

# Home Inspection Report - 4/30/2010

## General

**Age:** Select...      **Type:** Single family      **Main entrance faces:** Select...  
**Weather:** Dry      **Temp:** Select...      **Buyer Present:** Yes

**Comments:**

## Roof

**Age:** Select...      **Visibility:** Partial      **Limited by:** Accessibility  
**Roof Type:** Gable      **Layers:** 1      **Viewed from:** The Ground  
**Roof Material:** Asphalt

## Visible Shingle Condition

**Visible Shingle Condition:** Satisfactory      **Cupped/curled:** No      **Split:** No  
**Moss:** No      **Sagging:** No

(Roofs may contain hidden defects that will not be seen today. If this is a concern, consult a professional. )

Due to the visual condition of the roof or the fact that it could not be fully viewed, I recommend it be professionally evaluated prior to the closing. : Yes

## Valleys

**Type:** Asphalt      **Visible Condition:** Satisfactory      **Have valleys evaluated:** No

## Roof Flashing

**Type:** Aluminum      **Visible Condition:** Satisfactory      **Have flashing evaluated:** No

## Vents

**Soffit:** No      **Ridge:** No      **Top:** No  
**Gable:** No      **Power:** No      **None:** No  
**Have venting evaluated:** No

## Plumbing Vents

**Present?** Yes      **Visible Condition:** Satisfactory      **Have venting evaluated:** No

**Comments**

## Chimney 1

**Type:** Metal      **Visible Condition:** Satisfactory      **Needs Repair?** No  
**Chimney bricks need tickpointing and general repair:** No

## Flue 1

**Type:** Metal      **Visible Condition:** Satisfactory

**Comments:**

## Exterior

### Gutters/Downspouts

**Type:** Aluminum      **Visible Condition:** Satisfactory  
**Gutters have areas that need to be repaired or replaced.:** No

### Siding

**Brick/Stone:** No      **Vinyl:** No      **Metal:** No  
**Wood:** No      **Masonite:** No      **EIFS:** No

Stucco: No

Condition:

Satisfactory

Have EIFS Inspected:  
No

A board by board search was not performed.

### Caulking

Exterior caulking has areas that need to be redone.:

No

### Trim/Soffit

Wood: No

Metal: No

Vinyl: No

Condition: Satisfactory

Trim has to be repaired.: No

### Window Frames

Wood: No

Metal: No

Vinyl: No

Storms/Screens: Yes

Windows, all or in part, are energy inefficient and maintenance intensive.: No

### Areas of Wood Need

Paint: No

Repair: No

Replacement: No

This work needs to be done.: No

Exterior wood rot is present.: No

Exterior bricks need tuckpointing and general repair. : No

### Exterior Electric

Type: Underground

GFCI: Yes

Outlet: Yes

Operational: Yes Electric service lines must be raised.: No

Unless otherwise noted, the exterior was inspected from the ground.

Comments:

### Entry Door

Condition: Satisfactory

## Grounds

### Walks

Type: Concrete      Condition: Satisfactory      Cracked: No  
Hazardous: No      Settled: No      Deteriorated: No

### Driveway

Type: Asphalt      Condition: Satisfactory      Needs sealing: No  
Cracked: No      Settled: No      Deteriorated: No

### Front stoop/steps

Type: Concrete      Condition: Satisfactory      Cracked: No  
Settled: No      Hazardous: No

### Back stoop/steps

Type: Concrete      Condition: Satisfactory      Cracked: No  
Settled: No      Hazardous: No

### Exterior Hand Rails

Condition: Satisfactory      Missing: No      Damaged: No  
Loose: No      Deteriorated: No

### Landscaping-Foundation

Negative grade:      East: No      North: No      South: No  
West: No

### Protections

Condition: Satisfactory      Positive grade: No      Drain tiles: No  
Gutters: No

(Water is destructive and any home without all 3 foundation protections is subject to water penetration even from a small crack. On a dry day, it is impossible to see water's full effect on this home.)

