

# HOME CONDITION REPORT



**Prepared for the exclusive use of:**

John Doe  
1234 Anywhere Street  
Anytown, US 12345



12345 Anywhere St. Anytown, US

Inspected By: Charles E. Sanderson  
American Residential Inspections, Inc.  
P. O. Box 186 Lansing, Kansas 66043  
913-680-1757 Fax: 913-680-1758

Inspection Date: 01/10/2004

**SAMPLE**

# Home Condition Report

This inspection and attached report is prepared for the exclusive use of the listed client, for their confidential use. This report may not be assigned to or otherwise transferred to any other parties. Liability is limited to the party noted below as, client.

This report is prepared by: **AMERICAN INSPECTION GROUP**  
**American Residential Inspections, Inc.**  
**P. O. Box 186**  
**Lansing, Kansas 66043**  
**Phone: 913-680-1757 Fax: 913-680-1758**

This inspection conducted by: **Charles Sanderson**

## CLIENT INFORMATION

Name: John Doe  
Address: 1234 Anywhere Street  
City: Anytown  
State: US  
Zip: 12345  
Home: 913-555-5555  
Work:

Selling Agent:  
Telephone:

## PROPERTY INFORMATION

**File #: SampleReport**  
Address: 12345 Anywhere St.  
City: Anytown  
State: US  
Zip: 12345  
Access:

Listing Agent:  
Telephone:

## GENERAL INFORMATION

Building Type:  
Structure Age:  
Stories:  
Bed Rooms:  
Bathrooms:  
Garage:  
Foundation:  
Water Source:  
Sewage Disposal:  
Occupied:  
Utilities On:  
Current Weather:  
Current Temperature:

Appointment Date: **01/10/2004**  
Appointment Time: 01:00 PM  
Person Order. Insp:  
Person Present:

**FEES:**  
WHOLE HOUSE: \$ 325  
MECHANICAL: \$  
TERMITE: \$  
RADON: \$  
ROOF: \$  
SEPTIC: \$  
WATER: \$  
RE-INSPECT: \$  
STRUCTURAL: \$  
OTHER: \$  
**Total Due: \$ 325**

**Payment Method: At Inspection**

# SAMPLE

# INSPECTION AGREEMENT & DISCLAIMER

**Property Inspected: SampleReport 12345 Anywhere St. Anytown US 12345**

Client: John Doe  
Phone:

Inspected By: Charles Sanderson  
Phone: 913-680-1757

American Inspection Group, Inc. Home Condition Reports are based on the standards of performance and code of ethics established by the American Society of Home Inspectors. (Use of these standards is part of our reporting system and a copy is available at no cost to our clients, upon request). The inspection is essentially visual, is not technically exhaustive, and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed. The inspection covers only the items listed on the report for function and safety, not for code compliance. The inspection is not an environmental assessment of the site or building air quality assessment (radon, asbestos, pesticides, mold, etc.) and those items not listed in the body of the report should not be considered inspected. Always check our opinions with specialists, prior to closing since problems or areas of concern may be more extensive upon further investigation. **This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties.** NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS. Client or agent authorization of the inspection of this property constitutes acceptance of this agreement of this inspection and the inspection fees and authorizes American Inspection Group, Inc. and its representatives to disclose information, within the reports, to sellers, agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or stated not addressed/not applicable were not inspected, inaccessible, or otherwise totally disclaimed.

**NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED.** This includes water hose flood testing, chimney smoke test, heat exchanger gas tests, etc. Exceptions to the above with prior arrangement and permission from the property owners. These are exception tests and an appropriate quote will be given.

You have the right to a technologically exhaustive inspection of this property. This type inspection usually requires 3 appointments including today's session. Other experts will be called in for additional analysis. Delivery of the finished report within 14 working days. Cost for this inspection will be \$4,000.

I hereby request this additional service. \_\_\_\_\_

(Initial)

I hereby waive my right to this type indepth inspection. \_\_\_\_\_

(Initial)

## TIME IS MONEY

Our fees are based on limited visual observations typically requiring 2 to 3 hours to complete. Return trips and reinspection, follow-up reports and interpretations will be payable at the rate of \$100.00/hr (1 hr. min.).

## \*\*ARBITRATION CLAUSE\*\*

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and Binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction. This agreement shall be governed by Kansas Law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between parties. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector's/Inspection Company's and its officers', agents' or employees' **LIMITATION OF LIABILITY FOR ERRORS OR OMISSION IN THE INSPECTION REPORT IS LIMITED AND FIXED TO A REFUND OF THE FEE PAID FOR THE INSPECTION AND THE INSPECTION REPORT. THE FEE FOR THIS INSPECTION IS: \$325** \_\_\_\_\_

(Initial)

## \*\*NOTICE AND STATUTE OF LIMITATIONS\*\*

Client agrees that any claim for negligence, breach of contract or otherwise, be made in writing and reported to the Company within ten(10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims client may have against Inspector. Any legal action or proceeding of any kind, including those sounding in tort or contract, against the Inspector/Inspection Company's and its officers', agents' or employees' must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein. \_\_\_\_\_

(Initial)

**OUR FEES FOR THIS REPORT DO NOT INCLUDE CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITIONS UNLESS OTHERWISE SPECIFICALLY INCLUDED IN WRITING:**

1. Accuracy of thermostats or timers on or across a range, Efficiencies of heating / cooling systems and alarms, etc.
2. Intercoms, security systems and alarms, etc, Antennae and associated wiring; phone wiring.
3. Swimming pools or outdoor spas, hot tubs. Solar systems for any purpose or any type.
4. Water/air quality. **Mold**, toxic or allergic substances. **Asbestos, Radon, Pesticides, Urea Formaldehyde, etc.**
5. Items or conditions which cannot be seen or which require disassembly or removal: Well casing and pumps, sewer, water, electric lines, septic tanks, drain fields, water wells, heat exchangers, humidifiers, etc.
6. Inaccessible areas or areas likely to pose a hazard to the inspector.
7. Utilities not turned on, service panels blocked.
8. Electrical outlets, windows, closets, cabinets or any areas blocked by furniture, appliances or stored items.
9. Defects beneath or behind wall or floor coverings, etc.
10. Secured, disconnected or tagged equipment.
11. Radio frequencies for automatic doors or automatic garage door reversing mechanisms etc.
12. Other than readily accessible, push button battery operated, non-interconnected or monitored smoke detectors.
13. Drop light or video scan sighting in chimneys. Fireplace drafting, etc.
14. Any mechanical operation expressly prohibited by the owner.
15. Winterized, sealed or covered items or equipment.
16. Roofs not accessible with a 12' ladder.
17. Operational testing of water heater safety valves (T&P).
18. Removal of paneling, carpeting, wall or floor coverings, trim, etc.
19. Lawn watering systems. Back flow prevention and cross connection devices.
20. Inspections for termite or other wood destroying organisms and any resulting hidden damage.

**THE FOLLOWING POTENTIALS/TESTS/INSPECTION/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PURCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.**

Geologic, site and soil analysis, slide, tremor, wind, flood, noise (cars, planes, etc.).

Indoor Air Quality, Mold Presence & Testing

Heat exchanger testing; smoke, salt, gas, odor. Heat/cooling load surveys. Air/water flow/velocity measurements, etc.

Electrical circuitry, impedance, capacity, or compliance with national or local codes.

Plumbing/gas pressure, leakage, venting, and materials tests.

Underground piping or utilities or locations, impediments, electrical fields, septic systems, water wells, etc.

Easements, covenants, restrictions, right of ways, etc. By City, Community or Homes Association.

Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences.

Structural/durability analysis, wood destroying insects, pests, etc.

Water leakage and drainage test of any type. Roof, siding, outside faucets. Underground & site drainage, etc.

Land, boundary surveys, site hazards, insurability, development potential, etc.

**Expert Analysis:** Structural, electrical, heating/air conditioning, plumbing, waterproof, roofing, siding, glazing, painting, plastering/masonry, swimming pool, hot tub, security, fire protections, etc.

**DEFINITION OF TERMS**

**GOOD** - The term Good implies that the inspector has determined that the referenced item is either in better than expected condition or that the item is new or near new condition.

**SATISFACTORY** - The term Satisfactory implies that the inspector has determined that the referenced item is in functional condition or that the item is performing as intended. This term is relative to its age and current usage.

**ATTENTION NEEDED-** The term Attention Needed implies that the referenced item needs some minor repair or adjustment so that it will function as intended. This term takes into consideration the items age and current usage.

**ACTION NECESSARY** - The term Action Necessary implies that in order for the referenced item to perform as intended repair or replacement of some part or all of the item will be necessary. This term takes into consideration the items age and current usage.

