



Your Company Name Here
123 Somewhere Street
Somewhere, US 12345

Home Inspection Report



1234 School House Road
Yourtown, US 12345



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Your Company Name Here

John Smith
1234 School House Road
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Invoice

Inspector Name: John Inspector
Company Name: Your Company Name Here
Address: 123 Somewhere Street
City State Zip: Somewhere, US 12345

Client Name: John Smith
Address: 3212 Homestead Dr.
City, State Zip: Somewhere, OH 12345

Property Address: 1234 School House Road
City State Zip: Yourtown, US 12345

Services Performed	Amount Due
Home Inspection	\$350
Total	\$350

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 123-456-7890.

Client Signature:



Definitions

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

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

General Information

Property Information

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

Client Information

Client Name John Smith
Client Address 3212 Homestead Dr.
City Somewhere State OH Zip 12345
Phone (333)333-3333
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name John Inspector
Company Name Your Company Name Here
Address 123 Somewhere Street
City Somewhere State US Zip 12345
Phone 123-456-7890
E-Mail info@palm-tech.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 55 Years Old Entrance Faces East
Inspection Date 01/06/2014
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 75 degrees
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Partial basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

A NPNI M D

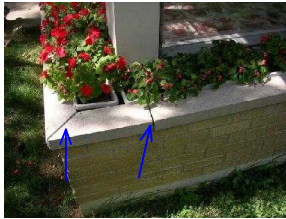
1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete
2. ☐ ☐ ☐ ☒ ☐ Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete
4. ☐ ☐ ☐ ☒ ☐ Porch: Concrete - Loose handrail



5. ☐ ☐ ☐ ☒ ☐ Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



6. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope
7. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees, Shrubs

Exterior

A NPNI M D

Partial perimeter Exterior Surface _____

1. ☒ ☐ ☐ ☐ ☐ Type: Brick/Block

Partial perimeter Exterior Surface _____

2. ☒ ☐ ☐ ☐ ☐ Type: Vinyl siding

3. ☐ ☐ ☐ ☐ ☒ Trim: Aluminum - **Missing piece at front**



4. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum

5. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl

6. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired

7. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal

8. ☒ ☐ ☐ ☐ ☐ Patio Door: Vinyl sliding

9. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider

10. ☐ ☒ ☐ ☐ ☐ Storm Windows:

11. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh

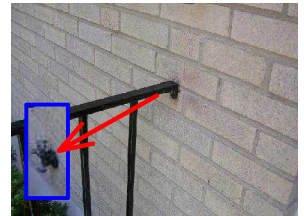
12. ☒ ☐ ☐ ☐ ☐ Basement Windows: Glass block

13. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount - **Loose can grill at rear soffit lighting**



14. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI

15. ☐ ☐ ☐ ☒ ☐ Hose Bibs: Gate - **Damaged handle needs replaced**



16. ☒ ☐ ☐ ☐ ☐ Gas Meter: Basement



17. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Roof

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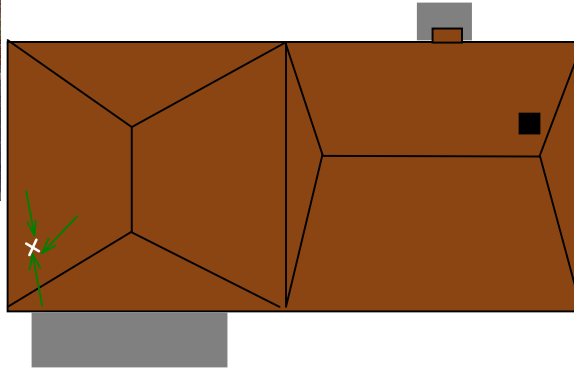
Main Roof Surface

1. Method of Inspection: On roof



2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%

3. ☒ ☐ ☐ ☐ ☐ Material: Fiberglass shingle - Moss growth noted



4. Type: Gable

5. Approximate Age: 7 years

Porch Roof Surface

6. Method of Inspection: Ladder at eaves

7. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%

8. ☒ ☐ ☐ ☐ ☐ Material: Fiberglass shingle

9. Type: Gable

10. Approximate Age: 7 years

11. ☒ ☐ ☐ ☐ ☐ Flashing: Metal

12. ☒ ☐ ☐ ☐ ☐ Valleys: Metal

13. ☐ ☒ ☐ ☐ ☐ Skylights:

14. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: Cast Iron

15. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Mast with tie back at roof

16. ☐ ☐ ☐ ☐ ☒ Gutters: Aluminum - Loose due to missing spikes

17. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

18. ☐ ☐ ☒ ☐ ☐ Leader/Extension: Underground Conductor Drains

North Chimney

19. ☒ ☐ ☐ ☐ ☐ Chimney: Brick

20. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Clay Tile

21. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized
4. ☐ ☐ ☐ ☒ ☐ Door Opener: Overhead Door - **No safety reverse system in operation**
5. ☐ ☐ ☒ ☐ ☐ Service Doors: Fire rated - **Add closing mechanism to entry door**
6. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
7. ☐ ☐ ☒ ☐ ☐ Walls: Concrete - **Cracks present**
8. ☐ ☐ ☒ ☐ ☐ Floor/Foundation: Poured concrete - **Crack present at right foundation wall with some shifting**
9. ☐ ☒ ☐ ☐ ☐ Hose Bibs:
10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
11. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
12. ☐ ☒ ☐ ☐ ☐ Heating:
13. ☒ ☐ ☐ ☐ ☐ Windows: Block

Electrical

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1. Service Size Amps: 100 Volts: 120/240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Copper



3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex, Non-metallic sheathed cable
6. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing ground only
7. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Battery operated

Garage Electric Panel

8. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer




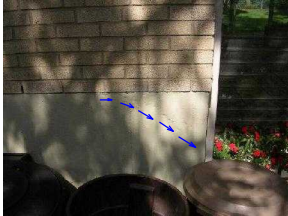

9. Maximum Capacity: 100 Amps
10. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps
11. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
12. ☐ ☒ ☐ ☐ ☐ AFCI:
13. ☐ ☒ ☐ ☐ ☐ GFCI:

Electrical (Continued)

14. Is the panel bonded? ☒ Yes ☐ No

Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
 2. ☐ ☐ ☐ ☒ ☐ Foundation: Poured concrete - Common cracks noted near windows, Spalled foundation corners noted
- 


3. ☐ ☐ ☐ ☒ ☐ Differential Movement: Differential settlement present - Cracks will require monitoring
 4. ☒ ☐ ☐ ☐ ☐ Beams: Steel I-Beam
 5. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x10
 6. ☐ ☐ ☒ ☐ ☐ Piers/Posts: Not visible
 7. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
 8. ☐ ☐ ☐ ☐ ☒ Stairs/Handrails: Wood stairs with wood handrails - Handrails missing to lower level from kitchen(Safety)
 9. ☒ ☐ ☐ ☐ ☐ Subfloor: Plywood

Attic

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Partial house-Upper Roof Attic

1. Method of Inspection: In the attic



2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 20%
3. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x6 Rafter
4. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
5. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
6. ☒ ☐ ☐ ☐ ☐ Insulation: Fiberglass
7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 10"

Attic (Continued)

8. ☐☐☐☒☐ Attic Fan: Direct drive - **Install junction box with coverplate at open splice to attic fan**



9. ☒☐☐☐☐ House Fan: Belt drive with manual controls
 10. ☒☐☐☐☐ Wiring/Lighting: 110 VAC lighting circuit
 11. ☒☐☐☐☐ Moisture Penetration: No previous water penetration noted
 Partial house-Lower Attic
 12. Method of Inspection: In the attic



13. ☒☐☐☐☐ Unable to Inspect: 0%
 14. ☒☐☐☐☐ Roof Framing: 2x6 Rafter
 15. ☒☐☐☐☐ Sheathing: Plywood
 16. ☐☐☐☐☒ Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



17. ☒☐☐☐☐ Insulation: Fiberglass
 18. ☐☐☐☒☐ Insulation Depth: 3" - 10" - **Recommend additional insulation be installed**
 19. ☒☐☐☐☐ Wiring/Lighting: 110 VAC lighting circuit
 20. ☐☐☐☒☐ Moisture Penetration: Previous water penetration noted - **Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor**



21. ☒☐☐☐☐ Bathroom Fan Venting: Electric fan

Basement

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Main Basement

1. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
2. ☐ ☐ ☐ ☒ ☐ Ceiling: Suspended Acoustical System
3. ☐ ☐ ☐ ☒ ☐ Walls: Drywall - Evidence of past or present water leakage
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☐ ☐ ☒ ☐ ☐ Floor Drain: Covered by Carpet - Recommend uncovering
6. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold, Louvered
7. ☒ ☐ ☐ ☐ ☐ Windows: Glass Block
8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles



9. ☐ ☒ ☐ ☐ ☐ Sump Pump:
10. ☐ ☐ ☐ ☐ ☒ Moisture Evidence: Note - Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.