Comments:

## Garage

Type:

### Garage Door #1

Type: Metal      Condition: Satisfactory      Bent: No  
Automatic Opener: Yes      Opener Operational: Yes      Damaged: No  
Safety Reverse: Operates

### Roofing

Type: Same as the house      Condition: Satisfactory  
Damaged: No      Worn: No      Missing: No

### Siding

Type: Same as the house      Condition: Satisfactory  
Damaged: No      Needs paint: No      Missing: No

### Trim

**Type:** Same as the house

**Condition:** Satisfactory

**Damaged:** No

**Needs paint:** No

**Missing:** No

**Floor**

**Type:** Concrete

**Cracked:** No

**Deteriorated:** No

**Uplifted:** No

**Window**

**Window Condition:**

None

**Door**

**Door Springs:**

Satisfactory

**Side Door:**

Satisfactory

**Garage Structure**

**Condition:** Satisfactory

**Firewall:** Yes

**Sill Plate:**

Rotted: No

Not visible: No

**Electrical**

**Outlet:**

Yes

**GFCI:**

Yes

**Operational:**

Yes

**Garage may not be wired.:** No

The garage was not fully visible and not fully inspected due to storage or clutter.: No

Hazard: Furnace or water heater present and less than 18" above the floor.: No

There is no access to the garage.: No

**Comments:**

## Plumbing

Water to the home is shut off and no pipes, drains, or fixtures were tested.: No  
The Plumbing, all or in part, needs professional evaluation prior to closing.: Yes

**Supply:** Public      **Supply Lines:** Copper      **Condition:** Satisfactory  
**Waste:** Sewer      **Shutoff Location:** Basement      **Pressure:** Satisfactory  
The galvanized steel supply pipes will need to be replaced in the near future.: No  
**Sanitary Pump:** Sealed      **Plumber Needed?:** No

**DWV:** PVC      **Condition:** Satisfactory      **Discharge:** Satisfactory  
(The underground pipes, inside and out, were not visible and not inspected)

## Water Heater(s)

### Main

**Brand:** Select...      **Type:** Gas      **Capacity:** 40 Gal.  
**Age:** 1-5 years  
**Recommendation:**  
**Hazards:**      **Flue backdrafts:** No      **Gas line leaks:** No  
Water heater is shut down and not tested: No

## Electrical Service

### Main

Electric to the home is shut off and was not tested.: No

### Main

**Location:** Basement      **Amps:** 100      **Volts:** 240  
**Type:** Breakers      (The # of amps is an approximation. Consult an electrician for the exact number.)  
**Service Conductor:** Copper      **Branch Wiring:** Copper      **Sheathing:** Conduit  
**Issues**      **Multiple taps:** No      **Taps before the main:** No  
**Mini-breakers:** No      **Burning/corrosion:** No  
**Recommendation:**  
The Electrical System, all or in part, needs professional evaluation prior to closing.: Yes  
The panel is undersized for today's lifestyle and is due to be upgraded.: No

Comments:

## Heating

### Main

Gas to the home is shut off and no tests were done.: No  
**Make:** Amana      **Age:** New      **Condition:** Clean  
**Fuel:** Gas      **Distribution:** Ductwork      **Type:** Forced Air  
**Vent pipes:** Satisfactory  
**Heat Exchanger**      **Flame distortion:** No      **Rusted:** No  
**Not fully visible:** Yes      **NA:** No  
**Filter:** Disposable      **Needs changing:** No  
**Humidifier:** Not tested      **Signs of leaking:** No

**Furnace operation:**

When turned on by thermostat: Operated

The Heating/Cooling System needs professional evaluation prior to closing.: Yes

The heat exchanger should be checked for cracks no matter what age.: No

Comments:

