

# **BUILDING INSPECTION REPORT FOR** **JOHN & MARY HOMEBUYER**





Allied  
Building  
Inspections

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Home Inspection  
Report

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# INSPECTION CONDITIONS

**1234 MAIN STREET.**

Harry O. Morrell, Allied Building Inspections, LLC. ASHI Certified Inspector #203651.

## CLIENT & SITE INFORMATION:

<b>FILE #:</b>	08-0000.
<b>DATE OF INSPECTION:</b>	December, 0, 0000.
<b>TIME OF INSPECTION:</b>	12 Noon.
<b>END TIME OF INSPECTION</b>	3:00 PM.
<b>CLIENT NAME:</b>	John and Mary Homebuyer.
<b>MAILING ADDRESS:</b>	1234 Elm Street.
<b>CLIENT CITY/ STATE/ZIP:</b>	St. Louis, Mo 000000.
<b>CLIENT PHONE #:</b>	100.200.3000.
<b>CLIENT FAX #:</b>	100.200.3000.
<b>INSPECTION SITE:</b>	1234 Oak Street.
<b>INSPECTION SITE CITY/STATE/ ZIP:</b>	St. Louis, Mo 00000.
<b>INSPECTION SITE PHONE #:</b>	100.200.3000.

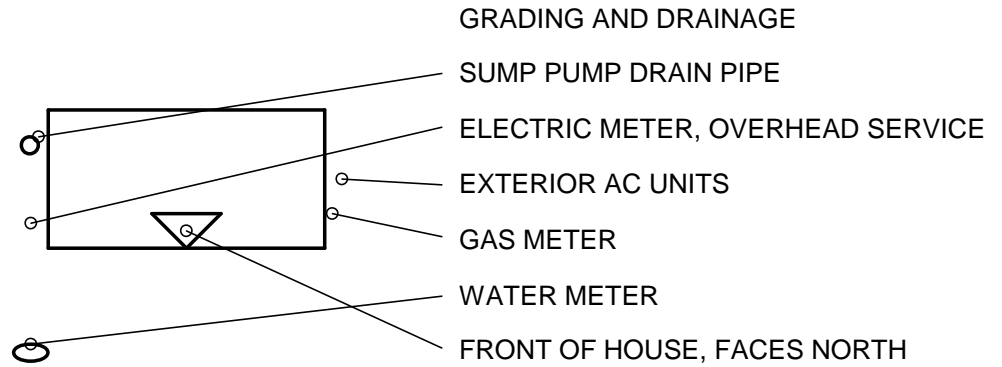
## CLIMATIC CONDITIONS:

<b>WEATHER:</b>	Clear.
<b>SOIL CONDITIONS:</b>	Dry.
<b>APPROXIMATE OUTSIDE TEMPERATURE:</b>	85+

## BUILDING CHARACTERISTICS:

<b>MAIN ENTRY FACES:</b>	North.
<b>ESTIMATED AGE OF HOUSE:</b>	20+
<b>BUILDING TYPE:</b>	Traditional.
<b>STORIES:</b>	2.
<b>SPACE BELOW GRADE:</b>	Basement, mostly finished.

# SAMPLE REPORT



## UTILITY SERVICES:

<b>WATER SOURCE:</b>	Private.
<b>SEWAGE DISPOSAL:</b>	Private.
<b>UTILITIES STATUS:</b>	All utilities on.

## OTHER INFORMATION:

<b>AREA:</b>	Suburb.
<b>HOUSE OCCUPIED?</b>	No.
<b>CLIENT PRESENT:</b>	Yes.
<b>PEOPLE PRESENT:</b>	Homeowner, Listing agent, Selling agent, Purchaser, Purchasers spouse, Purchasers children, and family members.
<b>COMMENTS:</b>	A summary of the inspection was provided to the buyer after the inspection was completed. Defects and/or concerns were discussed. Photos were shown to the buyer of areas of concerns and present conditions of mechanical and structural components. A termite inspection was provided and is a separate report. However, the report requires a hand written signature with the inspectors state license number and will not be delivered on line. A hard copy will be faxed and/or mailed to the buyer and/or Realtor. A Radon test was also performed, results will be ready in 48 hours. A separate Radon report will be sent to the buyer and Realtor by regular mail.