The laws of the State of Kansas will govern this Agreement. If any parts of this Agreement are held to be invalid, the remaining parts of the Agreement will continue to be valid and enforceable. This Agreement contains the complete understanding of the parties with respect to the subject matter thereof. No waiver, alteration or modification of any provisions herein will be binding unless in writing and signed by duly authorized representatives of the party to be bound.

By affixing my signature to this document, I acknowledge that I have read and understand the document and I agree to its terms and conditions.

\_\_\_\_\_  
Client/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspector

## MOLD Addendum

The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure.

\_\_\_\_\_ Possible mold growth is visible in one or more areas of the property. It is recommended that the \_\_\_\_\_ area(s) of the dwelling be sampled to determine the type(s) of mold present. The test performed is a swab test, which will be sent to a laboratory for analysis to determine the type(s) of mold present at the time of sampling. Cost to provide this service is \$\_\_\_\_\_.

\_\_\_\_\_ A visible condition or visible mold growth exists in the property that may indicate that water infiltration has occurred, or is occurring. This condition is conducive to mold growth that could be present in areas not readily visible. It is recommended that the \_\_\_\_\_ area(s) of the dwelling be sampled to determine the type(s) of mold present. The tests performed are: indoor and outdoor air sampling, which will compare and identify the type(s) of mold present and the concentrations of mold spores; as well as a carpet test which will give "historical" data. All samples will be sent to a laboratory to determine the type(s) of mold present at the time of sampling. The cost to provide this service is \$\_\_\_\_\_.

\_\_\_\_\_ At the time of inspection, no visible signs or conditions indicating mold growth were observed. However, mold may be present. As a precaution it is recommended that a carpet sample be taken which will be sent to a laboratory to determine if mold spores are present in the property, and if so, what type(s) are present. The cost to provide this service is \$\_\_\_\_\_.

Please be advised that these tests are an indicator of conditions at the time the sampling occurred. As conditions can change over time, this is an indicator of the type of mold in the area tested at the time the test was taken. This is no guarantee that mold does not exist in other areas of the home. You may wish to seek the advice of a certified Industrial Hygienist or a mold remediation specialist for further consultation.

"I/We authorize and request the above-named company conduct the services outlined."

\_\_\_\_\_  
Authorized Signature (Buyer)

\_\_\_\_\_  
Date

### \_\_\_\_\_ **THE CLIENT DOES NOT WANT ANY TESTING FOR MOLD PERFORMED AT THIS TIME**

"I/We the undersigned, acknowledge that we have been advised and encouraged to have the property tested for mold, and that I/We understand that the presence of certain types of mold prevalent in housing can cause severe health effects and/or structural damage to the dwelling. I/We **decline** the above-named company to conduct the services outlined. I agree to hold harmless the above named company for any damages or responsibility for building conditions which remain undiscovered regarding mold and mold spores."

\_\_\_\_\_  
Authorized Signature (Buyer)

\_\_\_\_\_  
Date



## DEFICIENCIES NOTED

In the opinion of the inspector, these noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action (if any) needs to be taken prior to closing, in relation tot he terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

### SITE

#### Site:

##### Trees Condition:

**Action Necessary** - At least one tree on the site needs to be removed or have portions removed. There is a tree on the North portion of the lot which appears to be dead.

#### Paving Condition:

##### Entry way Stoop:

**Action Necessary** - The entry porch needs repair or replacement due to deterioration or settlement. The settling porch has moved to the point that major repair, or mud jacking is needed to prevent water from collecting and settling the soil under the porch further. Estimates from qualified professionals are called for.

### ROOF & ATTIC

#### Roofing

##### Detached Garage Roof

**Action Necessary** - The garage roof covering material needs repairs or replacement. Suggest contacting licensed qualified contractors for bids. Several leaks noted over garage and breeze way and exterior stairway. (See garage section for areas of roof needing repair.)

#### Attic & Ventilation:

##### Attic Accessibility:

**Attention Needed** - There is a full staircase installed. Step needs to be secured, and repaired.

##### Insulation Noted:

**Action Necessary** - The attic insulation appears to be insufficient to properly insulate the living spaces below. In the Midwest it is recommended to have an insulating value in the attic of R-30. For example, R-30 requires 10 inches of fiberglass insulation. If adding batt type insulation, be sure to add insulation that **does not** have a vapor barrier (paper lining) attached. The vapor barrier could trap moisture in the insulation.

### STRUCTURAL

#### Fireplace

##### Firebox Condition:

**Action Necessary** - A condition exists that makes the fireplace unusable in its current condition. Recommend that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls. The firebox is in a condition that needs cleaning and further evaluation by a professional chimney sweep.

## ELECTRICAL SYSTEMS

### Downstream Power Panel and Circuitry

#### Downstream Panel Grounding:

**Action Necessary** - There is a bonding strap connected to a ground bus bar. This condition is not allowed. The downstream service panel grounding should be connected to the grounding buss bar in the main panel. It should not be bonded at the downstream panel. The third panel next to this panel is not a grounded type installation.

## PLUMBING SYSTEM

### Water Heater

#### Drip Leg Installed for Natural Gas Fired Unit:

No - There is no drip leg installed on the incoming gas line to the water heater. Recommend installation of a drip leg to prevent debris from getting into the gas valve.

#### Safety Overflow Pipe:

**Action Necessary** - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize possibility of serious injury.

## KITCHEN

### Kitchen

#### Sink and Drain Lines:

There is an older style "S" trap installed. This type is no longer used as it sometimes will siphon the water out of the trap preventing the trap from serving the intended function of preventing sewer gases from re-entering the living air of the home. Consideration to upgrading to a "P" style trap with a vent added is recommended.

#### Dishwasher:

**Attention Needed** - Through a visual or functional test, it was determined that the dishwasher needs some repair work.

### Kitchen

#### Counter Tops:

**Action Necessary** - The counter tops in the kitchen require repair or replacement.

## LAUNDRY

### Laundry

#### Dryer Ventilation:

**Action Necessary** - The dryer vents into the attic cavity. This is not an acceptable practice. It introduces excessive moisture and lint into the attic. No exterior vent located.

## BATHROOM

### Master Bathroom:

#### Entry Door:

**Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. Settlement noted.

### Bathroom # 2:

#### Ground Fault Interrupt Outlets:

**Action Necessary** - There is a GFCI outlet installed in the areas of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement or re-wiring is necessary.

### Partial Bathroom:

#### Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional, it was noted that the tank is not installed level. **Action Necessary** - The toilet in the master bathroom needs repair.

## BEDROOM

### Bedroom #4:

#### Electrical Outlets:

**Action Necessary** - At least one outlet tested in this bedroom is incorrectly wired or needs to be replaced. Outlet located on the South wall. The noted 3-prong outlet is not grounded. This is an unsafe condition.

## OTHER LIVING SPACES

### Study / Den:

#### Fireplace:

Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. It is a gas fireplace that is not updated nor inspected for safety when using a gas appliance. Currently it is for decorative purposes only. Do not use.

### Other Room:

#### Electrical Outlets:

**Action Necessary** - At least one outlet tested in this room is incorrectly wired or needs to be replaced. Outlet located on the North wall. Outlet located on the South wall. Outlet located on the West wall. The noted 3- prong outlet is not grounded. This is an unsafe condition. All covers missing.

#### Heat Source Noted:

**Action Necessary** - There is no heat source in this room. Louvered door to bedroom #4 not acceptable due to no heat source.

### Other Room:

#### Fireplace:

Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. damper area, full of debris, not functional. It is a gas fireplace that is not updated nor inspected for safety when using a gas appliance. Currently it is for decorative purposes only. Do not use.

### Other Room:

#### Ceiling:

**Action Necessary** - There is a condition in the ceiling of this room that needs to be repaired. Rafter is broken and needs a new one sistered-in next to it.

## SITE

### Paving Condition:

#### Driveway Condition:

**Attention Needed** - The driveway needs attention and minor repair to prevent further deterioration. The driveway consists of gravel and is not well defined. Suggest installing borders or some means of confining the gravel to a predetermined area. When gravel gets into a mowed area, it can cause damage due to airborne gravel.

### Patio

#### Patio Cover Condition:

**Attention Needed** - The patio cover needs repair to function properly.

## FOUNDATION

### Foundation

#### Perimeter Foundation Drainage Surface:

**Attention Needed** - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Right Side about the midway point slopes towards the house due to settled soil next to the foundation.

### Interior View of Basement

#### Exterior Staircase Condition:

**Attention Needed** - There is no handrail present for this staircase and the steps are not level



creating a potential trip hazard.

## ROOF & ATTIC

### Roofing

Flashing:

**Attention Needed** - Some portion of the roof flashing needs to have some repair. Flashing above exterior stair case to second story needs attention.

