



CHC HOME INSPECTION  
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<https://www.chchomeinspection.com/>

# SAMPLE

**\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.**



## INSPECTION REPORT

Subject Address  
Lexington, KY

Client Name  
NOVEMBER 28, 2022



Inspector  
**James Sanders**  
KY Licensed Home Inspector, #276294  
(800) 975-0275  
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Client's Agent  
**Jane Doe**  
(859) 000-0000  
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Thanks and congratulations for choosing CHC Home Inspection, Kentucky's Premier Inspection Firm. We love our clients and hope you will consider us your Inspection Company of choice today and many years from now. Over 95 percent of our business is referral and repeat customers which speaks volumes for our company values and expertise. We are always available on the web and can be reached at our office with any of your inspection needs.

Your next step is to familiarize yourself with what a home inspection includes and excludes. Please read carefully and be sure you understand how a home inspection works, the benefits you receive and the limits / exclusions. Summaries may be provided but they are only intended to be used as a means for a quick reference and the entire report should be read and understood before making any decisions based from this report. Our inspectors and/or our office is glad to answer further questions you may have or clarifications you may need.

A home inspection is a visual analysis for the purpose of providing a professional opinion and home inspection report by a licensed home inspector, regarding the condition of a residential dwelling and the dwelling's systems, including any controls normally operated by the owner of the dwelling, for systems and components in the standards of practice established by the board. Home inspection shall not include a code compliance inspection, or an inspection required under the National Manufactured Housing Construction and Safety Standards Act of 1974 or KRS 227.600 regarding manufactured homes. Kentucky law prohibits home inspectors from indicating "in writing that any condition is not in compliance with any building code" enforced under Kentucky law. Kentucky law further provides that the home inspection report does not address environmental hazards. Environmental hazards may be listed with specificity by the Kentucky Board of Home Inspectors. Kentucky law also requires "all fee-paid home inspections" to be conducted in accordance with the standards of practice of one of three national bodies, including the International Association of Certified Home Inspectors ("InterNACHI"), which promulgated the Standards under which this home inspection was conducted and reported. You have received a copy of the InterNACHI Standards of Practice and those standards are incorporated herein by this reference as if fully rewritten herein. For a complete copy of the InterNACHI Standards of Practice, you can find it attached at the bottom of this report.

## Reading Your Report:

Thanks to our state of the art report writer you will be blessed with the ease of finding the proper information you need to accurately and efficiently progress with your home purchase or sale. Our initial view from the link brings you to a landing page which is similar to navigating a website, where on the left, you can choose to view each individual section or you can just scroll down to view the entire report. Also on the navigation bar is a summary of all the tagged items or you can even see an individual summary of the major/significant items if your inspection has any. You also have the choice of viewing in PDF format which can be found on the right side of the

navigation bar. For agents or clients without agent representation you will notice there is a "Report Tools" button at the top right which contains a convenient repair request builder.

Observations tagged in the report fall into the following three categories. Keep in mind, the designation of the defect to fall into these categories are subjective and only the opinion of the inspector. It is recommended to read your entire report and decide for yourself the items which are most important to you. You will also notice these ratings are color coded to fall into the corresponding category. Safety items may fall into any of the 3 categories and are noted within the defect comment that it is a safety concern/hazard.

**Minor or FYI:** Blue observations contained within this category are considered minor as it could be an easy or low cost fix, may not be an item that requires immediate repair or might even be a "For Your Information" comment which we often include and find helpful to our clients. Typically every home will have a significant number of these items/comments.

**Marginal to Moderate:** Orange observations contains items that fall into the marginal to moderate range and may be in need of immediate or near future attention. These items can vary widely in cost for repairs and are recommended to obtain cost estimates to assign an appropriate value. You will usually see a lower number of items in this category than the minor/fyi, but you should also expect to see several of these items on most homes including newer/new homes.

**Significant:** Items with an elevated cost for repair, serious safety hazard or a moderate impact on the value of the house are placed in this category. Most homes that are in overall good shape will often not have any significant tagged items. If contained within this report, significant items should be approached with good cost estimates after further evaluation by the appropriate professionals.

## Expectations:

Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear. Please also remember that older houses do not meet the same standard as newer houses, even though items in both might be performing functions for which they are intended.

We do not inspect any item which we cannot see in a normal visit walking through the building. For example, we do not move furniture, rugs, paintings, flooring, or change light bulbs ect. Repair or remodeling may hide evidence of prior damage or defects and we are not responsible for any concealed or latent defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items, or previous problems.

We do not hold ourselves to be specialists for any particular item. We are a general inspection company. If we report that an item is not inspected, not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the house.

The components of major systems and the standards of conduct of the inspection are governed and limited by "Standards of Practice for Home Inspection Report" by the

Inter-National Association of Certified Home Inspectors, ("InterNACHI"), which you have received and which are incorporated herein by this reference as if fully rewritten herein. The standards of practice is also attached at the bottom of this report.