## PAYMENT INFORMATION:

<b>TOTAL FEE:</b>	\$875.00.
<b>PAID BY:</b>	Check #1234.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to:

## SAMPLE REPORT

formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# SUMMARY

This section is a general overview of home inspection report. Major defects may also include safety hazards and describe conditions which are generally critical in nature and should be repaired, improved, or replaced before closing. Structural and mechanical components which are noted and called as deficient may also include routine maintenance suggestions which should be tended to on a regular basis or in the near future. General conditions may also include assets and upgrades to the structural and mechanical components that were installed in the house by the owner or builder. The main body of this report will expound in greater detail on the structural and mechanical components that were noted in this summary. This section may also include minor details regarding the house that were not noted in the main body of the report.

## MAJOR DEFECTS, DEFICIENCIES, AND GENERAL CONDITIONS

### STRUCTURE

No major defects or deficiencies noted at the time of inspection. Minor vertical hairline cracks were observed on the concrete foundation walls at the time of inspection. These cracks were not affecting the integrity of the structure and do not require repair at this time. We recommend repairing and sealing all cracks over 1/4 inch in width or any crack that allows water or moisture to penetrate the interior spaces. None of these cracks met this criterion. Monitor only. Professional repairs noted at rear concrete foundation wall, No new movement noted on or about professional repaired crack(s) observed at the time of inspection, no further improvements needed at this time, monitor only at this time, inquire with owner if warranty documentation exists for repair(s), Noted defect(s) has not affected the overall integrity of the entire structure. Visible portions of the floor, walls, and roof framing and structural components were performing as intended. The roof line was mostly straight and level with no significant distortions observed. The basement was dry at the time of inspection. Be advised that severe rains or weather conditions can result in water or moisture penetrations in the basement even though conditions appear acceptable at the time of inspection. A sump pump and pit properly installed was present in the basement. This component will help with wet basement problems. It is impossible to predict future performance of the structural components due to unpredictable severe weather conditions that may occur. A termite inspection and report was provided for this inspection, (see separate termite report for further info), No termite presence or damage was observed. Finished walls, ceilings, and floor coverings hindered total access. Regular inspections is highly recommended, termites can appear at any time. Termites swarm at least twice a year, if a swarm occurs at or around your house, it is likely that termites are in your house, call a qualified Pest Control contractor for further evaluations and inspections as needed.

### EXTERIOR:

No major defects or deficiencies noted at the time of inspection. The cladding consisted mostly of vinyl siding which was performing as intended without signs of significant damage or missing panels. The brick veneer cladding was performing as intended without signs of missing or loose bricks or deteriorated mortar joints, The wood cladding and trim was performing as intended without signs of decay or deterioration. This type cladding must be maintained with paint and caulk to prevent decay. The concrete driveway showed signs of deterioration, settlement, and cracks. Repair is not feasible and replacement will be needed if a smooth level surface is desired, Soil erosion and water ponding was observed at left and right corner of house, Exterior grading and drainage repair and improvements can include re-grading, adding/cutting fill/grade, installing grade swails, and installing French drains.

## SAMPLE REPORT

### ROOF

No major defects or deficiencies noted at the time of inspection. No repair or replacement is needed or recommended at this time. Multiple layers observed, this is allowed but anticipate a reduction of service life. All layers should be removed on the next roof installation. Most manufacturers do not warrant/guarantee shingles when installed over existing roofing, The roofing had typical wear and deterioration for its age. No evidence of leaks or water penetration. Deterioration included minor to moderate granule loss only. Roofing appears to be 30 year rated dementional shingles, Actual wear life appears to be 15-20 years of age, Tree debris, leaves, and branches left to rot on the roofing will accelerate deterioration. Clean and maintain to extend service life. The gutters were clogged and will hold water. Clean and maintain to prevent drip edge deterioration.