Roof Gutter System:

**Attention Needed** - The splash blocks appear to need adjustment or realignment so that they will carry water away from foundation. The current alignment of the splash blocks will not direct water away from foundation. Runoff water needs to flow away from the side of the house at least 6 feet. This will allow the runoff to get far enough away to prevent interference with the foundation. Installation of downspout extensions would help carry the water further away from the foundation.

### Attic & Ventilation:

Insulation Clear of Sheathing:

The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least 1 1/2 inches air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits air flow which ventilates the attic. The reason for the clearance is to prevent ice damming when the temperature is below freezing. Noted at the point where the walls meet the roof.

## STRUCTURAL

### Structural

Siding Condition:

**Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is a bulge and a repaired area under the main level bay windows on the South side that is the result of foundation and floor settlement. Monitor for further movement and take action as needed.

Window Condition:

**Attention Needed** - There is at least one window that needs attention given to the glazing, framing, or caulking. There is a small piece of stained glass that is broken on the window above the stairwell.

### Fireplace

Flue Condition from Firebox:

**Attention Needed** - The visible portions of the fireplace chimney show evidence of creosote buildup. Recommend cleaning and further evaluation by a professional chimney sweep. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. NFPA 211 Class 2 Inspection is recommended. This inspection includes a camera guided inspection of the fireplace stack which allows the inspector to determine the condition of the flue tile in areas that offset and the ability to see the seams between the stacked tiles. This type of inspection is completed after a thorough cleaning of the stack when creosote is present that would limit the view of the tile condition.

## ELECTRICAL SYSTEMS

### Main Power Panel and Circuitry

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt Outlets at some of these locations: outlets within 6' of water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any

non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

#### Downstream Power Panel and Circuitry

Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

### PLUMBING SYSTEM

#### Plumbing:

Exterior Hose Bibbs Functional:

**Attention Needed** - At least one of the exterior hose bibbs either leaks or did not turn on during the inspection. Valve leaks at stem, noted on both hose bibbs..

### KITCHEN

#### Kitchen

Ceiling Fan:

**Attention Needed** - There is a ceiling fan installed. It appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.

Caulking Water Contact Areas:

**Attention Needed** - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage. No splash guard behind sink.

#### Kitchen

Cabinets, Drawers, and Doors:

**Attention Needed** - At least one cabinet door or drawer is in need of some minor repair. There are currently no handles on the doors or drawer-pulls. There are some areas of the cabinet finish that need attention.

Caulking Water Contact Areas:

**Attention Needed** - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

### LAUNDRY

#### Laundry

Outside Entry Door:

**Attention Needed** - The striker or door knob needs to be adjusted so that the door will latch correctly.

### BATHROOM

#### Master Bathroom:

Walls:

**Attention Necessary** - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time. Condensate from the shower when not using the window or exhaust fan results in peeling paint from the ceiling. Recommend using an exhaust fan or open window to remove high humidity from the shower.

Ceiling:

**Attention Needed** - The ceiling in this bathroom needs some repair. Cracking noted.

Caulking / Water Contract Areas:

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

#### Partial Bathroom:

Floor:

**Action Necessary** - The flooring in this bathroom needs repair. The cause apparently is from water. Action is necessary to make necessary repairs. The floor is hardwood.

## BEDROOM

### Master Bedroom:

Light and Light Switch.

**Attention Needed** - The switch covers need to be replaced.

### Bedroom #2:

Electrical Outlets:

**Attention Needed** - At least one outlet noted needs a new outlet cover.

### Bedroom #3:

Windows:

**Attention Needed** - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded. **Attention Needed** - At least one outlet noted needs a new outlet cover.

### Bedroom #4:

Closet:

**Attention Needed** - The closet doors or fixtures need some adjustment or repair. The key is missing.

## OTHER LIVING SPACES

### Dining Room:

Walls:

**Attention Needed** - The walls in this room show a condition that needs some attention. Some minor cracks were noted that do not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Due to weight of fireplace - Settlement .

### Study / Den:

Closet:

**Attention Needed** - The closet door or fixtures need some adjustment or repair. Doors do not close due to Settlement.

Ceiling Fan:

**Attention Needed** - There is a ceiling fan installed. It appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.

## GARAGE

### Garage

Outside Entry Door:

**Attention Needed** - The outside entrance door to the garage needs some minor adjustment or repair. The entry door does not fully open due to the bottom of the door striking the garage floor.

Garage Roof Condition:

**Attention Needed** - The detached garage roof covering material needs some repair to prevent further deterioration or water leakage.

## SITE

### Environmental Issues

Lead Paint:

Residences built prior to 1978 have a high likelihood of lead-based paints and stains being present in the structure. This inspection is not inspecting for the presence of lead-based paints. Further information as to the health risks can be obtained from the Environmental Protection Agency.

Radon:

Radon screening is not included in this inspection. For further information on Radon, contact this inspection company or the Environmental Protection Agency. Radon gas is a natural substance that is present in most areas of the United States. Radon is a daughter of Radium.

Radon itself is not of particular importance as a health risk. Radon has a half-life of 3.7 days, and chances are good that you will exhale any radon gas you inhale before it decays. Radon decays into Polonium, and this is where the health risk lies. Polonium has 2 daughters. One has a half-life of approximately one minute and the other daughter has a half-life of less than a second. This second daughter poses a health risk as the gamma ray emitted can strike a living cell and possibly cause the cell to become cancerous. For more detailed analysis of Radon and its health risks, contact this inspection company or the EPA.

Asbestos:

Asbestos is an inorganic material used in the construction industry for years. In the last 20 years we have become aware of certain health risks from breathing the airborne asbestos fibers. For further information on asbestos health hazards, contact the Environmental Protection Agency.

## PLUMBING SYSTEM

### Water Heater

#### Water Heater Insulation Jacket:

Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

## BEDROOM

### Master Bedroom:

#### Smoke Detector:

There is no smoke detector installed in this bedroom nor any of the other bedrooms. For safety considerations, you should consider installation of a battery-operated or hard-wired smoke detector.

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

#### Smoke Detector:

There is no smoke detector installed in this area. For safety considerations you should consider installation of a battery operated or hardwired smoke detector.

## SITE

### Site:

#### House faces:

The front of the house faces East.



#### Rear View

The rear of the house faces West.



#### Right Side View

The right side of the house faces North.



# SAMPLE

**Left Side View**

The left side of the house faces South.



**Style of House:**

Two Story.

**Estimated age of house:**

The house is more than 100+ years old.

**Approximate Lot Size:**

The lot appears to be an average size for the area.

**Area Description:**

The area is well established with homes of similar type construction.

**Lot Landscape Condition:**

Satisfactory - The landscape appears to be average for the area.

**Site Drainage:**

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:**

Satisfactory - The shrubs and/or bushes have a good appearance.

**Trees Condition:**

**Action Necessary** - At least one tree on the site needs to be removed or have portions removed. There is a tree on the North portion of the lot which appears to be dead.

**Address Identification:**

Satisfactory - The address identification is easily read and readily visible.

**Fire Hydrant Noted:**

Yes - Fire Hydrant was noted within 500 feet of the property. Insurance rates may be affected by the presence of or lack of fire hydrant. Check with your insurance company for favorable treatment if hydrant is noted.

**Paving Condition:**

**Street and Curb Condition:**

Satisfactory - The street and/or curb in front of the property appear to be in satisfactory condition.

**Sidewalk at Street:**

Satisfactory - There is a brick sidewalk next to the street on site. The condition of the surface is satisfactory.

**Street Drainage and Gutters:**

Satisfactory - The street appears to have adequate slope and drainage. A gutter system is installed.

**Driveway Paving Material:**

Gravel.

**SAMPLE**



**Driveway Condition:**

**Attention Needed** - The driveway needs attention and minor repair to prevent further deterioration. The driveway consists of gravel and is not well defined. Suggest installing borders or some means of confining the gravel to a predetermined area. When gravel gets into a mowed area, it can cause damage due to airborne gravel.

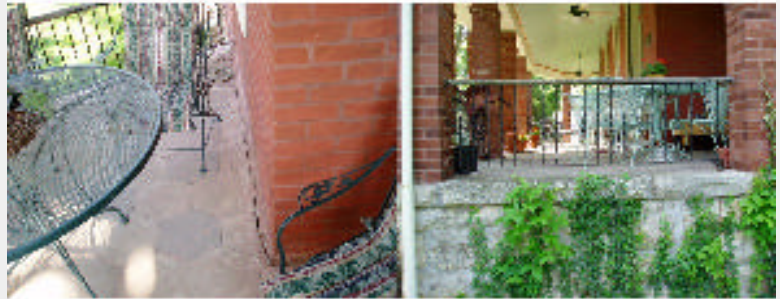
**Walkways and Stoop Materials:**

Concrete.