## Central Air

### Main

Central Air Conditioning Exists?: Yes

AC Condenser: Select... Age: 1-5 years Shutoff: Yes

Condition: Satisfactory Rusted: No Unlevel: No

Operation: Fired Drain leaks: No

The cooling system should be serviced prior to closing.: No

The unit was not operated: Due to outside temperature: No Unit is shut down/covered: No

Comments:

## Main Bathroom

### Ceilings/walls:

Condition: Satisfactory Water stained: No Cracked: No

### Floors:

Condition: Satisfactory Sloped: No Squeak: No Soft: No

### Doors:

Condition: Satisfactory

### Ventilation/Heating:

Window in bathroom? No

Ventilation Fan: None Visible Heat Source: Yes

This bathroom has no source of ventilation from either a window or a fan.: No

### Sink:

Condition: Satisfactory Faucet leaks: No Drain leaks: No

Supply leaks: No Slow Drain: No

Plumber Needed? No

### Toilet

Condition: Satisfactory

### Tub/Shower

Condition: Satisfactory Jacuzzi: None

## Drainage / Water Pressure

Drainage: Satisfactory Water Pressure: Satisfactory

## Electrical

**Outlet:**

Yes

**GFCI:**

Yes

**Operational:**

Yes

**Comments:**

# Master Bedroom

<b>Ceilings/walls:</b>	Satisfactory	<b>Water stained:</b> No	<b>Cracked:</b> No
	<b>Repair professionally:</b> No		
<b>Floors:</b>	NFV	<b>Sloped:</b> No	<b>Soft:</b> No
<b>Squeak:</b> No		<b>Have professionally evaulated:</b> No	
<b>Doors:</b>	Satisfactory	<b>Windows:</b> Satisfactory	<b>Screens:</b> Satisfactory
<b>Visible heat source:</b>	Yes		

## Electrical

<b>Switches:</b>	Yes	<b>Outlets:</b>	Yes
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**This room was not fully visible nor fully inspected due to clutter, storage, or no entry:** No

**Comments:**



# Kitchen

<b>Ceilings/walls:</b>	Satisfactory	<b>Water stained:</b> No	<b>Cracked:</b> No		
<b>Floors:</b>	NFV	<b>Sloped:</b> No	<b>Soft:</b> No		
	<b>Squeak:</b> No				
<b>Doors:</b>	Satisfactory	<b>Windows:</b>	Satisfactory	<b>Visible heat source:</b>	Yes
<b>Counters:</b>	Satisfactory	<b>Cabinets:</b>	Satisfactory		
<b>Faucet:</b>	<b>Leaks:</b> No	<b>Loose:</b> No			
<b>Pipes:</b>	Do not leak	<b>Drainage:</b>	Adequate	<b>Pressure:</b>	Adequate
<b>Refridgerator:</b>		Yes	<b>Operates:</b>	Yes	
<b>Range:</b>		Yes	<b>Operates:</b>	Yes	
<b>Oven:</b>		Yes	<b>Operates:</b>	Yes	
<b>Dishwasher:</b>		Yes	<b>Operates:</b>	Yes	
<b>Fan:</b>		Yes	<b>Operates:</b>	Yes	
<b>Disposal:</b>		Yes	<b>Operates:</b>	Yes	

## Electrical

<b>Outlets:</b>	Yes	<b>GFCI:</b>	Yes	<b>Operates:</b>	Yes
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**Unsafe wiring:** No

(The appliances were tested solely to see if they operate and not for the quality of their performance.)

**Comments:**

\*SUMMARY of the items the inspector considers in need of immediate concern. All items below should be evaluated and repaired by a licensed professional. The full account of the home's condition, solely in the opinion of the inspector, including those which operate but may be nearing failure, is listed in the body of the report which is to be read carefully by the buyer. It is the buyer's decision as to what remedies are to be taken.

## **INSPECTION SUMMARY\***

**Address:**

**Buyer:**

**Inspector:**

**Date:**

4/30/2010