions and in older homes paneling took the place of drywall or plaster. The paneling is installed directly to the wall studs. This makes the paneled wall vulnerable to damage, as paneling is less than 1/4" thick. Pushing on the paneled wall can sometimes reveal if there is any sort of wall covering under the paneling. The paneling will give readily.

## Flooring

Check floors for unevenness, dips and sags. This may indicate inadequate sized or rotted floor joists, settling or a shifting foundation. Some older homes may lack appropriate floor support posts under joists or girders.

All floor covering should be inspected for wear.

In bathrooms and kitchen floors inspect for springiness, sags or staining, especially around the toilet, under sinks and all water-using appliances. Check ceilings below plumbing for water stains or ceiling patching. Sheet vinyl

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# INTERIOR CHECKLIST

## WALLS AND CEILINGS

Inspect for the following:

Water stains or damage?  yes  no

If water stains are present are they wet or damp?  yes  no

Is there any significant cracking?  yes  no

Location(s) \_\_\_\_\_

Do any of the rooms need painting or minor repairs?  yes  no

Location(s) \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

## FLOORING

Types of Floor coverings:  Carpet  Vinyl  Tile  Wood  Concrete  Other

What is the condition of the floor coverings over all?  Satisfactory  Fair  Needs Repairs or Replacement

Comments \_\_\_\_\_

\_\_\_\_\_

Are the floors solid, (not bouncy)?  yes  no

Are there any floor squeaks?  yes  no

Location(s) \_\_\_\_\_

Are there any signs of water stains or damage?  yes  no

Location(s) \_\_\_\_\_

Are the bathrooms or kitchen carpeted?  yes  no

Are there any signs of moisture in the carpet, or mold?  yes  no

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# B.A.I.R. INSPECTION REPORT

## SUMMARY

List of major deficiencies and electrical, plumbing, heating, items not functional. Explain :

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List of important items that need repair or replacement. Explain the defect:

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Miscellaneous and minor repairs:

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**Note: The checklist sheets in the report may show greater detail.**

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