

Home Inspection Report



1234 School House Road
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Your Company Name Here
9600 Colerain Ave
Suite 110
Cincinnati, OH 45215



General Information

Sample report categories below have been abbreviated for the purpose of displaying report features. Actual report categories are more complete. Refer to Demonstration software for complete categories.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defects.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection or not present.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or is considered unsafe.

Property Information

Property Address [1234 School House Road](#)
City [Yourtown](#) State [US](#) Zip [12345](#)
Contact Name [Ima Goodagent](#)
Phone [\(111\)111-1111](#) Fax [\(111\)111-1111](#)

Client Information

Client Name [Bob Smith](#)
Client Address [3212 Homestead Drive](#)
City [Yourtown](#) State [US](#) Zip [12345](#)
Phone [\(111\)111-2111](#) Fax [\(111\)111-1234](#)

Inspection Company

Inspector Name [Jim Johnson](#)
Company Name [Your Company Name Here](#)
Company Address [9600 Colerain Ave](#)
[Suite 110](#)
City [Cincinnati](#) State [OH](#) Zip [45215](#)
Phone [\(111\)111-2111](#) Fax [\(111\)111-2111](#)
E-Mail inspections@inspector.com
File Number [22222](#)
Amount Received [\\$350](#)

Conditions

Others Present [Home Owner & Buyer](#) Property Occupied [Yes](#)
Estimated Age [15](#) Entrance Faces [Northwest](#)
Inspection Date [12/30/05](#)
Start Time [10:00](#) End Time [1:00](#)
Electric On [Yes](#)
Gas/Oil On [Yes](#)
Water On [Yes](#)
Temperature [32](#) degrees
Weather [Snow flurries](#) Soil Conditions [Wet](#)
Space Below Grade [Basement](#)
Building Type [Single family](#) Garage [Attached](#)
Sewage Disposal [Public system](#) How Verified [Visual](#)
Water Source [Public water service](#) How Verified [Visual](#)



Lots and Grounds

Promote positive(+) drainage away from foundation and extend run off from roofing and downspouts a minimum 10 ft from foundation.

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Defective
- 5. Marginal

Walks: Concrete

Steps/Stoops: Concrete, Brick

Patio: Pebble top

Deck: Treated wood

Retaining Walls: Railroad ties The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.



- 6. Marginal

Grading: moderate The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.



- 7. Marginal
- 8. Acceptable

Window Wells: Not visible see grading notes and photo above

Driveway: Concrete

Exterior Surface and Components

Note: wood sidings should be a minimum 6" above ground. Detection or the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection.

- 1. Defective

Type: Brick veneer Loose half brick at front door. Remove and tuck point back in place.



Side elevation Exterior Surface

- 2. Acceptable
- 3. Defective

Type: Vinyl siding

Trim: Composite material Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.



Exterior Surface and Components (Continued)

Trim: (continued)

2. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



- | | |
|----------------|--|
| 4. Acceptable | Fascia: Composite material |
| 5. Acceptable | Soffits: Composite material |
| 6. Acceptable | Door Bell: Hard wired |
| 7. Acceptable | Entry Doors: Serviceable |
| 8. Acceptable | Patio Door: Serviceable |
| 9. Acceptable | Window Screens: Vinyl mesh |
| 10. Acceptable | Exterior Electric Outlets: 110 VAC GFCI grounded |
| 11. Acceptable | Hose Bibs: Rotary |

Roof

- A- Acceptable
- M-Marginal- May not last 2 years
- D- Defective- Repairs or Replacement Required

Main roof surfaces Roof Surface

1. Method of Inspection: On roof
2. Not Inspected Unable to Inspect: 30% Height of roof
3. Defective Material: Fiberglass shingle Missing roof shingles from wind damage as marked "X" in diagram. Repairs are required.
4. Type: Gable
5. Approx Age: 7 yrs
6. Acceptable Flashing: Copper
7. Acceptable Valleys: Preformed metal
8. Not Present Skylights:

Rear of house Chimney

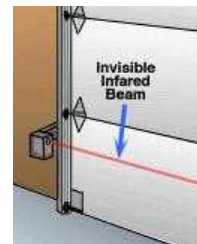
9. Acceptable Chimney: Metal surface mount direct vent
10. Acceptable Flue/Flue Cap: Metal
11. Acceptable Plumbing Vents: PVC
12. Acceptable Gutters: Aluminum
13. Acceptable Downspouts: Aluminum
14. Defective Leader/Extension: Plastic Underground Conductor Drains Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water form pooling at the foundation.



Garage/Carport

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors: Metal
- 3. Acceptable Door Operation: Mechanized
- 4. Defective Door Opener: Lift Master The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch.
Note: The light beam safety is operative.