**Walkway Condition:**

Satisfactory - The walkway surface material is in satisfactory condition, with only normal deterioration noted.

**Entry way Stoop:**



**Action Necessary** - The entry porch needs repair or replacement due to deterioration or settlement. The settling porch has moved to the point that major repair, or mud jacking is needed to prevent water from collecting and settling the soil under the porch further. Estimates from qualified professionals are called for.

**Patio**

**Patio Slab Materials:**

Concrete.

**Slab Condition:**

Satisfactory - The slab is in useable condition.

**Patio Cover Condition:**

**Attention Needed** - The patio cover needs repair to function properly.

**Utility Services:**

**Water Source:**

Water District.

**Water Meter Location:**

Basement level.



**SAMPLE**

**Electric Service:**

Overhead.

**Electric Service Condition:**

Satisfactory - The overhead electric service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

**Cable Television Service:**

Overhead.

**Telephone Service:**

Overhead - The overhead telephone lines are secure at the pole and at the structure.

**Cable Television, Telephone Grounding Wire Verified:**

Yes - The cable television and/or the telephone service lines appear to be grounded.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Sewage Disposal System:**

Sewers.

**Gas Services:**

**Gas Fired Equipment Installed:**

Water heater. Steam Heat (boiler)

**Location of Meter:**

Right side of the house.



**Type of Gas Supply:**

Natural Gas.

**Gas Line Primary Piping Material:**

Black Iron Pipe.

**Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Satisfactory - Gas supply piping, as installed, appears adequate.

**Gas Fired Appliance Flue/Vents:**

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and are functional.

**SAMPLE**

## ENVIRONMENTAL ISSUES

### Lead Paint:

Residences built prior to 1978 have a high likelihood of lead-based paints and stains being present in the structure. This inspection is not inspecting for the presence of lead-based paints. Further information as to the health risks can be obtained from the Environmental Protection Agency.

### Radon:

Radon screening is not included in this inspection. For further information on Radon, contact this inspection company or the Environmental Protection Agency. Radon gas is a natural substance that is present in most areas of the United States. Radon is a daughter of Radium. Radon itself is not of particular importance as a health risk. Radon has a half-life of 3.7 days, and chances are good that you will exhale any radon gas you inhale before it decays. Radon decays into Polonium, and this is where the health risk lies. Polonium has 2 daughters. One has a half-life of approximately one minute and the other daughter has a half-life of less than a second. This second daughter poses a health risk as the gamma ray emitted can strike a living cell and possibly cause the cell to become cancerous. For more detailed analysis of Radon and its health risks, contact this inspection company or the EPA.

### Asbestos:

Asbestos is an inorganic material used in the construction industry for years. In the last 20 years we have become aware of certain health risks from breathing the airborne asbestos fibers. For further information on asbestos health hazards, contact the Environmental Protection Agency.

**SAMPLE**

# FOUNDATION

## Foundation

### Type of Foundation:

Combination: Raised Foundation with a crawl space - Refers to a foundation wall with a footer below without a finished floor. Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor. Slab on grade refers to a concrete slab poured on a prepared gravel or sand base at grade level. Under the Kitchen.

### Foundation Materials:

Stone-masonry walls. Stone with masonry joints were common in homes built before 1950.

### Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible. Areas not visible are not commented on as a part of this inspection.

### Visible Foundation Wall Cracks Noted From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. All cracks in the foundation walls need to be sealed with mortar to prevent the entry of water and deterioration.



### Perimeter Foundation Drainage Surface:

**Attention Needed** - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Right Side about the midway point slopes towards the house due to settled soil next to the foundation..

## INTERIOR VIEW of BASEMENT

### Interior of Basement Percentage Finished Into Living Space:

None.

### Basement Ceiling Exposed:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

# SAMPLE

**Sill Plates Percentage**

**Visible:**

The sill space is limited from visibility. Only that portion that is readily visible is commented on in this inspection.

**Conditions Noted in  
Exterior Walls,Interior  
View:**

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

**Columns Condition:**

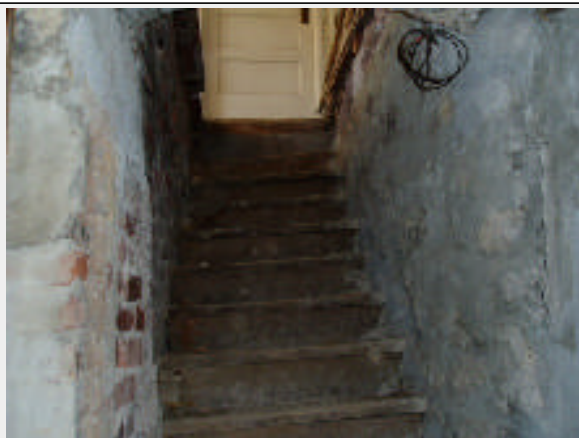
Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed. Above the basement level entry.

**Exterior Stairs**

Stairs from exterior to the basement.

**Exterior Staircase  
Condition:**

**Attention Needed** - There is no handrail present for this staircase and the steps are not level creating a potential trip hazard.



**Lighting on the  
Basement Level:**

Satisfactory - Overall lighting in the non living areas of the basement level is acceptable.

**Electrical Service to  
Basement level:**

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

**CRAWL SPACE**

**Crawl Space Entrance:**

Satisfactory - The crawl space entrance is adequately sized. The crawl space inspection is limited to the area that was readily visible. There is a large open area at the Southeast corner of the crawl area that is not accessible from the rear entry due to low clearance.

**Location of Crawl Space  
Entrance:**

There is an interior entry to the crawl space.

**Crawl Space Ceiling  
Exposed Percent:**

Only about 5% to 25% of the crawl space ceiling/floor joists were visible. Areas not visible are not commented on as a part of this inspection. Other areas would be accessible given access.

**SAMPLE**

**Crawl Space Inspected**

**By:**

The crawl space was inspected by entrance and crawling through. There is limited access to most areas of the crawl space. There is a large open area at the South East corner which is not readily accessible from the existing interior entrance.

**Crawl Space Floor:**

Dirt

**SAMPLE**



# HEATING, VENTILATION & AIR CONDITIONING

## Heating Unit # 1:

Heating System

Location:

Basement level.



Heating System Type:

Steam heat is installed as the primary heating system.

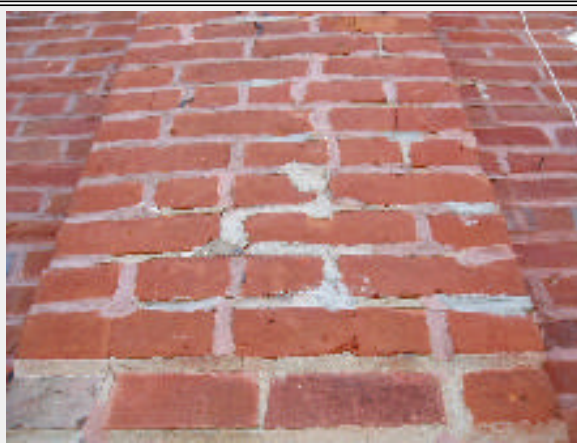
Fuel Source:

The fuel source is natural gas.

Flue Type:

The flue pipe is metal, that enters a masonry flue.

**Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration.



Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated but during a visual inspection were are unable to see the interior walls.

# SAMPLE

## Wet Heat:

### Brand Boiler:

Burnham 408-D 245,000  
btu input.



### Location of Boiler:

Basement.

### Type of Wet Heat:

There is a steam heat boiler installed.

### Boiler Construction Material:

The boiler is constructed of steel, fire tube type.

### One or Two Pipe System:

On a two pipe system as installed, the steam in the radiators arrives in one pipe, and the condensed water runs back to the boiler in a second pipe.

### Automatic Fill Valve Installed:

Yes - There is an automatic fill valve installed that will maintain the water level in the boiler, when functional.

### Safety Pop-off Valve:

Satisfactory - The safety pressure relief valve installed to prevent the boiler from exploding appears to be the correct type and properly installed for a steam boiler set at 15 psi.

### Comment:

The sight glass is missing and the system was shut down, not activated. Recommend services of a licensed professional HVAC Technician make the needed repair, activate the system and verify proper operation.

# SAMPLE

## ROOF & ATTIC

### ROOFING

**Type Roof:**

Combination of: Hip over the house. Shed roof over the garage and exterior stairway.



**Roof Covering Materials:**

Slate. Slate roofing materials are virtually maintenance free, usually 3/16 - 2 inch thick with a life expectancy of up to 100 years, assuming good quality materials. It is installed in horizontal rows. Built-up Asphalt. A built-up roof is made up of several layers of 30# saturated felt paper mopped with hot or cold mop coat of asphalt. It also has alternating layers of 15# saturated felt with mopped coats between. Sometimes it is covered with a gravel or granular material to retard ultraviolet deterioration.