## Home Materials & Manufactures:

While many aspects of each component are inspected, for ease and clarity of reporting, not all are defined and described in complete detail on the written report. For example, "Wood" - (as in "wood floor," "wood vanity," or "wood cabinets") means solid woods, engineered surfaces or flooring, laminates, bamboos, synthetics, and all other surfaces which visually appear to be wood. Solid woods are milled from one piece of wood. Engineered surfaces are produced by bonding a layer of real hardwood to a plywood backing or MDF (Medium Density Fiberboard). Laminates typically are constructed with high density fiberboard core sandwiched between a melamine backing, high quality photographic paper with an image of wood and a ceramic finish, abrasion resistant hand-scraped finished solid hardwoods. Bamboo surfaces may be solid or engineered and often have to look of wood when carbonized or given other finishes. Synthetics are laminates that use synthetic materials, such as wood-grained plastic facing, sometimes with wood trim in bath applications. With respect to doors, "wood" includes Masonite™, synthetics, hollow core doors, and the like. The scope of a general home inspection does not include identifying woods (such as ash, beach, birch, cherry, oak, walnut, ect.), identifying manufactures or types (such as solid or laminate), or grading surfaces (such as "select" or "rustic") or hardness (such as Janka testing, a destructive test which measures the force needed to embed a .444-inch steel ball to half its diameter in wood, or Tabor testing, a destructive test which measures abrasion resistance by using sandpaper to wear a finish). Some are considered eco-friendly, such as bamboos. The National Wood Flooring Association (Chesterfield, MO) reports that wood flooring is especially beneficial, compared to carpeting, for people with asthma and other respiratory problems because bacteria, dust, dirt, pollen, animal dander, and mites are not built up in wood surfaces as they can be in carpets. Wood also has a surface that is easier to clean and maintain. Wood works best in environments with 35-55% humidity levels. Many modern wood surfaces have warranties ranging from 10 years to 50 years, so buyers always should inquire further and ask that any such warranties be transferred to them at closing. Countertops, for kitchens and baths, for example, are described as "synthetics" or "laminates" or other material (such as "stone," where it is possible to be certain), without further differentiation, which would be unreliable based on visual inspection. Synthetics are surfaces such as Corian™ and like composites. Laminates are surfaces such as Formica™ and Wilsonart™ and other comparable finishes bonded to subsurface materials of various sorts. "Stone" includes granite, marble, quartz and other naturally occurring or cultured types. Other materials are in use for counter tops, such as concrete, glass, metals such as stainless steel, and other fabricated surfaces but they are not separately identified unless the inspector is able to reach a unquestionable decision. It is beyond the scope of a general home inspection to differentiate all of these varieties, identify manufacturers, or distinguish trade names for type or color. Many of these surfaces have multi-year warranties and other traits (such as maintenance requirements) that buyers are urged to inquire further about. Buyers always should seek to transfer applicable warranties at closing.

## Warranties / Guarantees:

We do not offer or imply any warranty, guarantee or insurance policy with regard to the continued soundness of construction, the usual life, adequacy, future performance, past or potential defects of any items inspected, or operability of equipment or appliances. It should be understood that the inspector cannot determine violations of construction, plumbing, electrical, mechanical or similar codes, ordinances, regulations, ect. and that the inspector's written report is the inspector's professional opinion or subjective determination of the condition of such items at the time the inspection was made. Estimates of the age of any components are approximate, and the design life of a component is determined according to manufacturers' specifications or estimated in the inspector's judgement.

The term "inspection DOES NOT include all items. Specific items which are not part of the inspection include, but are not limited to: lead paint, asbestos, radon, toxic or flammable materials, refrigerators and other appliances which are not built-in, freezers, hot tubs, remote overhead door transmitters/receivers, door coverings, wall coverings, freestanding kitchen appliances, laundry appliances, water conditioners, underground storage tanks, driveways, tennis courts, play ground equipment or other recreational or leisure appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, lice, or vermin, ect. A separate wood destroying inspection report from a licensed pest control company, and radon sampling, will be performed if contracted separately.

It is expected that you already have or will be performing your own due diligence by visiting the property prior to close to determine if you like the property. While this inspection may have some influence in determining your opinion of the property, it does not take place of your own personal visit (due diligence). Details within this report and the severity at which this report presents these details is all subjective and the opinion of the inspector at time of the inspection. You may agree or disagree with the ratings of any or all observations and/or the observations and therefore should read the entire report before your inspection contingency period expires and again before you perform your final walk-thru.

As we strive for excellence with every inspection we perform, we aim to never have a dissatisfied client. In the event you are not satisfied with your inspection, please call or contact us as soon as possible to further discuss and set up a time we may visit to further evaluate and discuss your concerns. We pride ourselves in having the best customer service in our industry and any concern of yours is also a concern of ours.

If after our initial contact, you are still not satisfied, you must notify us in writing within 7 days after you discover any problem (or less than 1 year from the date of the inspection report in any event) and let us re-inspect before changing the condition of the item, except in emergencies, of course. If the repairs are made before the inspection company re-inspects the problem, then any claims against the inspection company or the inspector for deficiency or for failure to adequately inspect such items is waived. CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE HOME INSPECTOR OF YOUR RESIDENCE. YOU MUST DELIVER TO YOUR HOME INSPECTOR A WRITTEN NOTICE OF ANY

CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME INSPECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT. Please remember we have agreed to mandatory binding arbitration as part of our inspection contract. Nonetheless, you must strictly comply with the written notice provisions of this Chapter 411 prior to filing or registering any complaint in any forum of any kind (including arbitration, KBHI complaints, or the like).

### Ownership & Legal /Proper Use of the Report:

The inspection and inspection report are for the sole, confidential and exclusive use of the Customer who paid CHC Ventures LLC, dba CHC Home Inspection for its services. No third party is an intended beneficiary of either the inspection or the inspection report, nor is any third party permitted to rely on the inspection report for any purpose. Any third party claim is subject to the Inspection Contract and this report in any event. We and the inspector are responsible solely and exclusively to the client who ordered and/or purchased this inspection. If someone other than the client who ordered this inspection shall make any claim or file any lawsuit against the inspection company for failure of its services hereunder in any respect, the client agrees to indemnify, absolve and hold harmless the inspection company from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorney's fees and any third party asserting reliance on this inspection report shall be liable to CHC Ventures LLC, dba CHC Home Inspection, the inspector and the customer for all costs and fees of such a complaint or proceeding, including reasonable attorney's fees. Should a party make any claim in any forum or tribunal or file any lawsuit against the inspection company or the inspector, such party shall pay all damages, expenses, costs and attorney fees of the inspection company and the inspector, unless such a party has fully complied with KRS Chapter 411 and the mandatory arbitration provision of the Inspection Contract, regardless of outcome.