### PLUMBING

No major defects or deficiencies noted at the time of inspection. A full load operational test was placed on the system for approximately 30 minutes. All drains flowed functionally and no leaks were observed. The fixtures are older and most likely original. Anticipate repair and replacement in the near future. This house is serviced by a private well system. This type system is beyond the scope of this inspection. See plumbing section for additional information and comments. The water heater is at the end of its life. Repair is not feasible and replacement is recommended. Defects include: A septic system is present and not completely inspected. This type system is beyond the scope of this inspection. See plumbing section for additional information.

### ELECTRICAL

No major defects or deficiencies noted at the time of inspection. A 240V three wire service supplies a 200-amp maximum service panel that was professionally installed and performing as intended.

### HEATING

No major defects or deficiencies noted at the time of inspection. The furnace responded to the thermostat by sending warm air to the registers which were present in each and every room of the house. Typical service life for these type units is 20-25 years with proper and regular maintenance. This model is a Heating registers were observed in each and every room.

### CENTRAL AIR

No major defects or deficiencies noted at the time of inspection. The insulation on the suction line is deteriorated and should be replaced. An amperage draw test was performed on this unit with results well within the normal range. This is an indication that the unit is performing as intended. A temperature differential test was performed with results well within the normal range as well. This is an indication that the unit is performing as intended also. These type units have typical service life of 12-15 years with proper and regular maintenance. The ductwork is sheet metal, same as heat.

### INTERIOR

No major defects or deficiencies noted at the time of inspection. The walls and ceilings were inspected and were performing as intended without damage or defects. The windows and doors were operated and performed as intended and operated smoothly. Timers are typically not inspected when operating and inspecting appliances. Floor covering throughout the house was acceptable with with typical wear for its age.

### INSULATION AND VENTILATION

No major defects or deficiencies noted at the time of inspection. Attic ventilation is provided at the gale ends and ridge vents, Ventilation appears adequate at the time of inspection. Attic insulation is adequate and spread evenly across the attic, All ceiling fans were tested and responded to the wall switches and pull chains. Bathroom and kitchen mechanical vent fans were observed and tested.

### FIREPLACE AND COMPONENTS

No major defects or deficiencies noted at the time of inspection. No repair needed or recommended for any of the fireplace components. Operating gas or wood burning fireplaces is beyond the scope of this inspection.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## WALLS:

**MATERIAL:**  
**CONDITION:**

Wood siding, Hardboard siding, Brick veneer.

The cladding/siding components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior cladding at the time of inspection.



## TRIM:

**MATERIAL:**  
**CONDITION:**

Wood, Metal.

The wood/metal trim components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior trim at the time of inspection.



## CHIMNEY:

**MATERIAL:**

Brick.

## SAMPLE REPORT

### CONDITION:

The components of the chimney chase are performing as intended without signs of significant damage or defects, Photo shows chimney chase performing as intended with proper flashing.



## SLAB ON GRADE:

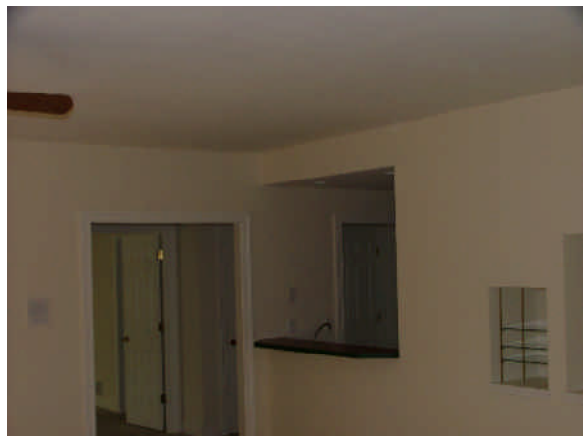
### CONDITION:

The concrete slab floor in the basement is performing as intended without signs of significant cracks or damage, The concrete slab floor in the garage is performing as intended without signs of significant cracks or damage.