**Cover Layers:**

Main house one layer. Garage unable to determine.

**Underlayment Noted:**

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

**Condition of Roof Covering Material:**

Good - The roof covering material over the house is either new or near new and appears to be installed correctly. The roof over the garage and stairway is in need of roof replacement. Due to deterioration and patchwork repair.

**Estimated Life Expectancy of Roof:**

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

**Slope:**

Combination of: Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

**SAMPLE**

**Flashing:**

**Attention Needed** - Some portion of the roof flashing needs to have some repair. Flashing above exterior stair case to second story needs attention.



**Means of Roof Inspection:**

Roof edge was the location of the inspection of the roof covering. The surface of the roof was not walked on. The surface of the roof is too steep for the inspector to walk on. The type of roof covering material is such that it could be damaged if walked on.

**Dormer:**

There is at least one dormer on the roof of the structure. The roof covering material is similar to the main roof covering material.

**Valleys:**

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are open with metal valleys.

**Ridges:**

Satisfactory - The ridge covering material appears to be in satisfactory condition.

**Evidence of Leakage:**

No - There is no visible evidence of water leakage from the exterior.

**Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional. **Attention Needed** - The splash blocks appear to need adjustment or realignment so that they will carry water away from foundation. The current alignment of the splash blocks will not direct water away from foundation. Runoff water needs to flow away from the side of the house at least 6 feet. This will allow the runoff to get far enough away to prevent interference with the foundation. Installation of downspout extensions would help carry the water further away from the foundation.

**Detached Garage Roof**

**Action Necessary** - The garage roof covering material needs repairs or replacement. Suggest contacting licensed qualified contractors for bids. Several leaks noted over garage and breeze way and exterior stairway. (See garage section for areas of roof needing repair.)

**Attic & Ventilation:**

**Attic Access Location:**

Access door in main hallway, second level.

**SAMPLE**

**Attic Accessibility:**

**Attention Needed** - There is a full staircase installed. Step needs to be secured, and repaired.



**Method of Inspection:**

Attic cavity was inspected by entering the area.

**Attic Cavity Type:**

Expandable - The attic cavity appears large enough and framed so that living space could be expanded. Be sure to contact an engineer or licensed contractor for a thorough evaluation of feasibility.

**Roof Framing Condition:**

Satisfactory - The roof framing appears to be in functional condition.

**Roof Bracing:**

The roof framing as installed seems adequate.

**Roof Decking:**

Butted one inch nominal boards. There was evidence of prior leaks on decking material.



**Evidence of Leaks on Interior of Attic:**

There is water staining on the underside of the roof decking or rafters. The stains are not currently wet n or do they have an elevated moisture content. There is evidence of repairs made to the area around the noted leak stains. No comment as to the effectiveness of the repair, other than it was not leaking at the time of the inspection.

**Insulation Clear of Sheathing:**

The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least 1 1/2 inches air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits air flow which ventilates the attic. The reason for the clearance is to prevent ice damming when the temperature is below freezing. Noted at the point where the walls meet the roof.

**SAMPLE**

**Insulation Noted:**

**Action Necessary** - The attic insulation appears to be insufficient to properly insulate the living spaces below. In the Midwest it is recommended to have an insulating value in the attic of R-30. For example, R-30 requires 10 inches of fiberglass insulation. If adding batt type insulation, be sure to add insulation that **does not** have a vapor barrier (paper lining) attached. The vapor barrier could trap moisture in the insulation.

**SAMPLE**



# STRUCTURAL

## Structural:

**Type of Construction:**

Brick.

**Exterior Siding**

**Materials:**

Brick.

**Siding Condition:**

**Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is a bulge and a repaired area under the main level bay windows on the South side that is the result of foundation and floor settlement. Monitor for further movement and take action as needed.



**Trim Condition:**

Satisfactory - Trim is intact and satisfactory.

**Soffit/Eaves:**

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

**Fascia & Rake Boards:**

Satisfactory - Fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

Satisfactory - The finish or exposed painted surfaces appear adequate satisfactory.

**Windows Type:**

Double Hung, and Stationary.

**Window Condition:**

**Attention Needed** - There is at least one window that needs attention given to the glazing, framing, or caulking. There is a small piece of stained glass that is broken on the window above the stairwell.

**Window Flashing:**

Satisfactory - The installed window flashing above the windows appears to be adequate.

**Storm Windows:**

Satisfactory - There are storm windows installed, and they appear to be functional. The storm windows are made with aluminum frames.

**Exposed Floor/Ceiling Framing Location:**

Basement level ceiling.

**Floor Framing Members Size.**

The floor framing is constructed with 2" x 12" members. and 2" x 10" members.

**Exposed Floor/Ceiling Framing Condition:**

There are 2" x 10" floor joists that are toenailed to the 2" x 12" floor joists under the bay window on both the North and South that due to settlement of foundation under the bays have rotated downward causing slope of the floors.

**SAMPLE**

**Wall Covering Material:**

The wall covering material is, plaster. Secondary wall covering material is, sheetrock.

**Ceiling Covering Material:**

The predominant ceiling covering material is, sheetrock. Secondary ceiling covering material is, sheetrock.

**FIREPLACE:**

**Location of Fireplace:**

Dining Room.



**Type of Fireplace:**

Masonry - There is a masonry built fireplace installed.

**Fireplace Fuel:**

Wood - The fireplace is designed to burn wood.

**Firebox Condition:**

**Action Necessary** - A condition exists that makes the fireplace unusable in its current condition. Recommend that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls. The firebox is in a condition that needs cleaning and further evaluation by a professional chimney sweep.

**Damper Condition:**

None. This is typical for fireplaces of this age. This creates a draft of warm air from the house and out the flue. For energy conservation keep the glass doors closed.

**Flue Condition from Firebox:**

**Attention Needed** - The visible portions of the fireplace chimney show evidence of creosote buildup. Recommend cleaning and further evaluation by a professional chimney sweep. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. NFPA 211 Class 2 Inspection is recommended. This inspection includes a camera guided inspection of the fireplace stack which allows the inspector to determine the condition of the flue tile in areas that offset and the ability to see the seams between the stacked tiles. This type of inspection is completed after a thorough cleaning of the stack when creosote is present that would limit the view of the tile condition.

**SAMPLE**

**Flue Condition From  
Roof:**

The fireplace flue was not checked from the top side. Inspector did not climb roof or could not get to the chimney top.

**Exterior Stack Material:**

The exterior fireplace stack is made of mortar and brick.

**Exterior Stack  
Condition:**

Satisfactory - The exterior stack is in satisfactory condition.

**Flue Lined:**

Yes - The fireplace flue appears to be lined with tile.

**Rain Hat :**

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

**Chimney Height and  
Clearance:**

Yes - The chimney installation appears to meet clearance requirements.

**Flashing:**

Satisfactory - The installed flashing around the chimney stack appears to be functional.

**Ash pit Present:**

Yes - There is an ash pit below the fireplace.

**FIREPLACE:**

**Location of Fireplace:**

There are decorative fireplaces located in the Parlor and the Office/Den. Neither of these are suitable for gas fired appliances.

**SAMPLE**

# ELECTRICAL SYSTEMS

## Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.



Service/Entrance/Meter:

Overhead / Satisfactory - The masthead, supports, meter housing and cable entrance to structure appear to be correctly installed.

## Main Power Panel and Circuitry

Main Power Distribution  
Panel Location:

The electric panel is located in the basement.



Main Power Panel Size:

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Service Cable to Panel  
Type:

Aluminum.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

**SAMPLE**

**Main Panel Type:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type because when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker / Fuse to Wire Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover Removed:**

Yes.

**Condition of Wiring in Panel:**

Satisfactory - Electrical circuitry wiring in panel appears neatly arranged with no unallowable splices.

**Feeder and Circuit Wiring Type:**

Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders installed to deliver power to a downstream panel or power hungry appliances.

**Circuit Wiring Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Ground Fault Protected Outlets:**

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt Outlets at some of these locations: outlets within 6' of water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

**Receptacle Grounding:**

Action necessary - front porch false ground. Recommend install a GFCI protected outlet.

**Main Service Ground Verified:**

Copper wire noted, From meter can to a ground driven rod..

**Wire Protection/ Routing:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

**Missing Covers- Outlet/ Switches:**

**Attention Needed** - Yes, the inspector has noted there are missing outlet covers, switch plates, or junction box covers. For safety reasons, these should be in place and secure. (Master bedroom, bedroom #2, bedroom # 3, Sun Room second floor)

**SAMPLE**



**Smoke Detectors:**

Smoke detectors are recommended by the U.S. Product Safety Commission, to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

## Downstream Power Source

**Service Voltage:**

The incoming electrical service to this panel is 120/240 volts.

