

COMPLIANCE CHECKLIST - HIABC SCOPE OF INSPECTION

1. EXTERIOR:

components inspected

- exterior wall covering, flashing and trim
- all exterior doors
- attached or adjacent decks, balconies, steps, porches and their associated railings
- eaves, soffits and fascias (accessible from ground)
- vegetation, grading & surface draining that are likely to adversely affect the building
- walkways, patios and driveways leading to dwelling entrances
- landscaping structure attached or adjacent to building when likely to adversely affect the building
- primary garage or carport, attached or detached
- garage doors and garage door operators

components described

- exterior wall covering (s)

report

- method(s) used to inspect the exterior wall elevations

2. ROOFING:

readily accessible components inspected

- roof covering
- roof drainage systems
- flashings
- skylights, chimneys and roof penetrations
-

components described

- roof covering

report

- method (s) used to inspect the roof (s)

3. STRUCTURE:

visible components inspected

- foundation
- framing

visible components described

- foundation (s)
- floor structure (s)
- wall structure (s)
- ceiling structure (s)
- roof structure (s)

report

- conditions limiting access to structural components
- methods used to inspect under floor crawl space
- methods used to inspect the attic(s)

4. PLUMBING:

components inspected

- interior water supply, and distribution systems including all fixtures and faucets
- drain, waste and vent systems including all fixtures
- water heating equipment and associated venting systems
- water heating equipment fuel storage and fuel distribution systems
- fuel storage and fuel distribution systems
- drainage sumps, sump pumps & related piping

components described

- water supply, distribution, drain, waste and vent piping materials
- water heating equipment incld energy source
- location of main water shut off valve
- location of main fuel shut off valve
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5. ELECTRICAL

components inspected

- service drop
- service entrance conductors, cables & raceways
- service equipment and main disconnects
- service grounding
- interior components of both service panels and sub panels
- distribution conductors
- overcurrent protection devices
- a representative number of installed lighting fixtures, switches and receptacles
- ground fault circuit interrupters (GFCI)
- arc fault circuit interrupters (AFCI)

components described

- amperage and voltage ratings of service
- location of main disconnect (s) and sub panel (s)
- wiring methods (Lumex, BX, Knob & tube etc.)

components reported

- solid conductor aluminum branch wiring
- the absence of carbon monoxide detectors (if applicable)
- the absence of smoke detectors
- presence of ground fault circuit interrupters
- presence of arc fault circuit interrupters

6. INTERIOR SYSTEMS:

components inspected

- walls, ceilings, and floors
- steps, stairways, and railings
- a representative number of countertops and installed cabinets
- a representative number of doors and windows
- walls, doors and ceilings separating the habitable spaces and the garage

components described

- materials used for walls, ceilings and floors
- doors
- windows

report

- absence or ineffectiveness of guards and handrails or other potential physical injury hazards

7. HEATING, VENTILATION & COOLING (HVAC) SYSTEMS:

components inspected

- readily accessible installed heating, central and through wall cooling equipment
- vent systems, flues, and chimneys
- fuel storage and fuel distribution systems

components described

- energy source (s)
- heating method (s) by distinguishing characteristics
- chimney (s) and/or venting material (s)
- combustion air sources
- exhaust venting methods, (naturally aspirated induced draft, direct vent, direct vent sealed combustion)

8. FIREPLACES & SOLID FUEL BURNING APPLIANCES:

components inspected

- system
- vent systems and chimneys

components described

- fireplaces and solid fuel burning appliances
- chimneys

9. INSULATION & VENTILATION of ATTICS, CRAWLSPACES & UNFINISHED BASEMENTS

components inspected

- insulation and vapor barriers in unfinished spaces
- ventilation of attics and foundation areas
- mechanical ventilation systems
- ventilation systems in areas such as kitchens, bathrooms and laundry areas where moisture is generated.

components described

- type of insulation material (s) and vapour barriers in unfinished spaces
- ventilation of attics and foundation areas
- mechanical ventilation systems
- ventilation systems in areas where moisture is generated such as kitchens, bathroom, and laundry rooms

report

- absence of insulation in unfinished spaces within the building envelope
- the absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms, and laundry rooms