## BASEMENT/CRAWL SPACE:

### ACCESSIBILITY:

Basement is only partially accessible- Viewing was restricted by wall coverings, ceilings, and floor coverings, see photo.



### CRAWL SPACE:

No crawl space is present at this property.

### BASEMENT WALLS - TYPE:

Poured concrete.

## SAMPLE REPORT

### CONDITION:

Minor settlement cracks noted, not significant at this time, The components of the foundation walls are performing as intended without signs of significant damage or defects at the time of inspection, Photo shows typical condition of concrete foundation wall.



### BEAMS:

Visible portions of the beams are performing as intended without signs of significant damage or defects at the time of the inspection, Photo shows steel beams and posts, and floor joists performing as intended.



### FLOOR JOISTS:

Visible portions of the floor joists are performing as intended without signs of significant damage or defects at the time of inspection.

### COLUMNS/ SUPPORTS:

Visible portions of the columns and supports are performing as intended without signs of significant damage or defects at the time of inspection.

### BASEMENT FLOOR AND DRAINAGE:

No evidence of water or moisture penetration visible at the time of inspection, The sump pump was inspected and operated and performed as intended at the time of inspection. These type motors typically have a 6-8 year service life. Repair is usually not feasible and replacement is most always recommended after failure. See photo.



### OTHER OBSERVATIONS:

A dry basement was present at the time of inspection. Maintain proper grading and drainage at the exterior for dry basement conditions. Exterior water control is always more effective than sealing and patching concrete foundation walls. Expansive soils are present in this area. Movement of the house structure should be expected during excessively wet or dry periods of weather.

## SAMPLE REPORT

### STRUCTURE

#### FLOOR STRUCTURE

The floor structure is standard wood joists and plywood subfloor supported on the exterior foundation walls with steel columns and posts. Visible areas of the floor framing system are in good condition and performing as intended.

#### WALL STRUCTURE

The exterior bearing walls are frame construction. The overall wood frame structure appears to be holding its shape well at the time of inspection. They are performing as intended without any signs of damage or significant structural movement.

#### ROOF STRUCTURE

Roof framing consists of standard wood trusses that are performing as intended without any signs of damage or distortions. Photo shows roof structure performing as intended, which was typical from end to end.



# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

**ACCESSIBILITY AND CONDITION:**

Attic is full size, Truss framing, Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom or stored goods. No walk boards are provided, Ventilation is provided.

**INSULATION TYPE AND CONDITION:**

Mineral wool, Ventilation is present and provided at, Gable ends, Soffit vents, Roof vents/ turbine vents on the slopes, The attic is well ventilated. This will extend the service life on the roofing if all other conditions are performing as intended as well. Photo shows insulation and roof structure performing as intended.



**DEPTH AND R-FACTOR:**

13 inches, This attic is well insulated.

## ROOF:

**STYLE:**

Gable.

**TYPE:**

Composition shingles.

**ROOF ACCESS:**

Walked on roof, The roof was inspected from the attic as well, for water stains or leaks.

**ROOF COVERING STATUS:**

The roofing appeared to be a professional installation and was performing as intended without any evidence of damaged, loose, or missing shingles. All roof penetrations were properly flashed with metal. No evidence of leaks or water penetration was observed when inspecting from the attic as well. it is likely that this roofing will reach its average service life if normal weather conditions prevails. Photo shows asphalt shingle roofing aligned properly with no defects, which was typical for both sides of the slope.



SAMPLE REPORT

**EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:**

Metal, The exposed and visible flashings at the roof penetrations were properly installed with approved materials and were performing as intended without signs of damage or deterioration. Photo shows flashings performing as intended.



