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Home Inspection Report

123 Example Ln

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Prepared For: Demo Dan

Inspected On Fri, Jun 17, 2022 at 8:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

65 yrs

Age Based On

Best Guess

Door Faces

North

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Hot

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Generally Maintained

Condition: Satisfactory



Retaining Walls

Concrete, Masonry

Condition: Satisfactory



Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory



Steps/Stoops

Concrete

Condition: Satisfactory

Patios/Decks

Concrete, Wood

Condition: Satisfactory

Site Comments

Comment 1

Safety Concern

Guardrail missing on step wonders and upper deck. Install appropriate protection to prevent falls.



Comment 2

Information

Deck has been well maintained and is acceptable condition.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco, Stone, Lap Wood

Condition: Satisfactory

Exterior Trim Material

Wood

Condition: Repair or Replace

Windows

Aluminum

Condition: Satisfactory

Entry Doors

Wood, Steel

Condition: Satisfactory

Balconies

Not Present

Railings

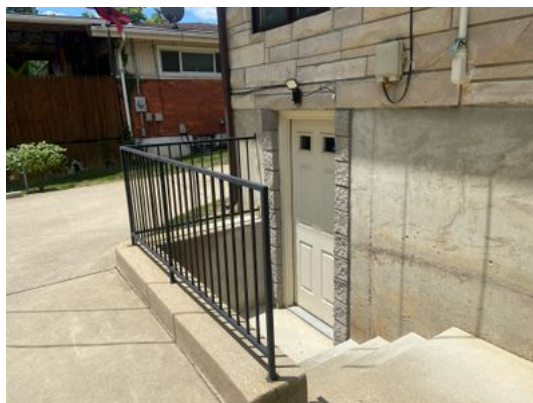
Metal

Condition: Satisfactory

Comment 3

Safety Concern

Handrail missing at basement exterior entry. Install for safety.



Exterior Comments

Comment 4

Monitor Condition

Keep basement entry drain clear of debris or water will come in through door.



Comment 5

Repair or Replacement Needed

Exterior wood trim has peeling paint and possible minor wood damage. Repair, prep and paint to prevent wood from rotting.



Garage

Overview Photos Of Garage



Garage Type

Detached

Garage Size

2 Car

Door Opener

Chain Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam, Force Sensitive

Condition: Satisfactory

Garage Comments

Comment 6 Information

Vehicle door and opener operates as expected.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars

Roof Design

Hip

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Approximate Roof Age

10-15 years

Ventilation Present

Roof, Soffit

Condition: Satisfactory

Vent Stacks

Metal

Condition: Satisfactory

Chimney

Masonry

Condition: Marginal

Comment 7

Monitor Condition

Prior repairs visible to chimney mortar and bricks. Monitor for signs of future water penetration and address if needed.



Sky Lights

Yes

Condition: Satisfactory

Flashings

Metal

Condition: Marginal

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

Photo Of Each Roofing Type



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Foundation Material

Condition: Satisfactory

Signs of Water Penetration

Condition: Satisfactory

Prior Waterproofing

Floor Structure

Wood Frame

Condition: Satisfactory

Subflooring

Solid Wood Plank

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Overview Photos Of Basement





Attic

Attic Entry

Bedroom Closet

Photos Inside Of Attic





Roof Framing Type

Wood Trusses, Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Vent Risers

Metal

Condition: Satisfactory

Insulation

Blown In Fiberglass

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead



Main Disconnect Location

Service Panel

Service Panel Location

Basement

Photo of Panel



Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

125 amps

Service Panel Ground

Cold Water Pipe, Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper, Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

No

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Repair or Replace

Electrical Comments

Comment 8

Safety Concern

Smoke detectors are 9 volt type. Replace with 10 year lithium type or hard wired smoke detectors on each occupied level.



HVAC System Type

Central Split System

Thermostat

Programmable

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Hallway

Heating

Location

Basement

Type of Equipment

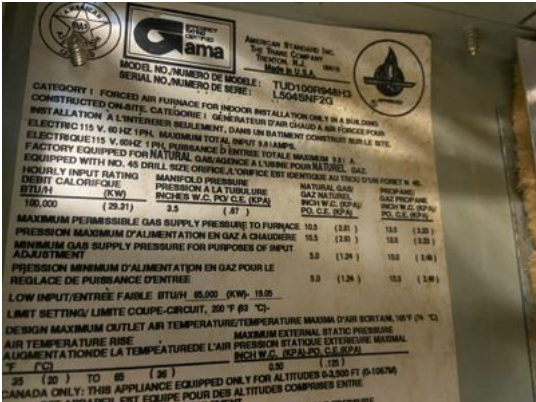
Forced Air

Condition: Satisfactory

Photo of Furnace Operating



Closeup Of Furnace Dataplate



Manufacturer

Trane

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

100,000

Output BTUs

65,000

Approximate Age

26 yrs

Filter Type

Disposable

Condition: Satisfactory



Type of Distribution

Metal Ducting

Condition: Satisfactory

Heating Comments**Comment 9****Monitor Condition**

Furnace operates but is near end of life expectancy. Have cleaned, serviced and checked for safety before closing by licensed HVAC contractor.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Closeup of Condenser Dataplate