## Downstream Power Panel and Circuitry

**Downstream Power  
Distribution Panel  
Location:**

Laundry room, second floor.



**Downstream Power  
Panel Size:**

60 amp - The ampacity of the downstream power panel is rated as 60 amps.

**Feeder Cable to Panel:**

Copper.

**Feeder Condition:**

Satisfactory - The feeder cable to the downstream panel appears to be correctly installed.

**Is Panel Accessible:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Condition:**

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing risk of electrical shock.

**Downstream Panel Type:**

Breakers - The downstream panel is equipped with a breaker type panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution: if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker / Fuse to Wire  
Compatibility:**

Satisfactory - The breakers/fuses in the downstream power panel appear to be appropriately matched to the circuit wire gauge.

**Legend Available:**

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

**Panel Cover Removed:**

Yes.

**SAMPLE**



**Condition of Wiring in Panel:**

Satisfactory - Electrical circuitry wiring in panel appears neatly arranged with no unallowable splices.

**Downstream Panel Grounding:**

**Action Necessary** - There is a bonding strap connected to a ground bus bar. This condition is not allowed. The downstream service panel grounding should be connected to the grounding buss bar in the main panel. It should not be bonded at the downstream panel. The third panel next to this panel is not a grounded type installation.

**Feeder and Circuit Wiring Type:**

Copper - Structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

**Circuit Wiring Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners and insulation.

**Comment:**

There is a third panel that has 6 - 30 amp screw in fuses. These are over fused and the result is a potential fire hazard and need to be replaced with appropriate 20 amp fuses..



**SAMPLE**

# PLUMBING SYSTEM

## Plumbing:

**Water Source:**

City / Municipal.

**Plumbing Service Piping  
Size to Structure:**

3/4" water service line from  
meter to the main cutoff.



**Public Service Piping  
Material:**

The main service line to the structure is galvanized.

**Main Water Line Cutoff  
Location:**

Basement level wall.



**Interior Supply Piping  
Size:**

The interior water supply piping is 3/4" diameter. It then reduces to 1/2" or 3/8" risers.

**Interior Supply Piping  
Material:**

There is some older galvanized water piping installed. At some time, the galvanized piping will need to be replaced. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed.

# SAMPLE

**Water Pressure:**

Water pressure was checked at an exterior hose bibb. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

**Exterior Hose Bibbs  
Functional:**

**Attention Needed** - At least one of the exterior hose bibbs either leaks or did not turn on during the inspection. Valve leaks at stem, noted on both hose bibbs..

**Functional Supply:**

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Sewage Disposal Type:**

Public Sewer System.

**Waste Line Materials**

The predominate waste line material is plastic.

**Waste Piping Condition:**

Satisfactory - The visible plumbing waste piping appears functional.

**Vent Piping Condition:**

Satisfactory - The visible plumbing vent piping appears functional.

**Supply/Waste Piping  
Supports:**

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains at a rate faster than was supplied.

**Objectionable Odors  
Noted:**

No.

**Location of Leak in  
Waste Line:**

Basement, waste pipe going through South wall, above main water cutoff valve.



**Location of Waste Line  
Clean outs:**

Base of the stack(s) in basement level.

**Water Heater**

**Location:**

Next to the furnace in the basement.

**Model & Serial Numbers:**

Brand - AO Smith ; Model # - FSG\_40- 222; Serial # - GJ93-1583111-222; Manufactured approximately, The average service life for a water heater is 10 - 12 years. The water heater appears to be at or near the end of its economic life. While it is functional today, you should plan for its replacement.

**SAMPLE**

<b>Tank Capacity:</b>	A 40 gallon water heater is installed.
<b>Fuel Source for Water Heater:</b>	The water heater is gas fired.
<b>Exposed Water Heater Condition:</b>	Satisfactory - Shows some age but appears sound.
<b>Firebox Condition</b>	The underside of the tank appears to be in normal condition in relation to its age.
<b>Drip Leg Installed for Natural Gas Fired Unit:</b>	No - There is no drip leg installed on the incoming gas line to the water heater. Recommend installation of a drip leg to prevent debris from getting into the gas valve.
<b>Gas Valve:</b>	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
<b>Flue/ Exhaust Pipe Condition:</b>	Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
<b>Water Piping Condition:</b>	Satisfactory - The incoming and output piping is installed correctly. Shut off of the incoming cold water supply is correctly provided.
<b>Temperature Controls:</b>	Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but the temperature can be determined by use of a simple cooking thermometer.
<b>Drain Valve:</b>	Yes - There is a drain valve installed on the lower side of the water heater. The purpose of the drain valve is to flush sediments out of the bottom of the water heater and to drain for service or replacement.
<b>Temperature &amp; Pressure Relief Valve:</b>	Satisfactory - The Temperature & Pressure Relief Valve is of the correct rating for the water heater.
<b>Safety Overflow Pipe:</b>	<b>Action Necessary</b> - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize possibility of serious injury.
<b>Water Heater Insulation Jacket:</b>	Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.
<b>Insulated Hot Water Piping:</b>	Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

**SAMPLE**

# KITCHEN

## Kitchen

**Location:**

Main level rear of house.



**Outside Entry Door:**

The outside entrance door to the kitchen is satisfactory. There is an operational dead bolt installed on the entrance door. This is a recommended safety feature.

**Windows:**

Satisfactory - The windows and associated hardware in this kitchen are satisfactory.

**Walls:**

Satisfactory - The walls in the Kitchen appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

**Attention Needed** - There is a ceiling fan installed. It appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.

**Floor:**

Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is, ceramic or glazed tile.

**Lighting:**

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

**Electrical Outlets:**

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. Satisfactory - There is a ground fault circuit interrupt outlet installed & functional above the kitchen counter top. It is in the area within reach of the sink.

**Light Switch:**

Satisfactory - The light switch is satisfactory.

**Counter Tops:**

Satisfactory - The counter tops in the kitchen are satisfactory.

**Cabinets Drawers and Doors:**

Satisfactory - The cabinets doors and drawers are satisfactory in both appearance and function.

**Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

**SAMPLE**



**Sink and Drain Lines:**

There is an older style "S" trap installed. This type is no longer used as it sometimes will siphon the water out of the trap preventing the trap from serving the intended function of preventing sewer gases from re-entering the living air of the home. Consideration to upgrading to a "P" style trap with a vent added is recommended.

**Caulking Water Contact Areas:**

**Attention Needed** - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage. No splash guard behind sink.

**Food Waste Disposal:**

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. Unable to determine if unit will grind food waste adequately.

**Dishwasher:**

**Attention Needed** - Through a visual or functional test, it was determined that the dishwasher needs some repair work.



**Range Hood:**

**Action Necessary** - There is a JenAir range top installed. This unit has a ducted vent fan system installed. The vent is not properly connected to the outside discharge, and therefore is not functioning as intended. The air is being ducted into the basement area.

**Range/ Oven Fuel Source:**

Electric - There is a 220 volt hook up for an electric range/oven.

**Range/ Oven:**

Built In - There is a built in range top and oven. They appeared to function correctly at time of inspection. The timers and temperature settings were not tested and are not a part of this inspection. All the heating elements on the range top and oven were functional at time of inspection. Temperature of heat settings were not tested.

**Microwave Oven:**

Satisfactory - There is a counter top microwave oven. The unit was tested by heating a cup of water. Unit functioned as intended.

**Refrigerator:**

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerators is required to freeze water. This refrigerator appears to pass this minimum inspection.

**Heat Source:**

Satisfactory - There is a heat register in this room.

**SAMPLE**



## Kitchen

<b>Location:</b>	Upper level Kitchenette, South side.
<b>Walls:</b>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this kitchen are satisfactory.
<b>Floor:</b>	Satisfactory - The tile flooring in the kitchen is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<b>Electrical Outlets:</b>	Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed & functional above the kitchen counter top. It is in the area within reach of the sink.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Counter Tops:</b>	<b>Action Necessary</b> - The counter tops in the kitchen require repair or replacement.
<b>Cabinets, Drawers, and Doors:</b>	<b>Attention Needed</b> - At least one cabinet door or drawer is in need of some minor repair. There are currently no handles on the doors or drawer-pulls. There are some areas of the cabinet finish that need attention.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
<b>Sink and Drain Lines:</b>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<b>Caulking Water Contact Areas:</b>	<b>Attention Needed</b> - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.
<b>Microwave Oven:</b>	There is a counter top microwave. This inspection does not include non-permanently installed appliances or fixtures.

**SAMPLE**

# LAUNDRY

## LAUNDRY

**Location:**

On the second floor,  
Southwest side.