**GUTTERS & DOWNSPOUTS:**

**TYPE &  
CONDITION:**

Full, Debris in gutter, Gutter is sloped improperly and holding water- Damage/Defects viewed, Photo shows clogged gutters in need of repair and improvement.



## SAMPLE REPORT

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**MATERIAL:**

Copper.

**CONDITION:**

Valve not tested, Main line is 3/4 inch diameter, Water pressure appears adequate.

### SUPPLY LINES:

**MATERIAL:**

Copper.

**CONDITION:**

No leakage is noted, but monitor in the future, Visible portions of the supply piping are performing as intended without signs of significant damage, defects, or leaks at the time of inspection. Plumbing supply piping is not totally visible.

### WASTE LINES:

**MATERIAL:**

Plastic.

**CONDITION:**

Visible portions of the waste lines were performing as intended without significant signs of damage or defects, or any type of leakage. Plumbing vents appear serviceable, Lines not fully visible, Photo shows main stack in basement performing during full load operational test without leakage.



### HOSE FAUCETS:

**OPERATION:**

Some exterior faucets were operated and performed as intended. The fixtures were secure and free of damage or deterioration, Frost proof type, Some inoperative.

### WATER HEATER:

**TYPE:**

Gas.

**SIZE:**

50 Gallons.

**LOCATION:**

Basement.

**CONDITION:**

Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, The water heater was in operation at the time of inspection. No significant defects or damage was observed. Hot water was present at the fixtures that were tested. When water heaters fail they begin to leak and/or run out of hot water prematurely. Contractors typically replace these type units. Repairs are usually not feasible and replacement is less costly. Typical service life ranges from ten to thirty years.

SAMPLE REPORT

**FUEL SYSTEM:**

<b>METER/TANK LOCATION- CONDITION:</b>
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Meter located at exterior left side of house, System appears serviceable.

**SEPTIC SYSTEM:**

<b>SEPTIC TANK LOCATION:</b>
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Rear of house.

<b>DRAIN FIELD LOCATION:</b>
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Rear yard.

<b>SYSTEM CONDITION:</b>
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Septic systems consists of an underground tank and a leach or a drain field that work to cleanse and purify household waste water. This safe and practical system is currently used by more than half of the rural and semirural homes in the United States. Outside of biennial cleaning and some care, the system usually requires no attention. A concrete constructed tank can last indefinitely. Most tanks in this region are constructed of concrete. The leach field may need to be treated or improved after 20 years of service. Inquire if there is any documentation on servicing the septic tank. We recommend service every two years.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## HEATING SYSTEM DESCRIPTION:

<b>LOCATION OF PRIMARY UNIT:</b>	Basement.
<b>SYSTEM TYPE:</b>	Forced Air.
<b>FUEL TYPE AND NOTES:</b>	Natural Gas.
<b>CAPACITY OF UNIT:</b>	100,000 BTU.
<b>APPROXIMATE AGE IN YEARS:</b>	Appears to be the original.
<b>SECONDARY HEATING SYSTEM:</b>	None.
<b>ADDITIONAL HEATING SYSTEMS:</b>	None.

## HEATING SYSTEM CONDITION:

<b>PRIMARY UNIT:</b>	The unit was operational and performing as intended at the time of inspection. The photo shows the furnace with the panel covers off for inspection purposes only.
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## SAMPLE REPORT

**BURNERS/HEAT EXCHANGERS:**

Burner Flame(s) appear typical, Panels and covers were not completely dismantled to fully view burners and heat exchangers.

**PUMP/BLOWER FAN:**

Ran smooth at the time of inspection.

**COMBUSTION AIR:**

The combustion air was adequate and no further improvement is needed.

**VENTING:**

The venting is adequate and no further improvement is needed.

**AIR PLENUM:**

The air plenum is performing as intended and no further improvement is needed.

**AIR FILTERS:**

The filter(s) were clean, intact and performing as intended at the time of inspection. Check filters every 4-6 weeks.

