

CONDITION SURVEY FORM - SIMPLE BUILDINGS

INDEX AND FIELD NOTES

Building Name:

Building Number:

Type of Structure:

Floor Area:

Date of Inspection:

Inspector's Name:

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102231	Entrance Approaches	
102232	Around Structures	
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102400	Drainage and Utilities	
102410	Drainage	
102411	Crossdrains	
102412	Catchbasins and Catch Trenches	
102413	Surface Drainage	
102420	Utilities	
102421	Electric, Telephone, Cable TV	
102422	Natural Gas, Propane, Oil	

102423	Water, Waste Water	
102500	Paving and Surfacing	
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102512	Grading and Shaping	
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102515	Slurry and Chip Seals	
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102522	Surface Cleaning	
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102533	Base Course	
102534	Pavment/Concrete	
102535	Slurry Seals	
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102553	Base Course	
102554	Pavment/Concrete/Masonry	
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102612	Retaining Walls	
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102615	Signs	
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102661	Lawn Mowing	
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202200	ARCHITECTURAL WORK	
203000	Concrete	
203100	Formwork	
203200	Reinforcing Steel and Mesh	
203300	Foundation	
203311	Wall Footings	
203312	Wall (Below Ground Surface)	
203313	Column Pier Foundations	
203314	Chimney Foundation	
203316	Concrete Floor at Ground	
203400	Superstructure	
203500	Precast Concrete	
204000	Masonry	
204100	Mortor and Reinforcing	
204200	Brick, Block, Stonework	
204210	Walls	
204211	Wall Below Ground Floor	
204212	Wall Above Ground Floor	
204220	Piers	
204221	Piers	
204230	Fireplaces and Chimneys	

204231	Chimney	
204232	Chimney Lining	
204233	Wall Face/Hearth - Stove	
204234	Wall Face/Hearth - Fireplace	
204235	Fireplace Box	
204240	<i>Stairs</i>	
204241	Steps	
205000	Metals	
205100	Structural Steel	
205200	Open Web Joists	
205300	Steel Decks	
205400	Miscel. & Ornamental Metals	
205420	<i>Metal Building Exterior</i>	
205421	Metal Siding	
205422	Metal Roof	
205480	<i>Towers (Radio, Etc.)</i>	
205481	Solid Tower	
205482	Open Web Tower	
205483	Anchors	
205484	Guide Wires	
205490	<i>Other</i>	
205491	Wire Mesh Walls	
205492	Other	
205500	Fasteners and Rough Hardware	
205511	Plate and Angle Iron Fasteners	
205512	Support Rods	
205513	Bolts, Nuts, Washers	
205514	Hurricane Plates (Wood Framing)	
205515	Other	
206000	Wood	
206010	<i>Structural Characteristics</i>	
206011	Walls Plumbed	
206012	Roof Line	
206100	Rough	

206120	<i>Frame Structure</i>	
206121	Foundation Supp.	
206122	Foundation Supp. - Blocking	
206123	Pole Support (Pole Barn Struct.)	
206124	Mud Sills	
206125	Columns - Timber	
206126	Beams - Main Support	
206127	Beams - Wall Horizontal Supp.	
206128	Beams - Roof Frame Support	
206130	<i>Flooring</i>	
206131	Floor Joists	
206132	Floor Trusses (Open Joists)	
206133	Subfloor - Board, Plywood	
206140	<i>Walls</i>	
206141	Wall Framing - Exterior	
206142	Wall Framing - Interior	
206143	Blocking	
206144	Headers - Door & Window Open.	
206145	Subwall - Board, Plywood	
206150	<i>Ceiling/Roof</i>	
206151	Trusses	
206152	Ceiling Joists	
206153	Ridge Board	
206154	Roof Rafters	
206155	Roof Deck - Board, Plywood	
206160	<i>Stairwell</i>	
206161	Post Supports and Cross Beams	
206162	Stairbeams	
206163	Steps	
206164	Railings	
206170	<i>Porch and Ramp Structure</i>	
206171	Columns and Posts	
206172	Floor Joists	
206173	Deck	
206174	Beam Support for Roof	
206175	Ceiling Joists	
206176	Roof Rafters	
206177	Roof Deck - Board, Plywood	
206178	Railing	
206180	<i>Rough Shelving and Racks</i>	
206181	Wood Frame	
206182	Shelve Boards or Plywood	
206190	<i>Other</i>	