11. ☐ ☐ ☐ ☐ ☒ Basement Stairs/Railings: Wood stairs with no handrails - Missing railing

Air Conditioning

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Main AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
4. Manufacturer: Carrier
5. Area Served: Whole house Approximate Age: 15
6. Fuel Type: 220 VAC Temperature Differential: 12 degrees
7. Type: Central A/C Capacity: 3 Ton
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
10. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
11. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
12. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable



Heating System

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Basement Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**
2. Manufacturer: Carrier



3. Type: Forced air Capacity: 80,000 BTUHR
4. Area Served: Whole house Approximate Age: 15
5. Fuel Type: Natural gas

Heating System (Continued)

6. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 4 Burner
7. ☐ ☐ ☐ ☐ ☐ Unable to Inspect: 60%
8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Belt drive with disposable filter
9. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
10. ☒ ☐ ☐ ☐ ☐ Draft Control: Manual
11. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
12. ☒ ☐ ☐ ☐ ☐ Controls: Relief valve
13. ☐ ☐ ☐ ☒ ☐ Humidifier: Honeywell - **Not functioning**
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable
15. ☐ ☐ ☐ ☐ ☐ Suspected Asbestos: No

Plumbing

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1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☐ ☐ ☐ ☒ ☐ Drain Pipes: Cast iron, Galvanized - **Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog**



5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: Cast iron
7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Basement Water Heater

Plumbing (Continued)

8. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection



9. Manufacturer: A.O. Smith

10. Type: Natural gas Capacity: 38 Gal.

11. Approximate Age: 1 Area Served: Whole house

12. ☐☐☐☒☐ Flue Pipe: Single wall - Install screws at exhaust vent piping fittings



13. ☒☐☐☐☐ TPRV and Drain Tube: Brass/Copper

Bathroom

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Main Bathroom

1. ☒☐☐☐☐ Closet: Single small
2. ☒☐☐☐☐ Ceiling: Plaster Board
3. ☒☐☐☐☐ Walls: Plaster Board
4. ☒☐☐☐☐ Floor: Ceramic tile
5. ☒☐☐☐☐ Doors: Hollow wood
6. ☐☒☐☐☐ Windows:
7. ☒☐☐☐☐ Electrical: 110 VAC GFCI
8. ☒☐☐☐☐ Counter/Cabinet: Laminate
9. ☐☐☐☒☐ Sink/Basin: One piece sink/counter top - Cracks present in the sink bowl



10. ☒☐☐☐☐ Faucets/Traps: Delta fixtures with a metal trap
11. ☒☐☐☐☐ Tub/Surround: Porcelain tub and ceramic tile surround
12. ☒☐☐☐☐ Toilets: 3 Gallon Tank
13. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
14. ☐☐☐☐☒ Ventilation: Electric ventilation fan - Fan inoperative

Master Half Bathroom

15. ☐☒☐☐☐ Closet:
16. ☒☐☐☐☐ Ceiling: Plaster Board

Bathroom (Continued)

17. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
 18. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
 19. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 20. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
 21. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
 22. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate
 23. ☒ ☐ ☐ ☐ ☐ Sink/Basin: One piece sink/counter top
 24. ☐ ☐ ☐ ☒ ☐ Faucets/Traps: Delta fixtures with a PVC trap - **Leaking sink faucet at stem-repair**



25. ☐ ☐ ☐ ☐ ☒ Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
 27. ☒ ☐ ☐ ☐ ☐ Ventilation: Window

Lower Level Half Bathroom

28. ☐ ☒ ☐ ☐ ☐ Closet:
 29. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
 30. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
 31. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
 32. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 33. ☒ ☐ ☐ ☐ ☐ Windows: Steel casement
 34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
 35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate
 36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain
 37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap
 38. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
 39. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air
 40. ☒ ☐ ☐ ☐ ☐ Ventilation: Window