This report was furnished at the request of the client, by the inspector and the inspection company in determining the overall condition of the subject premises and should not take place of actual visits, to determine for the client, if the property is suitable for their needs and desires. Furthermore, this report is not to be used for determining the value of the premises or whether same should be purchased. This report is not to be used as or construed as a guarantee or warranty of the premises or the equipment therein or of their fitness for a specific use. All items herein are incorporated in, and subject to, the Customer's Inspection Contract.

Photographs are illustrative only; they are not comprehensive. There is not a picture of every item or situation described in the report. Use photographs as a guide to types of issues raised or areas where matters are described in the report.

### Repairs:

Determining costs for repairs should always be gathered from qualified professionals in the appropriate trade for the repair. You will notice we use the words, "further evaluation" often in our defect descriptions. During a contractor's visit and their "further evaluation," which may be invasive to properly diagnose, it is not uncommon for additional issues or repairs to be found/prescribed. This can change the suspected dollar cost associated with a repair and illustrates the importance of obtaining the contractor or professional cost estimates.

For clients who are fortunate to have agent representation, it is recommended that you lean on their experience when negotiating for repairs to be made or in reduction of offer price.

Generally items tagged in this report often fall into 3 categories and will vary depending on the client/buyer.

1.) Items that you will ask the seller to repair / replace.

2.) Items that you desire to repair / replace.

3.) Items that are good to know but not of immediate importance or you will repair/improve during your ownership. These items are generally not negotiated on during a real estate transaction.

Items in the report that fall into either or both the 1st and 2nd categories may be desired for further negotiating. Type of negotiations we commonly see is a credit equal to the amount of repair for noted items or the seller may be asked to fix these items. Keep in mind, sellers often may elect to refuse any repairs and/or reduction in the offer price and at that point your purchase offer contract may be void. Again it is always recommended to lean on the experience of your agent as they are positioned to best handle these negotiations for your benefit.

## Re-Inspections:

Due to the trust our inspectors earn of our clients, we are often asked to return for a re-inspection of the repairs made by contractors/others prior to closing. CHC Home Inspection will always be ready to help our clients in need, however there is a fee associated with re-inspections and you may contact our office to obtain the cost to re-inspect those items you have asked to be repaired.

## History of the Property:

We encourage you to research and locate any other documents which may be available such as past inspections, engineering reports and other documents which pertain to the property. All documents that are available can help to paint a story of the house's history. Other potentially helpful verbal sources may include the seller, seller's family, friends and neighbors.

When a home is located in a jurisdiction which requires permits for alterations of a home, you will also want to see if any permits have been obtained in the past for renovations and/or additions. It is not uncommon for a home to have had some past work that was completed without permits. This inspection cannot always determine if



or when alterations may have occurred so it is important to question the seller and obtain as much information as possible.

In Kentucky, a residential property listed by an agent will have a "Seller's Disclosure" which requires the seller of the property to disclose any known information about the property on the state approved disclosure form. There are cases where a disclosure is not a requirement, but be sure to ask for one if you have not seen it yet. In the event that this is an FSBO (for sale by owner) property, it is always a good idea to ask the seller to provide one.

### Special Thanks to You:

Thank you so much for your trust in CHC Home Inspection. Completion of your home inspection report does not end our service to you. Please call us anytime with questions you have about your home as we strive to serve our friends indefinitely with any of your home or property needs. The prosperity of our company and associates is based upon a foundation of referrals which comes from our friends such as you.

Thank you again for selecting CHC Home Inspection. If you have any questions regarding the inspection report or the property, please feel free to call us at anytime. Office (800) 975-0275, (859) 388-0530



Clay Hoskins, Owner/Inspector CHC Home Inspection

## SUMMARY



**\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.**

- 🔧 2.1.1 Grounds - Driveway: Random Cracking
- 🔧 2.1.2 Grounds - Driveway: Spalling
- 🔧 2.3.1 Grounds - Walks: Random Cracking
- 🔧 3.1.1 Exterior - Wood Siding: Transition Sealant Separated/Missing
- 🔧 3.2.1 Exterior - Masonry: Masonry Veneer, (Typical Crack)
- 🔧 3.2.2 Exterior - Masonry: Rusting Lintels
- 🔧 3.3.1 Exterior - So t, Fascia, Rakes, Trim, Accessories: Weathered/Peeling Paint, (Exterior Trim)
- 🔧 3.3.2 Exterior - So t, Fascia, Rakes, Trim, Accessories: Wood Decay / Damage
- 🔧 3.3.3 Exterior - So t, Fascia, Rakes, Trim, Accessories: Gaps at Exterior Trim, (Seal)
- 🔧 3.4.1 Exterior - Downspouts / Extensions: Downspout, (Depositing Adjacent to the Foundation)
- 🔧 3.4.2 Exterior - Downspouts / Extensions: Extension, (Underground)
- 🔧 3.4.3 Exterior - Downspouts / Extensions: Extension, (Disconnected)
- 🔧 3.4.4 Exterior - Downspouts / Extensions: Downspout, (Hard Surface Adjacent to Structure)
- 🔧 3.6.1 Exterior - Entry Doors: Missing / Separated Sealant
- 🔧 3.7.1 Exterior - Hose Bibs: Hose Bib Missing Aerator
- 🔧 4.1.1 Roof - Shingles: Exposed Nail Heads
- 🔧 4.1.2 Roof - Shingles: Raised Nails, (Under Shingle)
- 🔧 4.1.3 Roof - Shingles: Raised Nails, (Punched Through Shingle)
- 🔧 4.1.4 Roof - Shingles: Patched Roofing, (Newer Shingles)
- 🔧 4.4.1 Roof - Roof Penetrations / Openings: Test Cap In Place
- 🔧 4.4.2 Roof - Roof Penetrations / Openings: Boot Flashing Not Sealed / Secure
- 🔧 4.5.1 Roof - Gutters: Gutter Leakage
- 🔧 4.5.2 Roof - Gutters: Debris in Gutters
- 🔧 5.1.1 Attic - Access Opening: Ladder Not Trimmed for Proper Extension
- 🔧 5.2.1 Attic - Insulation: Disturbed/Compressed Insulation
- 🔧 5.2.2 Attic - Insulation: Vertical Insulation Fallen/Missing
- 🔧 5.5.1 Attic - Moisture Penetration: Moisture Staining Present
- 🔧 6.1.1 Garage - Garage Door: Bottom Weather-Stripping Short at End
- 🔧