Condenser Make

Trane

Condensor Size

36,000 BTU (3 Tons)

Condenser Approximate Age

6 yrs

Expansion Coil Make

Trane

Expansion Coil Size

36,000 BTU (3 Tons)

Expansion Coil Approximate Age

6 yrs

Condensate Drainage

To Floor Drain

Condition: Satisfactory

AC Temperature Drop

15° F

Closeup of Expansion Coil Dataplate



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper, PEX

Condition: Satisfactory

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

PVC, Cast Iron, Copper

Condition: Satisfactory

Comment 10 Information

Easter lives have been mostly replaced with pvc. Ok.



Sump Pump

Standard Crock

Condition: Satisfactory

Location of Fuel Shutoff

At Meter



Plumbing Comments

Comment 11 Information

Sewage ejector installed in basement. Do not use basement plumbing when power is out and be careful what is flushed. No wipes or hygiene products.



Comment 12

Repair or Replacement Needed

Water driven backup sump pump at rear right sump is not functioning. Repair or replace by licensed plumber.



Comment 13

Information

Both sump pumps (one by laundry, one at rear right corner) operate as expected.

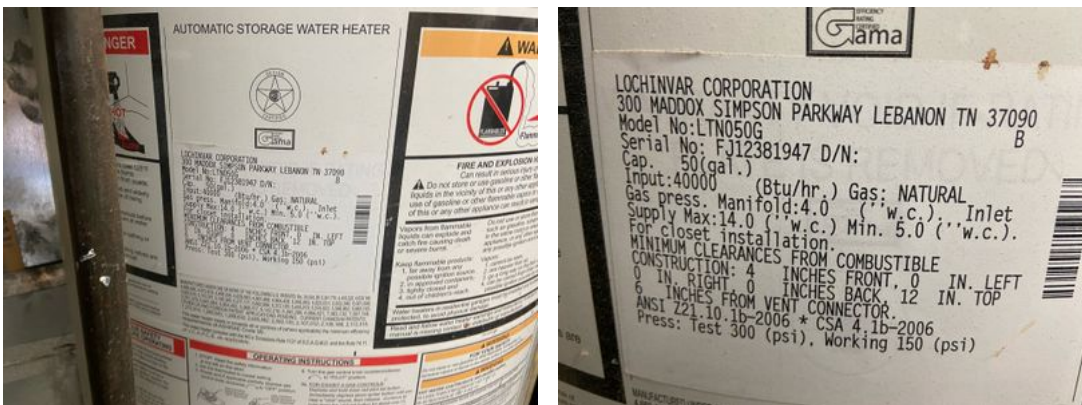


Water Heater

Photo of Water Heater



Closeup Of Water Heater Dataplate



Manufacturer

Lochinvar

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

8 yrs

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

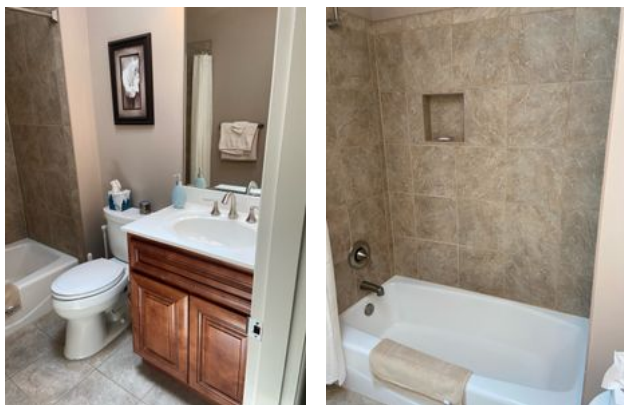
In Same Room

Bathroom #1

Location

Hallway

Overview Photos of Bathroom



Bath Tub

Standard

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets, Lights

Condition: Satisfactory

Bathroom #2

Location

Master

Overview Photos of Bathroom**Bath Tub**

Not Present

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Not Present

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets, Lights

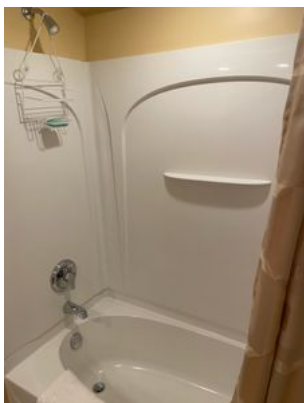
Condition: Satisfactory

Bathroom #3

Location

Basement

Overview Photos of Bathroom



Bath Tub

Standard

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Tub Surround