Kitchen

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Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Whirlpool
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Broan
3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Maytag
5. Air Gap Present? ☐ Yes ☒ No
6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:
7. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
8. ☐ ☐ ☐ ☐ ☒ Microwave: General Electric - **Inoperative**
9. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
11. ☐ ☐ ☐ ☐ ☒ Plumbing/Fixtures: Stainless Steel - **Faulty vegetable sprayer-repair/replace**
12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate
13. ☒ ☐ ☐ ☐ ☐ Cabinets: Laminate and composite materials
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
15. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
16. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
17. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

Bedroom

A NPNI M D

Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
3. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

East Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Single
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
12. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
13. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air

Bedroom (Continued)

18. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

West Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Single
 20. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
 21. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
 22. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
 23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
 25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
 26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air
 27. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Living Space

A NPNI M D

Main Level Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
 2. ☒ ☐ ☐ ☐ ☐ Ceiling: Plaster Board
 3. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
 4. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood - Floor shows evidence of previous water penetration/stains at front entry



5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
 7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Reversed polarity determined at outlet receptacle - requires repair, Open ground exists at several 3prong outlet receptacles



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air
 9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Lower Level Living Space

10. ☐ ☐ ☐ ☒ ☐ Closet: Small - Closet door does not close



11. ☐ ☐ ☐ ☒ ☐ Ceiling: Plaster Board - Cracks present

Living Space (Continued)

12. ☒ ☐ ☐ ☐ ☐ Walls: Plaster Board
 13. ☒ ☐ ☐ ☐ ☐ Floor: Tile
 14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
 15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Insulated
 16. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles



17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air
 18. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

Laundry Room/Area

A N P N I M D

Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
 2. ☒ ☐ ☐ ☐ ☐ Walls: Concrete
 3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
 4. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
 5. ☒ ☐ ☐ ☐ ☐ Windows: Glass block
 6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
 7. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
 8. ☒ ☐ ☐ ☐ ☐ Laundry Tub: PVC
 9. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: PVC
 10. ☐ ☐ ☒ ☐ ☐ Washer Hose Bib:
 11. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110 VAC/220 VAC
 12. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Flex foil
 13. ☒ ☐ ☐ ☐ ☐ Washer Drain: Drains to laundry tub



Cost Estimate Summary

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

Items Recommended for Repair

Lots and Grounds

Walks: Cracks noted, Heaving at walk at rear 3 season storm door	\$ 50	\$ 150
Porch: Loose handrail	\$ 5	\$ 25
Patio/Enclosure: Missing screens and some cranks	\$ 15	\$ 75

Exterior

Trim: Missing piece at front	\$ 25	\$ 100
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Roof

Gutters: Loose due to missing spikes	\$ 10	\$ 25
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Garage/Carport

Attached Garage Door Opener: No safety reverse system in operation	\$ 50	\$ 200
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Attic

Partial house-Upper Roof Attic Attic Fan: Install junction box with coverplate at open splice to attic fan	\$ 5	\$ 50
Partial house-Lower Attic Insulation Depth: Recommend additional insulation be installed	\$ 250	\$ 400

Basement

Main Basement Electrical: Open ground exists at several 3 prong outlet receptacles	\$ 15	\$ 100
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Heating System

Basement Heating System Heating System Operation: Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required.	\$ 75	\$ 200
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Plumbing

Drain Pipes: Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections.	\$ 10	\$ 80
Basement Water Heater Flue Pipe: Install screws at exhaust vent piping fittings	\$ 5	\$ 25

Bathroom

Main Bathroom Ventilation: Fan inoperative	\$ 25	\$ 100
Master Half Bathroom Faucets/Traps: Leaking sink faucet at stem-repair	\$ 50	\$ 100

Living Space

Main Level Living Space Electrical:	\$ 10	\$ 20
Repair Total	\$ 600	\$ 1650

Items Recommended for Replacement

Exterior

Hose Bibs: Damaged handle needs replaced	\$ 25	\$ 100
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Cost Estimate Summary (Continued)

Structure

Stairs/Handrails: Handrails missing to lower level from kitchen	\$ 50	\$ 150
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Attic