- 🔧 6.1.2 Garage - Garage Door: Gap at Exterior Trim
- 🔧 6.2.1 Garage - Garage Door Opener: Auto Reverse Sensors, (Loose)
- 🔧 6.4.1 Garage - Separation Door: No Deadbolt
- 🔧 6.4.2 Garage - Separation Door: Threshold Weather-Stripping Loose/Torn
- 🔧 7.1.1 Kitchen - Range/Oven/Cooktop: Anti-Tip Bracket, (Not Installed)
- 🔧 7.3.1 Kitchen - Microwave: Unit, (Door Trim Loose)
- 🚫 7.5.1 Kitchen - Dishwasher: Operation, (Leaking)
- 🔧 8.4.1 Bathrooms - Sink Fixture / Plumbing: Drain Stop, (Malfunctioning)
- 🔧 8.5.1 Bathrooms - Tubs / Showers: Fixture, (Not Secure)
- 🔧 8.6.1 Bathrooms - Toilet(s): Base, (Loose)
- 🔧 9.1.1 Laundry - Vanity / Base/Wall Cabinet: Wall Cabinet Loose
- 🔧 9.3.1 Laundry - Hose Bibs / Outlet Box / Drain: Hose Bib, (Leaking in O Position)
- 🔧 11.4.1 Interior - Ceiling Finishes: Patched/Painted Ceiling, (Noticeable)
- 🔧 11.5.1 Interior - Doors, (Interior): Door, (Contact with Floor Covering)
- 🔧 11.5.2 Interior - Doors, (Interior): Door Closes on Own
- 🚫 11.6.1 Interior - Windows: Operation, (Balances Broken/Disconnected)
- 🔧 11.6.2 Interior - Windows: Operation, (Difficult to Latch)
- 🔧 11.6.3 Interior - Windows: Screen, (Missing)
- 🔧 11.8.1 Interior - Smoke & Carbon Monoxide Detectors: Smoke Detector, (At or Beyond 10 Years of Age)
- 🔧 11.8.2 Interior - Smoke & Carbon Monoxide Detectors: CO Detector, (Not Present)
- 🔧 12.1.1 HVAC - Exterior Condensing Unit: Disconnect Missing Inside Cover/Guard
- 🔧 12.2.1 HVAC - Air Handler / Heat Pump: Refrigerant Line Insulation Torn (Attic)
- 🔧 13.5.1 Plumbing - Water Heater: Rusting / Corrosion Present
- 🔧 13.5.2 Plumbing - Water Heater: Disconnect, (Missing Inside Cover/Guard)
- 🔧 14.3.1 Electrical - Branch Wiring & Junction Boxes: Junction Box, (Open/Exposed)
- 🔧 14.4.1 Electrical - Receptacles & Switches: Receptacle/Switch, (Loose)
- 🔧 14.4.2 Electrical - Receptacles & Switches: Receptacle, (Not GFI Protected)
- 🚫 14.5.1 Electrical - Lighting & Fixtures: Fixture, (Light Did Not Power On)
- 🔧 14.5.2 Electrical - Lighting & Fixtures: Fixture, (Missing Globe/Glass)
- 🚫 15.7.1 Structural - Trusses: Broken/Busted/Cracked Truss

# 1: INSPECTION DETAILS

## Information

General: Inspection Type  
General Home Inspection

General: Inspector  
James Sanders License #276294

General: In Attendance  
Inspector, Client's Agent

General: Occupancy  
Vacant

General: Utilities  
Water On, Electric On

General: Temperature, (Approximate)  
45

General: Weather/Soil Conditions  
Cloudy, Damp Ground

General: Type of Building  
Condominium / Townhouse

General: Front Elevation Photo



General: Right Elevation Photo



General: Direction Building is Facing (Front)  
North, For Purposes of this Inspection

When referring to areas or locations of the building, locations will be noted consistent with "stage" directions. In other words, when standing in the middle of the building looking towards the front, the right side of the house will be to the right of you when in this location and the back of the house is behind you. This may aid in locating defects made within this inspection report.

Clarifications, (Limitations): Non-Standard Equipment  
Security System, Central Vacuum System, Hot Water Circulation Pump

This inspection does not include inspection of the specific above non-standard items that may have been found within this house/building during the inspection. Recommend industry specific specialists to evaluate any non-standard items that are not included within this inspection report. This does not limit the non-standard equipment items to just this list. A more detailed description can be found in the InterNACHI Standards of Practice. Click this following link for

a PDF version of the standards of practice. [SOP Link](#) Both our residential and commercial inspections use this standards of practice as a guideline for the inspection.