- 5. Acceptable Ceiling: Drywall
- 6. Acceptable Walls: Drywall
- 7. Marginal Floor/Foundation: Poured Cracked with minor displacement
- 8. Marginal Exterior Surface: Brick veneer with wood trim Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards.



Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

- 1. Service Size Amps: 150 AMPS Volts: 120-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Aluminum
- 4. Acceptable 240 VAC Branch Circuits: Copper & Aluminum
- 5. Not Present Aluminum Wiring: Not present in 110v circuits
- 6. Acceptable Conductor Type: Romex
- 7. Acceptable GFCI: Present at all required locations
- 8. Acceptable Ground: Plumbing & rod in ground.

Basement Electric Panel

- 9. Marginal Manufacturer: General Open "knock-out" hole- insert "blank-out" cap to close off opening



- 10. Max Capacity: 150 Amps
- 11. Acceptable Main Breaker Size: 150 Amps
- 12. Acceptable Breakers: CU/AL
- 13. Is the panel bonded? Yes



Attic

Recommended insulation levels are R30 to R40. Insulation limits inspectors view. Hidden problems may exist that are not documented in this report.

Main house Attic

1. Method of Inspection: In the attic
2. Not Inspected Unable to Inspect: 10% Limited view due to cathedral ceiling
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Oriented strandboard(OSB)
5. Acceptable Ventilation: Roof & soffit vents
6. Defective Insulation: Loose fill fiberglass **Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.**
7. Not Present Insulation Depth: 10"-12"
8. Acceptable Attic Fan: Direct drive
9. Acceptable Wiring/Lighting: 110 VAC lighting circuit
10. Acceptable Moisture Penetration: None **No water penetration from the exterior noted.**



Crawl Space

Due to wall and joist insulation, hidden problems may exist that are not documented in this report.

Advisory: Most crawlspaces experience periodic water penetration. Wood damage may be present in unseen areas. Back up sump pumps are recommended.

Main House(Partial) Crawl Space

1. Method of Inspection: In the crawl space
2. Not Inspected Unable to Inspect: 40% **Insulation obstructed complete view of foundation walls**
3. Acceptable Access: Wood door
4. Defective Moisture Penetration: Visible evidence **Owner disclosed previous moisture concerns- see sellers disclosure**
5. Moisture Location: Wall crack-previous leak
6. Acceptable Moisture Barrier: Plastic under gravel
7. Acceptable Ventilation: Open to basement **No ventilation to exterior present**
8. Acceptable Insulation: Fiberglass
9. Acceptable Vapor Barrier: Plastic
10. Acceptable Sump Pump: Submerged
11. Not Present Electrical: 110 VAC lighting circuits

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Main AC System

1. Acceptable A/C System Operation: Appears serviceable
2. Acceptable Condensate Removal: PVC piping
3. Acceptable Exterior Unit: Lennox



Air Conditioning (Continued)

- 4. Model Number: AA1CJ030-A Serial Number: 0894-000000001
- 5. Area Served: Whole house Approximate Age: 7yrs
- 6. Fuel Type: 220-240 VAC Temperature Differential: 19 degrees
- 7. Type: Central A/C Capacity: 2.5 ton
- 8. Marginal Visible Coil: Copper core with aluminum fins The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.
- 9. Acceptable Refrigerant Lines: Serviceable condition
- 10. Acceptable Electrical Disconnect: Breaker disconnect
- 11. Acceptable Exposed Ductwork: Metal & insulated flex
- 12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
- 13. Acceptable Thermostats: Programmable

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 Gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

- 1. Acceptable Service Line: Copper
 - 2. Acceptable Main Water Shutoff: Basement
 - 3. Acceptable Water Lines: Copper
 - 4. Acceptable Drain Pipes: Pvc
 - 5. Acceptable Service Caps: PVC
 - 6. Acceptable Vent Pipes: PVC
 - 7. Acceptable Gas Service Lines: Cast iron
- Basement Water Heater
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- 8. Acceptable Water Heater Operation: Appeared serviceable at time of inspection
 - 9. Manufacturer: State
 - 10. Model Number: PRV50 NBRT0 Serial Number: J957470005
 - 11. Type: Natural gas Capacity: 50 Gallon
 - 12. Approximate Age: 7yrs Area Served: Whole house
 - 13. Acceptable Flue Pipe: Single wall metal
 - 14. Defective TPRV and Drain Tube: Missing drain tube Drain tube missing-replace with 3/4" rigid pipe to within 6" of floor



Bathroom

1st. floor Hall Bathroom

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Defective Floor: Hardwood Floor shows evidence of previous water penetration/stains
- 4. Acceptable Doors: Hollow wood
- 5. Not Present Windows:
- 6. Acceptable Electrical: 110 VAC outlets and lighting circuits



Bathroom (Continued)