**Entry Door:**

Satisfactory - The entry door to the laundry room is functional.

**Outside Entry Door:**

**Attention Needed** - The striker or door knob needs to be adjusted so that the door will latch correctly.

**Walls:**

Satisfactory - The walls in the Laundry appear to be satisfactory.

**Ceilings:**

Satisfactory - The ceiling is satisfactory.

**Floor:**

Satisfactory - The floor coverings are in satisfactory condition. wood.

**Windows:**

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactory.

**Electrical Outlets:**

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

**Lighting:**

Satisfactory - Lighting in the laundry is adequate.

**Ground Fault Interrupt  
Outlets:**

None.

**Washer & Dryer**

There is a washer and dryer installed. Testing of either is not included as a part of this inspection.

**Washer Hook Up:**

Yes.

**Washer Pan:**

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

**Dryer Hook Up:**

Yes - There is a 220 volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer you will need to have a gas line installed.

**Dryer Ventilation:**

**Action Necessary** - The dryer vents into the attic cavity. This is not an acceptable practice. It introduces excessive moisture and lint into the attic. No exterior vent located.

**SAMPLE**

**Area Ventilation:**

Satisfactory - The area ventilation seems adequate.

**SAMPLE**

# BATHROOM

## Master Bathroom:

### Location:

between Master Bedroom  
and Den.



### Entry Door:

**Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. Settlement noted.

### Walls:

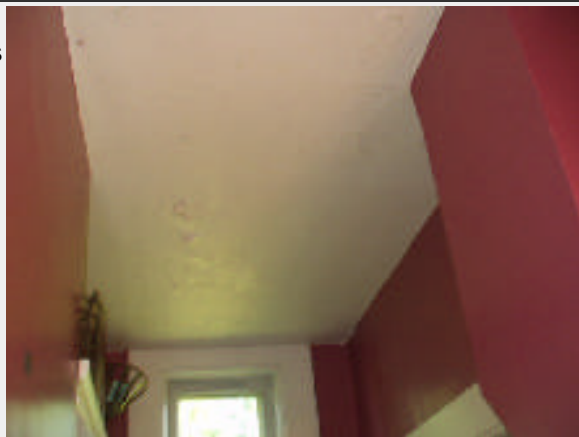
**Attention Necessary** - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time. Condensate from the shower when not using the window or exhaust fan results in peeling paint from the ceiling. Recommend using an exhaust fan or open window to remove high humidity from the shower.

### Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

### Ceiling:

**Attention Needed** - The ceiling in this bathroom needs some repair. Cracking noted.



**SAMPLE**

**Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Light Switch:**

Satisfactory - The light switch is satisfactory, although no switch plate cover in place.



**Basin and Drain Fixture:**

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

**Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory.

**Toilet Condition**

Satisfactory - The toilet in the master bathroom appears to be functional.

**Tub:**

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

**Tub Mixing Valve & Stopper:**

Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.

**Shower/ Shower Head and Mixing Valves:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

**Tub & Shower Walls:**

Using the exhaust fan or a window when taking baths or showers will help minimize moisture buildup on the walls and ceilings.

**Tub/ Shower Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/ Shower Door:**

No, There is a shower curtain installed.

**Caulking / Water Contract Areas:**



**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

**SAMPLE**

**Heat Source:**

Gas Fired Heat Source - There is a gas-fired heat source located in this bathroom, not tested for functionality. The inspector noted a towel located inside the heater. Do not use without having function checked by a professional HVAC Technician or Gas Company.



**Bathroom # 2:**

**Location:**

On the second floor in the hall outside of the bedrooms.



**Entry Door:**

Satisfactory - The entry door to the bathroom is as expected and is functional.

**Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**Windows:**

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

**Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is, ceramic or glazed tile.

**Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Ventilation Fans:**

None - There is no installed ventilation fan. There is a window installed; and if used correctly, there is no need for a fan.

**Ground Fault Interrupt Outlets:**


**Action Necessary** - There is a GFCI outlet installed in the areas of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement or re-wiring is necessary.

**SAMPLE**



<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appear to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory.
<b>Toilet Condition</b>	Satisfactory - The toilet in this bathroom appears to be functional.
<b>Tub:</b>	Cast iron.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - Tub mixing valve and tub unit are in satisfactory condition. There is no stopper installed.
<b>Shower/ Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Tub/ Shower Drain:</b>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<b>Glass Tub/ Shower Door:</b>	No, There is no a shower curtain installed. REcommend installation to prevent water leakage when using the hand shower.
<b>Heat Source:</b>	Satisfactory - There is a heat source in this room.

## Partial Bathroom:

<b>Location:</b>	Parlor, main floor near front entrance.. 
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<b>Entry Door:</b>	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Windows:</b>	None - There is no window in this bathroom.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.

**SAMPLE**

**Floor:**

**Action Necessary** - The flooring in this bathroom needs repair. The cause apparently is from water. Action is necessary to make necessary repairs. The floor is hardwood.



**Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Ventilation Fans:**

None - There is no installed ventilation fan.

**Light Switch:**

Satisfactory - The light switch is satisfactory.

**Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory. Cold water faucet only.

**Toilet Condition**

Satisfactory - The toilet in the master bathroom appears to be functional, it was noted that the tank is not installed level. **Action Necessary** - The toilet in the master bathroom needs repair.



**SAMPLE**

## BEDROOM

### Master Bedroom:

**Location:**

Main Level, Southwest.



**Entry Door:**

Satisfactory - The entry door on the master bedroom is as expected and is functional.

**Closet:**

Satisfactory - The closet doors are functional and of average size. The latch or strike plate on both doors needs to be adjusted so that the doors will latch correctly.

**Walls:**

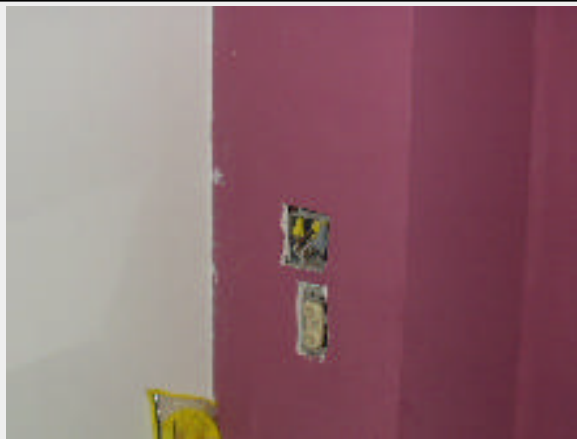
Satisfactory - The walls in the bedroom appear to be satisfactory. There is minor cracking in the plaster walls. None appear to be the result of a current moisture leakage.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Light and Light Switch.**

Attention Needed - The switch covers need to be replaced.




**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

**SAMPLE**

<b>Floor:</b>	Satisfactory - The hardwood floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - 2-prong ungrounded outlets.
<b>Heat Source Noted:</b>	There is a heat source to this room.
<b>Smoke Detector:</b>	There is no smoke detector installed in this bedroom nor any of the other bedrooms. For safety considerations, you should consider installation of a battery-operated or hard-wired smoke detector.

## Bedroom #2:

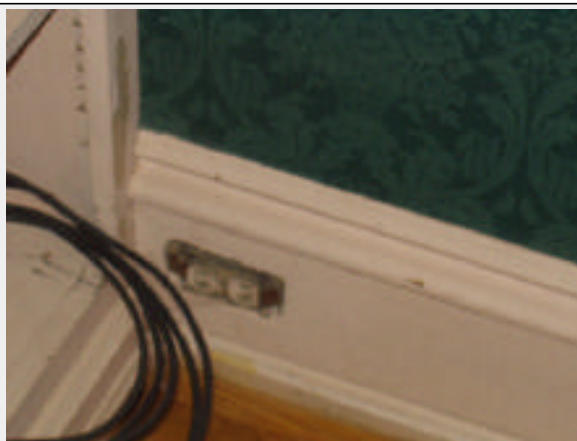
<b>Location:</b>	Upper Level, East central.	
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<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is as expected and is functional.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at time of inspection.
<b>Ceiling Fan:</b>	Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.
<b>Floor:</b>	There is some sagging in the floor that would be considered typical. The sag in the floor does not appear to be of structural significance.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**SAMPLE**

**Electrical Outlets:**

Satisfactory - 2-prong ungrounded outlets.  
**Attention Needed** - At least one outlet noted needs a new outlet cover.



**Telephone Access or Jack:**

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

**Cable TV:**

Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room.