Partial house-Lower Attic Ventilation: Torn screens at gable vents, Remove birds nesting	\$ 25	\$ 100
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Basement

Main Basement Basement Stairs/Railings: Missing railing	\$ 50	\$ 150
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Kitchen

Main Level Kitchen Microwave: Inoperative	\$ 75	\$ 200
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Main Level Kitchen Plumbing/Fixtures: Faulty vegetable sprayer-repair/replace	\$ 25	\$ 150
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Living Space

Lower Level Living Space Electrical: Faulty operation at light dimmer switch-repair	\$ 15	\$ 75
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Replacement Total	\$ 265	\$ 925
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Cost Estimate Total	\$ 865	\$ 2575
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Marginal Summary

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

Lots and Grounds

1. Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



2. Porch: Concrete - Loose handrail

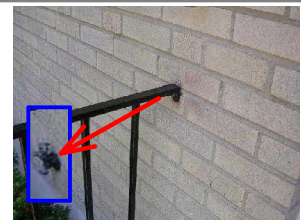


3. Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



Exterior

4. Hose Bibs: Gate - Damaged handle needs replaced

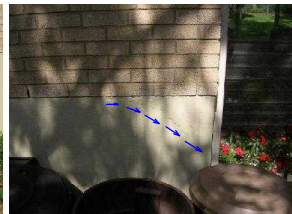


Garage/Carport

5. Attached Garage Service Doors: Fire rated - Add closing mechanism to entry door
6. Attached Garage Walls: Concrete - Cracks present
7. Attached Garage Floor/Foundation: Poured concrete - Crack present at right foundation wall with some shifting

Structure

8. Foundation: Poured concrete - Common cracks noted near windows, Spalled foundation corners noted



Marginal Summary (Continued)

9. Differential Movement: Differential settlement present - Cracks will require monitoring

Attic

10. Partial house-Upper Roof Attic Attic Fan: Direct drive - Install junction box with coverplate at open splice to attic fan



11. Partial house-Lower Attic Insulation Depth: 3" - 10" - Recommend additional insulation be installed

12. Partial house-Lower Attic Moisture Penetration: Previous water penetration noted - Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor



Basement

13. Main Basement Ceiling: Suspended Acoustical System
14. Main Basement Walls: Drywall - Evidence of past or present water leakage
15. Main Basement Electrical: 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles



Heating System

16. Basement Heating System Humidifier: Honeywell - Not functioning

Plumbing

17. Drain Pipes: Cast iron, Galvanized - Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog



Marginal Summary (Continued)

18. Basement Water Heater Flue Pipe: Single wall - Install screws at exhaust vent piping fittings



Bathroom

19. Main Bathroom Sink/Basin: One piece sink/counter top - Cracks present in the sink bowl



20. Master Half Bathroom Faucets/Traps: Delta fixtures with a PVC trap - Leaking sink faucet at stem-repair



Living Space

21. Main Level Living Space Floor: Hardwood - Floor shows evidence of previous water penetration/stains at front entry



22. Lower Level Living Space Closet: Small - Closet door does not close



23. Lower Level Living Space Ceiling: Plaster Board - Cracks present

Defective Summary

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

Exterior

1. Trim: Aluminum - **Missing piece at front**



Roof

2. Gutters: Aluminum - **Loose due to missing spikes**

Garage/Carport

3. Attached Garage Door Opener: Overhead Door - **No safety reverse system in operation**

Structure

4. Stairs/Handrails: Wood stairs with wood handrails - **Handrails missing to lower level from kitchen(Safety)**

Attic

5. Partial house-Lower Attic Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



Basement

6. Main Basement Moisture Evidence: Note - **Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.**



7. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - **Missing railing**

Heating System

8. Basement Heating System Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**

Defective Summary (Continued)

Bathroom

- 9. Main Bathroom Ventilation: Electric ventilation fan - **Fan inoperative**
- 10. Master Half Bathroom Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



Kitchen

- 11. Main Level Kitchen Microwave: General Electric - **Inoperative**
- 12. Main Level Kitchen Plumbing/Fixtures: Stainless Steel - **Faulty vegetable sprayer-repair/replace**

Living Space

- 13. Main Level Living Space Electrical: 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



- 14. Lower Level Living Space Electrical: 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**