- 7. Acceptable Counter/Cabinet: Composite & wood
- 8. Acceptable Sink/Basin: One piece sink/counter top
- 9. Defective Faucets/Traps: Delta with metal trap **Leaking trap, repair required**



- 10. Acceptable Tub/Surround: Porcelain coated tub/Ceramic tile
- 11. Not Present Shower/Surround:
- 12. Acceptable Toilets: Mansfield
- 13. Acceptable HVAC Source: Heating/Cooling system registers
- 14. Acceptable Ventilation: Electric vent fan

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: General Electric
- 2. Acceptable Disposal: In-Sinkerator
- 3. Defective Dishwasher: Hotpoint **SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or www.geappliancerecall.com for rebate info on replacement and/or supplemental rewiring option of existing unit.**
- 4. Air Gap Present? Yes
- 5. Defective Refrigerator: Frigidaire **Refrigerator existing beyond typical design life-limited life**
- 6. Not Present Microwave:
- 7. Acceptable Sink: Porcelain
- 8. Acceptable Electrical: 110 VAC GFCI outlets and lighting circuits
- 9. Acceptable Plumbing/Fixtures: Moen fixture with PVC trap
- 10. Acceptable Counter Tops: Laminate
- 11. Acceptable Cabinets: Wood
- 12. Acceptable Ceiling: Drywall
- 13. Acceptable Walls: Drywall
- 14. Acceptable Floor: Hardwood
- 15. Not Present Doors:
- 16. Acceptable Windows: Vinyl



Cost Estimate Summary

Client Name: Bob Smith
Property Address: 1234 School House Road
Yourtown, US 12345

Items Recommended for Repair

Exterior Surface and Components

Type: **Brick repair**

	<u>Low</u>	<u>High</u>
	\$ 100	\$ 200

Roof

Material: **3 shingle repairs**

	\$ 100	\$ 200
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Air Conditioning

Visible Coil: **A/C service cleaning**

	\$ 75	\$ 150
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Kitchen

Dishwasher: ***Safety Correction- slide switch fire hazard***

	\$ 200	\$ 500
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Repair Total	\$ 475	\$ 1050
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Items Recommended for Replacement

Exterior Surface and Components

Trim: **Trim Replacement**

	<u>Low</u>	<u>High</u>
	\$ 500	\$ 1000

Garage/Carport

Exterior Surface: **Trim Repair**

	\$ 100	\$ 200
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Attic

Insulation: **Additional insulation**

	\$ 600	\$ 800
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Replacement Total	\$ 1200	\$ 2000
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Cost Estimate Total	\$ 1675	\$ 3050
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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Retaining Walls:** Railroad ties The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.



2. **Grading:** moderate The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.



3. **Window Wells:** Not visible see grading notes and photo above

Garage/Carport

4. **Attached Garage Floor/Foundation:** Poured Cracked with minor displacement
5. **Attached Garage Exterior Surface:** Brick veneer with wood trim Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards.



Electrical

6. **Basement Electric Panel Manufacturer:** General Open "knock-out" hole- insert "blank-out" cap to close off opening



Air Conditioning

7. **Main AC System Visible Coil:** Copper core with aluminum fins The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Deck: Treated wood

Exterior Surface and Components

2. Front elevation Exterior Surface Type: Brick veneer Loose half brick at front door. Remove and tuck point back in place.



3. Trim: Composite material Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

2. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

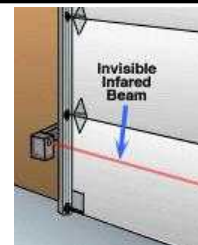


Roof

4. Main roof surfaces Roof Surface Material: Fiberglass shingle Missing roof shingles from wind damage as marked "X" in diagram. Repairs are required.
5. Leader/Extension: Plastic Underground Conductor Drains Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water from pooling at the foundation.

Garage/Carport

6. Attached Garage Door Opener: Lift Master The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.





Defective Summary (Continued)

Attic

7. Main house Attic Insulation: Loose fill fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



Crawl Space

8. Main House(Partial) Crawl Space Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns- see sellers disclosure

Plumbing

9. Basement Water Heater TPRV and Drain Tube: Missing drain tube Drain tube missing-replace with 3/4" rigid pipe to within 6" of floor



Bathroom

10. 1st. floor Hall Bathroom Floor: Hardwood Floor shows evidence of previous water penetration/stains
11. 1st. floor Hall Bathroom Faucets/Traps: Delta with metal trap Leaking trap, repair required



Kitchen

12. 1st Floor Kitchen Dishwasher: Hotpoint SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or www.geappliancerecall.com for rebate info on replacement and/or supplemental rewiring option of existing unit.
13. 1st Floor Kitchen Refrigerator: Frigidaire Refrigerator existing beyond typical design life-limited life