## 2: GROUNDS

### Limitations

General

#### GROUNDS LIMITATIONS/CLARIFICATIONS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only the areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Deck ashings often cannot be verified as they are covered by the ledger board/siding. Plantings and foliage are not handled during the course of an inspection and may obstruct observing defects in the siding, trim, foundation, etc. Fences, pet containment systems, sprinkler systems, yard/deck lighting, pools, hot-tubs, outdoor kitchen and low voltage exterior systems are not included in this home inspection.

Grading

#### VEGETATION

Mulch

Vegetation is present that limits the visibility of the grade to determine if proper slope of the grade is present.

Grading

#### MULCH DEPTH

Moderate depth of mulch is present where noted or shown in photos. True grade below the mulch cannot be properly evaluated to determine if drainage issues may or may not be present.

### Observation(s)

2.1.1 Driveway

#### RANDOM CRACKING

FEW LOCATIONS ON DRIVEWAY

Random cracking is observed in the driveway. Cracking in concrete is a natural occurrence as the concrete dries/shrinks and typically will happen within every 10 to 15 feet of length. Other factors that may play a role in additional cracks is possible poor sub-grade preparation, limited reinforcing and/or poor water/cement ratio at time of placement. Monitoring of cracks is recommended as they can often allow differential settlement if aggregate separation occurs. These cracks do not affect the ability of the surface to function as a driveway but may result in uneven surfaces and/or tripping hazards. Improvement may be desired.



MINOR or FYI



### 2.1.2 Driveway

#### SPALLING

DRIVEWAY NEAR GARAGE



FYI: Spalling is a concrete surface condition where the top layer of concrete is failing to remain intact and is present at the concrete driveway. Commonly a result from a high water/cement ratio at time of concrete placement. Can also be caused by the use of de-icing salts/ chemicals in winter conditions. Monitoring and/or maintenance is recommended of these areas to ensure condition does not deteriorate to a point of becoming a tripping hazard.



### 2.3.1 Walks

#### RANDOM CRACKING

FRONT WALK NEAR CORNER TOWARD FRONT PORCH



Random cracking is observed in the walkway. Cracking in concrete is a natural occurrence as the concrete dries/shrinks and typically will happen within every 10 to 15 feet of length. Other factors that may play a role in additional cracks is possible poor sub-grade preparation, limited reinforcing and/or poor water/cement ratio at time of placement. Monitoring of cracks is recommended as they can often allow differential settlement if aggregate separation occurs. These cracks do not affect the ability of the surface to function as a walkway but may result in uneven surfaces and/or tripping hazards. Improvement may be desired.



# SAMPLE

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## 3: EXTERIOR

### Information

#### Exterior Type / Wall Coverings

Brick, Stone, Fiber-Cement Siding

### Limitations

#### General

#### EXTERIOR LIMITATIONS/CLARIFICATIONS

The exterior of the building includes a visual examination of the finished exterior wall surfaces, siding, window and door trims, fascia, eaves, soffits and chimneys. No attempt can be made to move plantings or lift vinyl/aluminum cladding (including gutters) that might be concealing damage to hidden wood framing. All wood is susceptible to insect and/or moisture damage and conducive conditions that may induce future or reveal concealed damage. These are evaluated for proper function, excessive or unusual wear and general condition. Some areas may not be visible because of soil, vegetation, storage and/or the nature of the construction. These cases are considered inaccessible and are not inspected. Exterior lighting is assumed a dead light bulb if it does not power on as further dismantling of the fixture and/or the wiring circuit is not performed in this inspection.

#### Windows

#### FLASHING

Windows are trimmed and have siding or finishes that do not allow visibility of flashing that may or may not be present or properly installed. Window, door and exterior wall penetrations are recommended to be monitored after periods of heavy prolonged rain fall to ensure no current leaks are present as this inspection may not be able to detect such leaks.

### Observation(s)

#### 3.1.1 Wood Siding

#### TRANSITION SEALANT SEPARATED/MISSING

AT BONUS ROOM WINDOWS AND DOOR TRIM

Material transition has separated or missing sealant where noted. Proper sealing is recommended to prevent storm water from gaining access to the wall sheathing/framing.



MINOR or FYI





### 3.2.1 Masonry



#### MASONRY VENEER, (TYPICAL CRACK)

BELOW LIVING ROOM WINDOW, BELOW GUEST ROOM BACK WINDOW

Masonry veneer has some cracking where noted. This is considered typical cracking which could have derived from foundation settlement, material expansion and/or steel lintel expansion. You will also notice these cracks will typically appear from the corners of window and door openings which is the path of least resistance. Concerns with the foundation below this area will be addressed in the structural section of the report if any is present and/or if foundation is visible during this inspection. Recommend keeping any cracks/openings of the veneer tuckpointed as needed. If any further/future movement is noticed, then further invasive evaluation of the areas below this veneer is recommended.



### 3.2.2 Masonry



#### RUSTING LINTELS

MULTIPLE WINDOW LINTELS AND GARAGE DOOR LINTELS WHERE EXPOSED

Rusting is present at the steel lintels where noted. It is recommended to maintain these lintels with a rust prohibitive coating/sealant.



3.3.1 Soffit, Fascia, Rakes, Trim, Accessories

 MINOR or FYI

**WEATHERED/PEELING PAINT, (EXTERIOR TRIM)**

MULTIPLE WINDOWS AT TRIM, BONUS ROOM DOOR TRIM

Trim where noted is weathered and/or has a peeling paint finish. Proper maintenance is recommended. Keep in mind, some of these areas could have decay that is not easily accessible or visible during this inspection. Any areas with decay are recommended to be properly repaired and water source remedied if still present.



3.3.2 Soffit, Fascia, Rakes, Trim, Accessories

MARGINAL to MODERATE

WOOD DECAY / DAMAGE

FRONT RIGHT CORNER FRONT PORCH SOFFIT, RIGHT CENTER SOFFIT CORNER ABOVE PATIO

Some decay/damage is present where noted. Recommend proper repair and further protection to reduce risk of further damage to the trim and beyond.