206191	Built-in Beds	
206192	Other	
206200	Finish	
206210	<i>Exterior Wall, Porch Overhangs</i>	
206211	Wood Siding	
206212	Porch Ceilings	
206213	Trim	
206214	Facia Boards	
206215	Soffit	
206220	<i>Interior Wall and Ceiling</i>	
206221	Walls	
206222	Ceilings	
206223	Wainscot	
206224	Trim	
206225	Baseboards	
206226	Corner Moldings, Cover Straps	
206227	Sills	
206230	<i>Flooring</i>	
206231	Hardwood Floors	
206232	Softwood Floors	
206233	Wood Strip Flooring	
206240	<i>Stairwell</i>	
206241	Steps	
206242	Trim	
206243	Soffit	
206250	<i>Closets</i>	
206251	Shelving	
206252	Clothing Rods	
206300	Architectural Woodwork	
206340	Shutters	
206350	Mantel (Fireplace)	
206360	Built-in Cabinets	
206370	Fixed Shelves	
206380	Other	
207000	Thermal and Moisture Protection	
207100	Water and Dampproofing	
207110	<i>Foundation</i>	
207111	Wall Coating	
207113	Subdrains	

207120	<i>Exterior Wood Structures</i>	
207121	Decks	
207122	Railings	
207123	Stairs	
207130	<i>Vapor Barrier</i>	
207131	Vapor Liners	
207140	<i>Cauking and Sealants</i>	
207141	Cauking	
207200	Insulation and Fire Proofing	
207210	<i>Insulation</i>	
207211	Foundation Wall	
207212	Floor	
207213	Wall	
207214	Ceiling	
207215	Roof	
207220	<i>Fire Proofing</i>	
207221	Retardent Materials	
207300	Roofing and Sheet Metal	
207310	<i>Roof Configuration</i>	
207311	Gable End Roof (one peak)	
207312	Hip Roof (One peak, four crests)	
207314	Shed Roof Type (one way)	
207320	<i>Roof Annual Maintenance</i>	
207321	Snow Removal	
207322	Surface Cleaning	
207330	<i>Building Paper</i>	
207331	Felt Paper	
207332	Ice and Water Shield	
207340	<i>Organic and Inorganic</i>	
207341	Asphalt Roof Shingles	
207342	Wood Shingles	
207343	Roll Asphalt Mineral Surfaces	
207350	<i>Metal Roofing</i>	
207351	Corrugated Metal	
207352	Architect Corrugation	
207353	Standing Seam	
207354	Batten Seam	
207355	Ice Shields	
207360	<i>Fiber Glass Roofing</i>	
207361	Corrugated Fiber Glass	

207400	Siding	
207410	<i>Siding Annual Maintenance</i>	
207411	Surface Cleaning	
207420	<i>Siding</i>	
207421	Vinyl	
207422	Metal	
207430	<i>Flashing</i>	
207431	Drip Flashing	
207432	Z - Flashing	
207433	Other Flashing	
207440	<i>Vents</i>	
207441	Basement or Crawl Space	
207442	Wall	
207443	Attic	
207444	Eaves	
207445	Screen Openings	
207500	Roof Accessories	
207510	<i>Metal Flashing</i>	
207511	Chimney Flashing	
207512	Vent Flashing	
207513	Drip Edges	
207514	Valleys	
207515	Ridge	
207516	Wall/Roof Flashing	
207520	<i>Drain Accessories</i>	
207521	Gutters	
207522	Downspouts	
207524	Gutter and Downspouts Cleaning	
207530	<i>Roof Vents</i>	
207531	Ridge Vents	
208000	Doors and Windows	
208100	Doors and Frames	
208110	<i>Wood Doors</i>	
208111	Hollow Core	
208112	Solid Core	
208113	Solid Core/Glass	
208115	Panel	
208116	Panel/Glass	
208117	BiFold Doors	
208120	<i>Metal Doors</i>	