**NORMAL CONTROLS:**

The thermostat and controls were tested and inspected and performed as intended at the time of inspection.

**GENERAL SUGGESTIONS:**

Have HVAC contractor clean and service unit(s) on yearly basis for efficient operation and to extend service life.

**SECONDARY HEATING UNIT:**

None.

**ADDITIONAL HEATING UNITS:**

None.

## AIR CONDITIONING:

**TYPE:**

Central.

**POWER SOURCE:**

240-volt, Electrical disconnect present.

**COMPRESSOR AGE IN YEARS:**

Original.

**CAPACITY OF UNIT:**

5-ton.

**RETURN AIR TEMPERATURE:**

72.

**SUPPLY AIR TEMPERATURE:**

52.

**AIR TEMPERATURE DROP:**

20.

**SYSTEM CONDITION:**

The AC unit was in operation at the time of inspection and was performing as intended without signs of significant defects or damage.

**CONDENSATE LINE:**

Condensate line installed.

**NORMAL CONTROLS:**

Operated at the time of inspection and performed as intended.

**SECONDARY AIR CONDITIONING SYSTEM CONDITION:**

None present at this location.

## SAMPLE REPORT

**ADDITIONAL AIR  
CONDITIONING  
SYSTEMS  
CONDITION:**

None present at this location.

## DUCTWORK:

**TYPE:**

Sheet metal, same as heat.

**DUCTS/AIR  
SUPPLY:**

The visible portions of the ductwork for the HVAC system was performing as intended without signs of significant damage or deterioration.

**SECONDARY  
SYSTEM  
DUCTWORK:**

None present or needed for this service.

## AUXILIARY EQUIPMENT:

**WHOLE HOUSE  
ATTIC FAN:**

No whole house attic fan is installed at this property.

**SWAMP  
COOLER:**

No swamp cooler is installed at this property. This type component is not widely used in this region.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

**TYPE AND  
CONDITION:**

Underground, 120/240 Volt, Circuit breakers, Visible portions of the main exterior conductors at and around the exterior meter are performing as intended without signs of damage or deterioration.

## ELECTRICAL PANELS:

**MAIN PANEL  
LOCATION AND  
NOTES:**

Basement, Photo shows main service panel performing as intended. The panel cover is off for inspection purposes only.



**Inspector Notes:**

Circuit and wire sizing correct so far as visible, Grounding system is present, A main disconnect was present and installed properly, The circuits were labeled properly.

**# OF 120 VOLT  
CIRCUITS:**

10+

**# OF 240 VOLT  
CIRCUITS:**

5.

**SUBPANEL #1  
LOCATION:**

Basement.

## SAMPLE REPORT

### SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present, Photo shows general conditions of the sub panel at the time of inspection.



## CONDUCTORS:

### ENTRANCE CABLES:

Aluminum- OK.

### BRANCH WIRING:

Copper, Visible portions of the branch wiring performed as intended without signs of damaged conductors or improper wiring. The inspection included placing a load on the entire system.

## SWITCHES & OUTLETS:

### CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

The main entry door was operated and performed smoothly as intended without significant damage or defects.

### OTHER EXTERIOR DOORS:

Accessible exterior doors were operated and inspected and performed smoothly as intended without signs of significant damage or defects.

### INTERIOR DOORS:

All accessible interior doors were operated and inspected and performed smoothly as intended without signs of significant defects or damage.

## WINDOWS:

### TYPE & CONDITION:

Clad-Metal/Vinyl, A representative sampling was taken. Windows as a grouping are generally operational.

## INTERIOR WALLS:

### MATERIAL & CONDITION:

Drywall, The general condition of the interior walls were acceptable and no significant damage or defects were observed.

## CEILINGS:

### TYPE & CONDITION:

Drywall, The general condition of the ceilings were acceptable and no significant damage or defects were observed.