SAFELY  
This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.

3.3.3 Soffit, Fascia, Rakes, Trim, Accessories

MINOR or FYI

GAPS AT EXTERIOR TRIM, (SEAL)

FRONT PORCH CEILING TRIM AT STONE, FRONT LEFT CORNER OF BONUS ROOM SOFFIT AT BRICK

Gaps in or at the exterior trim is present where noted. Recommend keeping sealed any exterior gaps to reduce the risk of moisture penetration to beyond the exterior siding/veneers/trim.



3.4.1 Downspouts / Extensions

MINOR or FYI

DOWNSPOUT, (DEPOSITING ADJACENT TO THE FOUNDATION)

BACK RIGHT CORNER BELOW ELECTRIC METER

Downspout is depositing directly adjacent to the foundation where noted. Extensions are recommended to be added to move storm water discharge point away from the house and into an area of positive drainage. Splash-blocks often do not remain in place or extend far enough to have a positive impact. Downspouts allowed to discharge adjacent to the house may allow excessive storm water to reach the foundation of the house where adverse effects can develop.



## 3.4.2 Downspouts / Extensions

**EXTENSION, (UNDERGROUND)**

## FRONT DOWNSPOUTS

Downspouts are directed into underground drains/extensions where noted. It is recommended to locate where these drains run to daylight and maintain to keep free of blockages for proper drainage away from the house/foundation. As long as a positive slope is present in the adjacent grade, it is considered an improvement to have the extensions above grade and not below grade for ease of monitoring/maintenance.



## 3.4.3 Downspouts / Extensions

**EXTENSION, (DISCONNECTED)**

## RIGHT SIDE CENTER DOWNSPOUT

Extension is currently disconnected where noted. This often occurs as the ground around the extension settles and pulls on the extension. This increases the risk of spilling storm water draining from this downspout at or adjacent to the house. Recommend repair or improvement to ensure storm water is properly transferred away from the house.

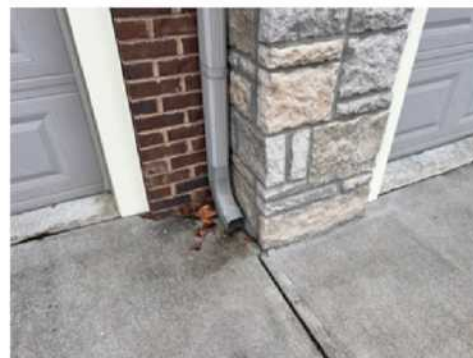


## 3.4.4 Downspouts / Extensions

**DOWNSPOUT, (HARD SURFACE ADJACENT TO STRUCTURE) DRIVEWAY ADJACENT GARAGE DOORS**

Downspout where noted is depositing onto a hard surface directly adjacent to the house/foundation. While hard surfaces with a proper positive slope are generally acceptable to receive this drainage, gaps between the hard surfaces such as expansion/control joints and the house/foundation can receive moderate moisture.

Recommend keeping any gaps or construction joints around the downspout location properly sealed. Also keep in mind, anywhere a downspout runs overtop of hard surfaces such as sidewalks, patios, driveways, ect. these areas will often be slick in colder weather as well.



## 3.6.1 Entry Doors

 MINOR or FYI**MISSING / SEPARATED SEALANT**

FRONT DOOR AT BASE OF TRIM, BONUS ROOM DOOR AT BASE

Door openings have separated or missing sealant where noted. Proper sealing is recommended to prevent storm water from gaining access to the wall sheathing/framing beyond.



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## 3.7.1 Hose Bibs

 MINOR or FYI**HOSEBIBMISSING AERATOR**

RIGHT SIDE OF BUILDING

Hose bib where noted is incomplete/missing aerator. Recommend repair/replacement as needed to return to a proper operating condition.