208121	Solid Core	
208122	Solid Core/Glass	
208124	Panel	
208125	Panel/Glass	
208130	<i>Other Doors</i>	
208131	Vented Door	
208132	Metal Grated/Wire Mesh Door	
208133	Screen Doors	
208134	Storm Doors	
208140	<i>Garage Doors</i>	
208141	Panel Door Rollup	
208142	Panel Door with Panel Windows	
208143	Solid Door Overhead	
208144	Solid Door Sliding	
208145	Hinged Doors	
208200	Windows	
208210	<i>Fixed</i>	
208211	Wood	
208212	Vinyl Wood Clad	
208220	<i>Operating</i>	
208221	Wood	
208222	Vinyl Wood Clad	
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208231	Skylights	
208232	Storm Windows	
208233	Screens	
208300	Finished Hardware	
208310	<i>Standard Door Hardware</i>	
208311	Hinges, Stops	
208312	Locksets, Deadbolt Locks	
208313	Door Closers	
208314	Panic Bar	
208315	Plates - Push, Kick; Pull Bar	
208316	Tracks/Wheels - Sliding Doors	
208320	<i>Garage Door Hardware</i>	
208321	Locksets and Latches	
208322	Tracks/Wheels -	
208323	Springs	
208324	Hinges or Panel Hinges	
208330	<i>Window Hardware</i>	
208331	Openers and Latches	

208332	Counter Weights and Springs	
208400	Glass and Glazing	
208410	Float Glass	
208420	Insulation Glass	
208500	Curtain Walls and Entrances	
209000	Finishes	
209100	Studs and Furring	
209200	Lath, Plaster, and Stucco	
209300	Drywall	
209310	Replace Drywall	
209320	Repair Drywall	
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209410	<i>Ceramic Tile</i>	
209411	Floor	
209412	Base	
209413	Walls	
209414	Wainscot	
209420	<i>Quarry Tile</i>	
209421	Floor	
209422	Base	
209423	Walls	
209424	Wainscot	
209430	<i>Other</i>	
209431	Other	
209500	Accoustical Treatment	
209510	<i>Ceiling Tile</i>	
209511	Stapled	
209512	Cemented	
209520	<i>Suspended Ceiling</i>	
209521	Frame	
209522	Panels	
209600	Floor Covering	
209610	<i>Vinyl (Linolium)</i>	
209611	Sheet	

209612	Tile	
209613	Base, Cove	
209620	<i>Carpet</i>	
209621	Sheet	
209622	Tile	
209700	Paint and Wall Coverings	
209710	<i>Exterior Painting</i>	
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209715	Shutters	
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209732	Gypsum Fabric	
209733	Vinyl	
209734	Cork Tile	
209735	Wall Paper	
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210100	Bathroom Accessories	
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210111	Curtain Rods	
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210113	Mirror	
210114	Toilet Tissue Dispensers	
210115	Towel Bar	
210120	<i>Restroom</i>	
210121	Handicap or Grab Bars	
210122	Mirror	

210123	Toilet Tissue Dispensers	
210124	Paper Towell Dispensers	
210130	<i>Toilets and SSTs</i>	
210131	Fiberglass Structure Unit	
210132	Toilet Stools	
210133	Vent System	
210134	Toilet Tissue Dispensers	
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210211	Personal Lockers	
210212	Storage Lockers	
210213	Hazmat Storage Lockers	
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210222	Restroom or Bathroom	
210223	Other	
210230	<i>Wall Cabinets</i>	
210231	Kitchen	
210232	Wall/Medicine Cabinets	
210233	Other	
210300	Partitions	
210400	Signs and Bulletin Boards	
210410	Interior Signs	
210420	Bulletin Boards	
210430	Chalk or Marking Board	
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211100	Appliances	
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211111	Stove Unit	
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211131	Washers	
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211150	<i>Fire Prevention and Warning</i>	
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211152	Smoke Detectors (battery oper.)	
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211171	Other	