Vinyl

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets, Lights

Condition: Satisfactory

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Laminated

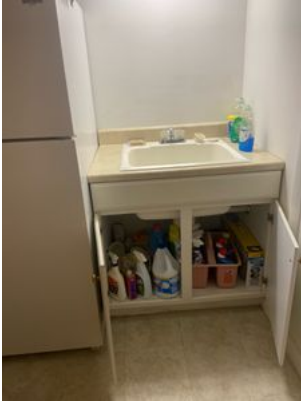
Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Overview Photos of Laundry



Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Yes

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

Yes

Condition: Satisfactory

Laundry Hook Ups

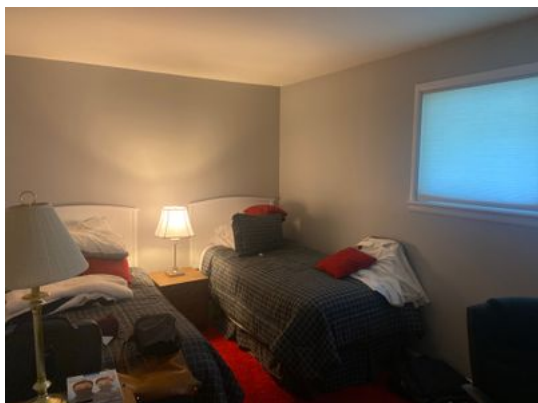
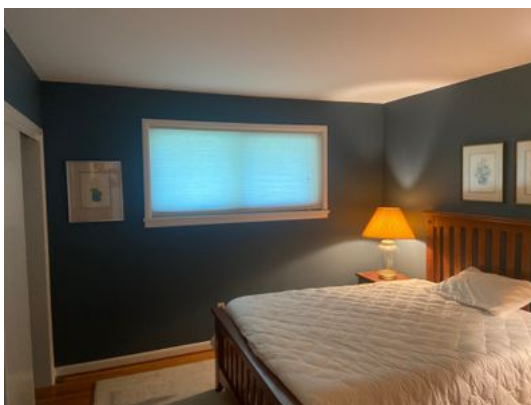
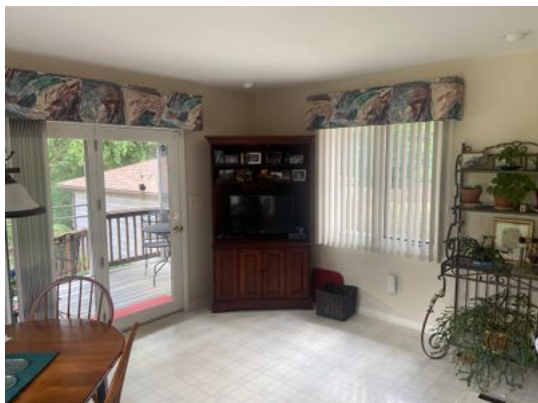
Yes

Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Overview Photos of Interior



Floors

Tile, Carpet, Wood, Linoleum

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Casement, Sliders

Condition: Satisfactory

Window Materials

Metal clad wood

Entry Door Types

Sliding, Hinged

Condition: Satisfactory

Entry Door Materials

Wood, Steel

Interior Door Materials

Wood

Fireplace

Masonry

Condition: Satisfactory

Comment 14

Repair or Replacement Needed

Fireplace flue appears very dirty. Have cleaned by chimney sweep before use for safety.



Interior Comments

Comment 15

Information

Original Windows have been replaced with vinyl thermopane types. Operate as expected. Ok.



Report Summary

This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Site

Guardrail missing on step wonders and upper deck. Install appropriate protection to prevent falls.



Exterior: Railings

Handrail missing at basement exterior entry. Install for safety.



Electrical

Smoke detectors are 9 volt type. Replace with 10 year lithium type or hard wired smoke detectors on each occupied level.



Repair or Replacement Needed

Interior: Fireplace

Fireplace flue appears very dirty. Have cleaned by chimney sweep before use for safety.



Exterior

Exterior wood trim has peeling paint and possible minor wood damage. Repair, prep and paint to prevent wood from rotting.



Plumbing

Water driven backup sump pump at rear right sump is not functioning. Repair or replace by licensed plumber.