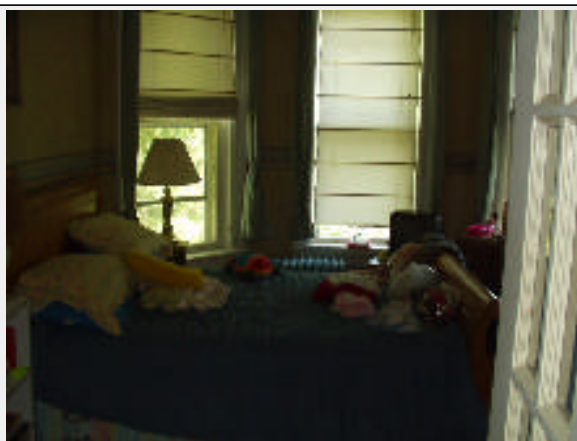
**Smoke Detector:**

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hard wired smoke detector.

**Bedroom #3:**

**Location:**

Upper Level, Southeast.



**Entry Door:**

Satisfactory - The entry door to this bedroom is as expected and is functional.

**Walls:**

Satisfactory - The walls in the bedroom appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**SAMPLE**

**Light and Light Switch.**

Satisfactory - The light and light switch were functional at time of inspection.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

**Floor:**

Satisfactory - The floors are in satisfactory condition. hardwood.

**Windows:**

**Attention Needed** - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement.

**Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.  
**Attention Needed** - At least one outlet noted needs a new outlet cover.



**Heat Source Noted:**

There is a heat source to this room. No comment as to the amount of air or temperature coming from the supply vent.

**Smoke Detector:**

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hard wired smoke detector.

**Bedroom #4:**

**Location:**

Upper Level, South center.

**Entry Door:**

Satisfactory - The entry door to this bedroom is as expected and is functional.

**Closet:**

**Attention Needed** - The closet doors or fixtures need some adjustment or repair. The key is missing.

**Walls:**

Satisfactory - The walls in the bedroom appear to be satisfactory. There is minor cracking in the plaster walls. None appear to be the result of a current moisture leakage.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Light and Light Switch.**

Satisfactory - The light and light switch were functional at time of inspection.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

**Floor:**

Satisfactory - The floors are in satisfactory condition. The floor covering material is, hardwood.

**Windows:**

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**SAMPLE**



**Electrical Outlets:**

**Action Necessary** - At least one outlet tested in this bedroom is incorrectly wired or needs to be replaced. Outlet located on the South wall. The noted 3-prong outlet is not grounded. This is an unsafe condition.

**SAMPLE**

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

The Main Entrance

Faces:

East.



**Front Entrance Door:**

Satisfactory - The main entry door to the structure is in functional condition.

**Screen/Storm Door:**

There is no combination screen and storm door installed.

**Entry Floor:**

Satisfactory - The entry floor material is in satisfactory condition.

**Smoke Detector:**

There is no smoke detector installed in this area. For safety considerations you should consider installation of a battery operated or hardwired smoke detector.

**Main Staircase:**



Satisfactory - The main staircase is appropriately installed. The staircase has a landing. There was separation noted between the staircase and wall at the landing level.

**Upper Level Hallway:**

Satisfactory - The upper level hallway walls and floor are in satisfactory condition. There is some considerable sag in the floor at the intersection of the two upper level hallways. It appears to be the result of the.

**Upper Level Smoke Detector:**

There is no smoke detector installed in the second level hallway. For safety considerations you should consider installation of a battery operated or hard wired smoke detector.

**SAMPLE**

## Living Room:

**Location:**

Southeast.



**Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is, wood.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

Satisfactory - 2-prong ungrounded outlets.

**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room.

## Dining Room:

**Location:**

Adjacent to the Kitchen.



**SAMPLE**

**Entry Door:**

None.

**Walls:**

**Attention Needed** - The walls in this room show a condition that needs some attention. Some minor cracks were noted that do not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Due to weight of fireplace - Settlement .

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition. There is some sagging in the floor, that would be considered typical. Sag to South. Due to foundation settlement under bay.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Heat Source Noted:**

Radiator.

**Fireplace:**

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

## Study / Den:

**Location:**

North center, main level.



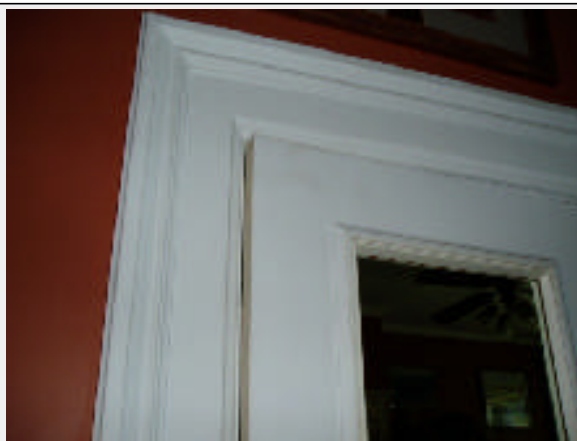
**Entry Door:**

Satisfactory - The entry door to this room is functional.

**SAMPLE**

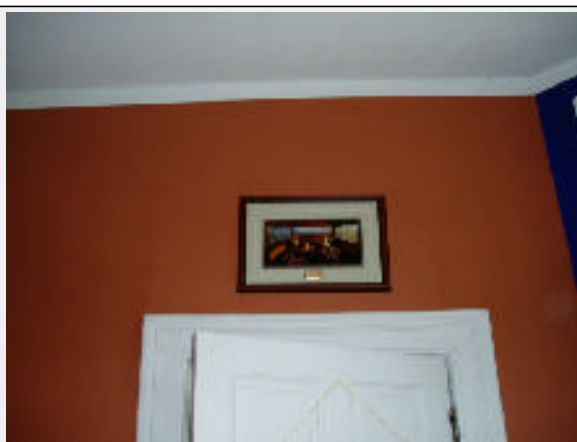
**Closet:**

**Attention Needed** - The closet door or fixtures need some adjustment or repair. Doors do not close due to Settlement.



**Walls:**

There is some minor cracking in the plaster. Most likely this is due to slight settlement in the bay area.



**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

**Attention Needed** - There is a ceiling fan installed. It appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition. There is some sagging in the floor that would be considered typical. The sag in the floor does not appear to be of structural significance. Settlement to North. Monitor for further movement.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room - Radiator.

**Fireplace:**

Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. It is a gas fireplace that is not updated nor inspected for safety when using a gas appliance. Currently it is for decorative purposes only. Do not use.

**SAMPLE**

## Other Room:

**Location:**

Sunroom upper Southwest.



**Entry Door:**

Louvered door to bedroom #4.

**Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is, wood.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

**Action Necessary** - At least one outlet tested in this room is incorrectly wired or needs to be replaced. Outlet located on the North wall. Outlet located on the South wall. Outlet located on the West wall. The noted 3- prong outlet is not grounded. This is an unsafe condition. All covers missing.

**Heat Source Noted:**

**Action Necessary** - There is no heat source in this room. Louvered door to bedroom #4 not acceptable due to no heat source.

**Comments:**

Louvered door to bedroom #4 not acceptable due to no heat source.

## Other Room:

**Location:**

Parlor, located in main entry.



**SAMPLE**



**Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Floor:**

Satisfactory - The hardwood floor in this room is in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory. stationary.

**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room. No comment as to amount of air or temperature coming from the supply vent.

**Fireplace:**

Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. damper area, full of debris, not functional. It is a gas fireplace that is not updated nor inspected for safety when using a gas appliance. Currently it is for decorative purposes only. Do not use.

**Other Room:**

**Location:**

Screened porch, upper level off of laundry room.



**Entry Door:**

Satisfactory - The entry door to this room is functional.

**Outside Entry Door:**

Satisfactory - The outside entry door to this room is satisfactory.

**Ceiling:**

**Action Necessary** - There is a condition in the ceiling of this room that needs to be repaired. Rafter is broken and needs a new one sistered-in next to it.



**SAMPLE**

SampleReport: 12345 Anywhere St. Anytown, US

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition. wood.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**SAMPLE**

# GARAGE

## Garage

### Garage Type



The garage is detached and free standing.

Two car garage.

There are two overhead doors.

Satisfactory - The overhead door is in satisfactory condition and is functional.

**Attention Needed** - The outside entrance door to the garage needs some minor adjustment or repair. The entry door does not fully open due to the bottom of the door striking the garage floor.

Satisfactory - The garage floor is in satisfactory condition.

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

**Size of Garage:**

**Number of Overhead Doors**

**Overhead Door and Hardware Condition:**

**Outside Entry Door:**

**Floor Condition:**

**Garage Foundation:**

# SAMPLE


Garage Roof Condition:



Attention Needed - The detached garage roof covering material needs some repair to prevent further deterioration or water leakage.

Framing Condition:

Attention Needed - There is some portion of the framing that needs some minor repair for it to perform satisfactorily. Termite damage to sill on the North and West walls. Visibility limited due to items being stored.



Electric Service to Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

SAMPLE