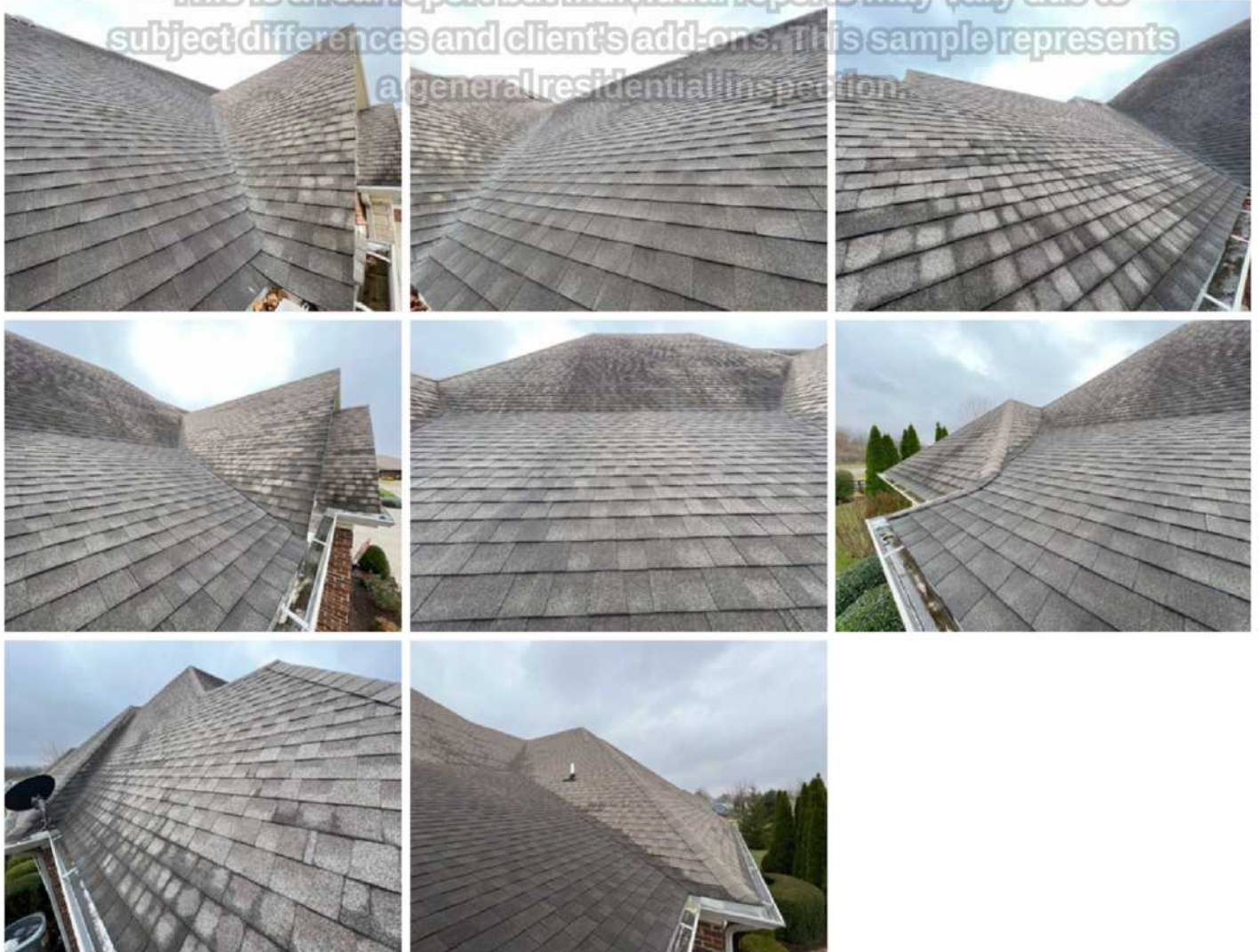
## 4: ROOF

### Information

#### Roof-Covering Materials

Asphalt Shingles,  
Dimensional Shingles

#### General Photos



#### Shingles: Estimated Age

15 to 20 Years

An attempt at estimating the age of the roof coverings is included in this inspection. This is not an exact estimation and results can vary due to differing conditions such as weather conditions, sun light angle, debris or snow on roof ect.

**Shingles: Condition of Shingles, (15 to 20 years)**

Existing wear of the shingle roof covering is consistent with a roof in the 15 to 20 years age of range. Moderate to significant granular loss can be found in random locations. Few shingles have lost adhesion to the lower courses. As the roof covering continues to age, further adhesion will be lost and roof will be at higher risk to wind damage.

Budgeting/planning for future replacement is recommended as roof coverings can be expensive to have replaced. This roof can be considered to be in the final stages of service life.



# SAMPLE

This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.

## Limitations

### General

#### ROOF LIMITATIONS/CLARIFICATIONS

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a heavy prolonged rainfall. Many times, this situation is not present during the inspection and would require visual access to inaccessible areas.

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Flashings and other installations cannot be properly viewed by this non-invasive visual inspection. Roof surfaces are walked-on where conditions permit without danger of roof damage, unless noted otherwise below. "Plywood" with respect to sheathing and roofs and such areas includes plywood, OSB, FRT and other laminates. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. Competitive bids should be obtained. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of eaves or chimneys are usually not visible and as such are not inspected. If conditions are safe, the roof surface will be walked (stepped on) in patterns (not every square foot will be stepped on) and in areas where problems typically exist. Chimneys, if present should always be cleaned and evaluated prior to closing. Inspectors, in most cases, can only view 10% of a chimney eave liner if present. It is highly recommended that a full inspection of the eave liner be performed by a specialist.

## Observation(s)

### 4.1.1 Shingles

#### EXPOSED NAIL HEADS

##### TERMINATING RIDGE CAP SHINGLES

Exposed nail heads are present which have not been sealed or have lost sealant coverage. Recommend sealant of any exposed nail heads as this is a potential storm water entry point.



MINOR or FYI



## 4.1.2 Shingles

 MINOR or FYI**RAISED NAILS, (UNDER SHINGLE)**

BACK ROOF SLOPE

Raised nails/fasteners observed on roof. Recommend re-seating to secure and so the above shingle tab can lay flat on roof. Any opening made by the roof nail to the shingle above is recommended to be repaired.



## 4.1.3 Shingles

 MARGINAL to MODERATE**RAISED NAILS, (PUNCHED THROUGH SHINGLE)**

LEFT SIDE OF BONUS ROOM ROOFLINE

Raised nails are visible where noted, that have punched through the above shingle. Repair is recommended of these locations. Whoever is performing the repair, should be thorough in looking for this condition during the repair, as this inspection may not have noticed all locations at time of the inspection.



## 4.1.4 Shingles

 MINOR or FYI**PATCHED ROOFING, (NEWER SHINGLES)**

LEFT SIDE OF MASTER BEDROOM ROOFLINE

FYI: Newer shingles have been installed where noted. Recommend questioning seller about this location to determine extent and reason for repairs.





# SAMPLE

#### 4.4.1 Roof Penetrations / Openings

 MINOR or FYI

##### TEST CAP IN PLACE

PLUMBING VENT AT BACK ROOF SLOPE

Plumbing vent still has the test cap in place from time of construction. Plumbing vents are installed in the system to allow proper drainage. It is important that this vent be open. Reduced or slower drainage flow may be present within the home when the vent is obstructed. Recommend removal of this cap.