211200	Dock	
211300	Kitchen	
211310	Stoves and Grills	
211320	Dish Washers (not fixed)	
211330	Refrigerators	
211340	Freezers (standing or chests)	
211350	Slicers and Mixers	
211360	Serving Tables	
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212000	Furnishings	
212100	Blinds	
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212111	Blinds	
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213100	Intergrated Ceilings	
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Number	Name	Remarks
315000	MECHANICAL WORK	
315100	Pipe and Fittings	
315110	Domestic Water	
315111	Copper Pipe and Fittings	
315112	Galvanized Steel Pipe & Fittings	
315113	Brass Fittings	
315115	Flex Pipe Connectors	
315116	Insulation	
315120	Hot Water & Steam for Heating Syst.	
315121	Copper Pipe and Fittings	
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315124	Other	
315125	Insulation	
315130	Fuel and Gas lines	
315131	Copper Pipe and Fittings	
315132	Black Pipe and Fittings	
315134	Flex Pipe Connectors	
315135	Other	
315150	Refrigerant Systems	
315151	Copper Pipe and Fittings	
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315153	Other	
315154	Insulation	
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315200	Plumbing Fixtures and Appliances	
315210	Domestic Water Lines	
315211A	Valves	
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315213	Hose Bibbs	
315216	Backflow Preventer	
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315231A	Floor Mount Toilet Water Closet	
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315232A	Floor Mounted Toilet Direct Flush	
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315233	Urinals - Hanging or Base	
315234	Flush Valves	
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315237A	Shower Stalls	
315237B	Bathtubs	
315237C	Bathtub - Shower Combination	
315238	Other	
315240	Kitchen	
315241	Sinks	
315243	Dishwasher (fixed)	
315244	Faucets	
315250	Other	
315252	Laundry Sink	
315253	Faucets	
315256	Other	
315260	Hot Water & Steam for Heating Syst.	
315261	Valves	
315262	Safety Release Valves	
315263A	Pressure Reducers	
315263B	Pressure Guages	
315264A	Flow Meters	
315264B	Backflow Preventer	
315265	Temperature Guages	
315266	Expansion Tanks	
315267	Vacuum or Air Release	
315268	Circulating Pumps	
315270	Fuel and Gas Supply	
315271	Pressure Regulators	
315272	Filters	
315273	Valves	
315274	Heating Fuel Tanks - Above Grd.	
315275	Heating Fuel Tanks -	
315276	Underground Tank Accessibility	
315277	Underground Tank Leak Controls	

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315290	Waste or Sewer Systems	
315291	Cleanouts	
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315290X	Signing	
315291X	Valve Identification	
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315415	Drain Lines	
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315421	Baseboard	
315424	Hung Units (from Ceiling)	
315426	Other	
315402	<i>Hot Air Flow Heating units</i>	
315430	Central Furnace Unit & Attachments	
315431A	Unit Type and Size	
315431B	Standing, Hung, Air Direction	
315431C	Controls	
315431D	Burner Type	
315432A	Intake Vents and Control Grills	
315432B	Air Vent Line to Burner	
315432C	Flue (to Chimney)	
315432D	Exhaust Booster	
315433	Plenum	
315434	Filters	
315403	<i>Other Heating Units</i>	
315440	Wall Mounted or Floor Mounted	
315441	Unit Type and Size	
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315443	Burner Type	
315444	Flue and Air Intake	
315450	Free Standing	
315451	Unit Type and Size	
315452	Controls	
315453	Burner Type	
315454	Flue and Air Intake	
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315461	Simple Thermostat	
315462	Programmed	