## FLOORS:

### TYPE & CONDITION:

Carpet, Vinyl, Wood, The general condition of the floor coverings were acceptable with just minor and typical wear for its age.

## STAIRS & HANDRAILS:

### CONDITION:

Handrails and stairs were inspected throughout the interior spaces of the house. All components were performing as intended without any signs of damage, defects, or loose components.

SAMPLE REPORT

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION -  
TYPE -  
CONDITION:**

Location #1: Main living area, Mortar joints are intact, Damper is operational, Recommend cleaning before use, Fireplace components that were visible performed as intended without signs of significant damage or defects. See photo.



**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Noted, but not tested.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:**

Attached, Three car.

**ROOF:**

**CONDITION:**

Same as house, See house roof report.

**FLOOR:**

**CONDITION:**

Typical cracks noted, The concrete garage floor was performing as intended without signs of significant damage or defects at the time of inspection. See photo.



**FIRE WALL:**

**CONDITION:**

The fire rated doors and walls were performing as intended without signs of damage or defects at the time of inspection.

**GARAGE DOOR(S):**

**CONDITION:**

The garage door is metal, The garage door was performing as intended without signs of defects or damage at the time of inspection, Automatic door opener(s)- operational, Automatic reverse feature is, operational. Photo shows door openers in operation at the time of inspection.



# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## KITCHEN SINK:

**TYPE AND  
CONDITION:**

Stainless Steel, Faucet is serviceable, Hand sprayer is serviceable, The kitchen sink was in good condition and performed as intended at the time of inspection.

## RANGE/COOK TOP AND OVEN:

**TYPE/  
CONDITION:**

Electric, Timers were not tested or operated and is beyond the scope of this inspection. The oven was inspected and operated, and performed as intended without signs of damage or deterioration.

## VENTILATION:

**TYPE AND  
CONDITION:**

External, Fan/Hood operational, The light above the stove was operational.

## REFRIGERATOR:

**TYPE AND  
CONDITION:**

Electric, The door gaskets around the refrigerator doors are acceptable, The refrigerator was operational at the time of inspection.

## DISHWASHER:

**CONDITION:**

The dishwasher was run through a complete cycle and performed as intended.

## GARBAGE DISPOSAL:

**CONDITION:**

The garbage disposal was operated and ran smooth at the time of inspection.

## TRASH COMPACTOR:

**CONDITION:**

A trash compactor was not present at this house.

## OTHER BUILT-INS:

**MICROWAVE:**

Microwave unit viewed, but operation not determined.

**ICE MAKER:**

Ice maker was not tested, due to time constraints.

**INSTANT HOT  
WATER  
DISPENSER:**

Instant hot water dispenser was not present at the time of inspection.

**FOOD  
PROCESSOR:**

Food processor was not present at this house at the time of inspection.

## SAMPLE REPORT

### INTERIOR COMPONENTS:

#### COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Cabinets appear serviceable, The counter tops and cabinets appeared to be in good condition and performed as intended without signs of significant damage or deterioration.

#### WALLS/CEILINGS/ FLOORS:

The overall condition of the walls, kitchen, and floors in the kitchen are acceptable with no signs of significant damage or deterioration.

#### WINDOWS/ DOORS:

The door(s) in the kitchen were operated and performed as intended at the time of inspection, The kitchen window(s) were operated and performed as intended at the time of inspection.

#### SWITCHES/ FIXTURES/ OUTLETS:

The outlets and switches in the kitchen were operated and inspected and performed as intended at the time of inspection.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY:

#### LOCATION:

Service area main floor, Kitchen.

#### CONDITION:

Electrical outlet is grounded, Gas service pipe is provided, Dryer venting is provided, Laundry sink is provided, Plumbing supply was present and operated. Plumbing supply was performing as intended at the time of inspection, 120 service was present and grounded, 240 service present and operation for electric dryer.

### WASHER AND DRYER:

#### CLOTHES WASHER:

The washer was operated and inspected but not run through a cycle.

#### CLOTHES DRYER:

The dryer was operated but not run through a cycle.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## BATHROOM AREA:

<b>BATH LOCATION:</b>	Master bedroom.
<b>CONDITION OF SINK:</b>	Appears serviceable, Drain appear serviceable, Viewing below sink area is restricted. Counters/cabinets appear serviceable.
<b>CONDITION OF TOILET:</b>	Appears serviceable.
<b>TUB/SHOWER PLUMBING FIXTURES:</b>	Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
<b>TUB/SHOWER AND WALLS:</b>	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
<b>BATH VENTILATION:</b>	Appears serviceable.

## BATHROOM AREA:

<b>BATH LOCATION:</b>	Hall, Upstairs.
<b>CONDITION OF SINK:</b>	Appears serviceable, Drain appear serviceable, Viewing below sink area is restricted. Counters/cabinets appear serviceable.
<b>CONDITION OF TOILET:</b>	Appears serviceable.
<b>TUB/SHOWER PLUMBING FIXTURES:</b>	Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
<b>TUB/SHOWER AND WALLS:</b>	Tub and shower areas appear serviceable, Shower walls appear serviceable.
<b>BATH VENTILATION:</b>	Appears serviceable.

## BATHROOM AREA:

<b>BATH LOCATION:</b>	Hall, Downstairs.
<b>CONDITION OF SINK:</b>	Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
<b>CONDITION OF TOILET:</b>	Appears serviceable.

**SAMPLE REPORT**

**TUB/SHOWER  
PLUMBING  
FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER  
AND WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

**BATH  
VENTILATION:**

Appears serviceable.

**BATHROOM AREA:**

**BATH LOCATION:**

Basement.

**CONDITION OF  
SINK:**

Appears serviceable, Drain appear serviceable, Viewing below sink area is restricted. Counters/cabinets appear serviceable.

**CONDITION OF  
TOILET:**

Appears serviceable.

**TUB/SHOWER  
PLUMBING  
FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER  
AND WALLS:**

Tub and shower areas appear serviceable, Shower walls appear serviceable.

**BATH  
VENTILATION:**

Appears serviceable.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**CONDITION:**

Cracks noted are typical, The concrete driveway was performing as intended without signs of significant damage or defects at the time of inspection.

## SIDEWALKS:

**TYPE:**

Concrete.

**CONDITION:**

The concrete sidewalks and walkways at the exterior of the property was performing as intended at the time of inspection.

## LANDSCAPING:

**CONDITION:**

Maintenance needed, Trim plants away from structure. Trees planted close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible.

## RETAINING WALLS:

**TYPE:**

Concrete.

**CONDITION:**

The retaining wall(s) on the property were properly installed and were performing as intended without signs of significant deterioration or damage, The photo shows the general conditions of the retaining wall at the time of inspection.



## GRADING:

**SITE:**

Gentle slope, The grade on both sides of the house appears acceptable. The drainage was adequate and no reverse grading, water ponding, or soil erosion was observed.

## SAMPLE REPORT

### PATIO:

TYPE:
CONDITION:

Concrete.

The concrete rear patio was performing as intended with no signs of defects or damage at the time of inspection.

### DECKS:

TYPE:
CONDITION:

Wood.

Deterioration noted to deck surface, Improper conditions viewed, Handrails are loose/improper/missing. Correction is recommended, The photo shows the deck structure from below not properly attached.



### PATIO/PORCH COVER:

TYPE:
CONDITION:

Open design, Front porch.

The front porch was performing as intended without signs of damage or defects at the time of the inspection. Drill marks on the front porch indicate possible prior termite treatment.

### EXTERIOR STAIRS/STOOPS:

CONDITION:
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Settlement/rotation noted, Loose Step(s), Handrails loose/improper, not secured, see photo.



### FENCES & GATES:

TYPE:
CONDITION:

Chain link.

Exterior components of the gates and fencing were inspected and tested and performed as intended.