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315500	Air Conditioning and Ventilation	
315510	<i>Air Conditioning Units</i>	
315511	Package Units	
315512	Window or Wall Units (no ducts)	
315513	Units with Duct Connection	
315514	Units for Walk-In Coolers	
315516	Split Unit Systems	
315517	Pump Units	
315518	Cooling Coil Location	
315519	Units for Walk-In Coolers	
315520	<i>Exhaust Units</i>	
315521	Fan Units	
315522	Wall and Ceiling Mounted Fans	
315523	Through Wall Fans	
315524	Bathroom Ceiling Fans	
315526	Exhaust Fan Units with Ducts	
315527	Fan Units for Kitchen	
315540	<i>Duct Sysyem</i>	
315541	Return	
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315543	Grills - Inside of Building	
315551	Supply	
315552	Supply Ducts	
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315581	Simple Thermostat	
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416000	ELECTRICAL WORK	
416100	Raceways	
416110	Metal Conduits	
416111	Rigid Metal Conduit	
416112	Electric Metal Tubing	
416113	Flexible Metal Conduit	
416114	Liquid Tight Flexible Metal	
416120	Nonmetallic Conduits	
416121	Rigid Nonmetal Conduit - PVC40	
416122	Rigid Nonmetal Conduit - PVC80	
416130	Busway or Wireways	
416132	Other	
416200	Conductors and Grounding	
416210	Single Wire Conductors	
416211	Feeder Circuit Above Ground	
416212	Feeder Circuit Underground	
416213	In Conduit	
416214	In Busways or Wireways	
416215	Outlets to Fixtures	
416216	Other	
416220	Cables	
416221	Armold Cable (BX)	
416222	Metal Clad Cable (MC)	
416223	Nonmet. Sheathed Cable	
416224	Service Entrance Cable	
416225	Feeder Circuit Above Ground	
416230	Grounding	
416231	Panel and Cabinet	

416232	Grounding Wire (panel to ground)	
416233	Grounding Area (rod, coil, etc.)	
416234	Branch Circuits	
416235	Lightning Rods and Wiring	
416236	Other	
416300	Boxes and Wiring Devices	
416310	Boxes	
416311	Switch Box	
416312	Receptacle Box	
416313	Fixture Box	
416314	Junction Box	
416315	Pull Box	
416316	Panels and Cabinets	
416317	Other	
416320	Receptacles	
416321	General Use Receptacle (120 V)	
416322	Groundfault Receptacle (120 V)	
416323	Electric Range	
416324	Electric Drier	
416325	Equipment Receptacles (240 V)	
416326	Other	
416400	Starter Boards and Switches	
416410	Panel Boards	
416411	Main Panel or Cabinet	
416412	Subpanel	
416413	Single Throw Panel (fused/none)	
416420	Switches	
416421	Switches - Single Pole (light)	
416422	Switches - Threeway/Fourway	
416423	Switches - Double Pole (motors)	
416424	Motor Starter Controls	
416500	Transformers and Bus Ducts	
416510	Transfromers	
416511	Transformer For Low Voltage	
416600	Lighting	
416610	Incadescent Fixtures	
416611	Lamp	
416612	Fixture	
416620	Flourescent Fixtures	

416621	Lamp	
416622	Fixture	
416630	Quartz Fixtures	
416631	Lamp	
416632	Fixture	
416640	Pressure Sodium	
416641	Lamp	
416642	Fixture	
416650	Metal Halide	
416651	Lamp	
416652	Fixture	
416660	Mercury Vapor	
416661	Lamp	
416662	Fixture	
416670	Track Lighting	
416671	Lamp	
416672	Fixture	
416680	Emergency Light Fixtures	
416681	Lamp	
416682	Fixture	
416690	Exit Light Fixtures	
416691	Lamp	
416692	Fixture	
416700	Special Systems	
416710	Electric Heating	
416711	Base Board	
416712	Hung Unit	
416713	Wall Mounted	
416714	Heat Strips (pipe & roof)	
412715	Other	
416720	Fire Alarm System	
416722	Smoke and Heat Detectors	
416725	Wiring	
416740	Low Voltage Control Systems	
416741	Door Bell	
416743	Wiring	
416780	Telephone and Computer	
416781	Lines and Cables	
416782	Terminals and Connectors	