#### 4.4.2 Roof Penetrations / Openings

 MINOR or FYI

##### BOOTFLASHING NOT SEALED / SECURE

PLUMBING VENT AT BACK ROOF SLOPE

Roof boot flashing is not properly secured / sealed at roof penetration where noted. Improvement is recommended to reduce risk of storm water penetration.



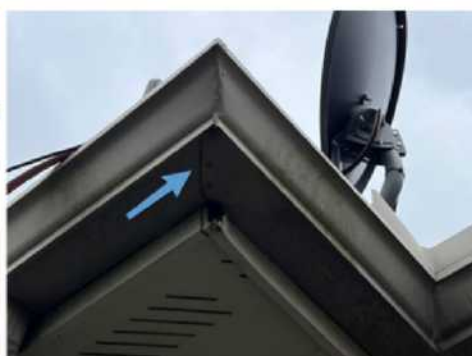
#### 4.5.1 Gutters

 MINOR or FYI

##### GUTTER LEAKAGE

FEW LOCATIONS AT MITERED CORNERS

Gutters were observed to be leaking in one or more areas. Recommend a qualified contractor evaluate and improve gutters to prevent leakage and properly transfer storm water to the downspouts.



4.5.2 Gutters

 MINOR or FYI

**DEBRIS IN GUTTERS**

GARAGE AND MASTER BEDROOM AREA GUTTERS

Debris is present in the gutters where noted. Recommend cleaning of the gutters and verification of proper drainage to the downspouts once gutters are cleaned. Often the weight of moderate debris can weigh down the gutters and create sagging which could hold water and prevent proper drainage.



# 5: ATTIC

## Information

Access Opening: Type / Location  
Pull Down Ladder, Garage Ceiling

Insulation: Insulation Type  
Blown In, Cellulose, Fiberglass

Insulation: Insulation  
Depth/Thickness, (Approximate Average)  
4 to 10 inches

## General Photos



## Limitations

### General

#### ATTIC, LIMITATIONS / CLARIFICATIONS

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection.

### General

#### PERCENTAGE OF ATTIC NOT INSPECTED

20%

Low clearance at the softs and insulation depth, limits visual access to many attic components.

## Observation(s)

### 5.1.1 Access Opening

 MINOR or FYI

#### LADDER NOT TRIMMED FOR PROPER EXTENSION

##### ATTIC LADDER UNIT

Access ladder has not been trimmed for a proper fit at the door. It is recommended to trim the ladder in a way that is acceptable with the manufacturer's use and extension of the ladder. Full strength of the ladder may not be obtainable in current state.



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### 5.2.1 Insulation

 MARGINAL to MODERATE

#### DISTURBED/COMPRESSED INSULATION

##### MULTIPLE LOCATIONS IN ATTIC ABOVE HOUSE AND OVER GARAGE

Insulation has been disturbed/compressed where noted. This creates a reduced R-value where disturbed. Spot filling or reinstallation as needed to bring the insulation depth or coverage back to an appropriate depth is recommended.





# SAMPLE

## 5.2.2 Insulation

### VERTICAL INSULATION

#### FALLEN/MISSING ROOM VAULTED CEILING

Vertical locations in the attic are insulated but some of this insulation has fallen or is missing. Recommend correction to ensure a complete thermal barrier. Proper installation requires the insulation be in contact with the back side of the finished surface.



## 5.5.1 Moisture Penetration

### MOISTURE STAINING PRESENT

#### NEAR BACK RIGHT VALLEY ABOVE GUEST BEDROOM AREA

Moisture staining is evident and visible within the attic where noted. This inspection cannot confirm if this is a past or present leak unless confirmed in another section of this report. Moisture stains found are always possible to be from past leaks which have already seen repair. Monitoring of this location during a prolonged and heavy rainfall is recommended to further diagnose. Questioning of the seller may also be desired to better understand if any history of repairs made in this area is known. If found to be a current leak, evaluation and repair to the roof above or exterior is recommended.



## 6: GARAGE

### Information

Garage Door: Type / Operation  
Sectional Overhead,  
Electric Opener

Garage Door Opener: Motor/Drive  
Belt Driven



Type / Structure  
Attached, 2 Car

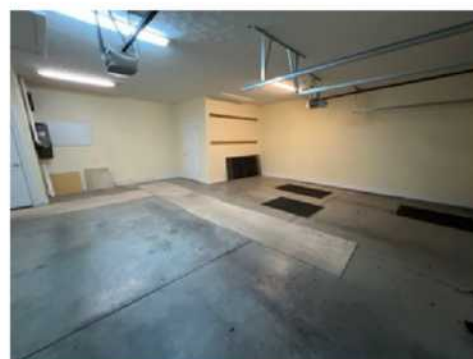
While some items are specific to the garage there are many items also within the garage that may be addressed in other sections of this report. An example would be, "Electrical Receptacles" which will be in the "Electrical" section of this report if found to have any issues. We try to keep most trade items in the same categories in an effort to minimize confusion if/when a contractor may need to repair items of their expertise/field.

### Limitations

General

#### OBSTRUCTIONS OF VISIBILITY

Sellers Items



General

#### GARAGE LIMITATIONS/CLARIFICATIONS

Determining the heat resistance rating of exterior walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. This is a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, windows, steps and stairs. A representative sample of accessible windows and electrical receptacles are inspected. They will be evaluated for proper function, excessive or unusual wear and condition. Heavy stored items restrict visibility and in these cases, items cannot be inspected.

## Garage Door Opener

**SIMPLE OPERATION TEST**

The garage door was tested by normal controls such as the wall mounted button and/or the remote. Testing is basic for observing operation and tripping the lower sensors. We do not perform the 2x4/resistance/reverse test at the bottom of the door due to the increased risk for damage to occur during testing.



## Floor/ S lab

**OBSTRUCTIONS**

Carpets

**Observation(s)**

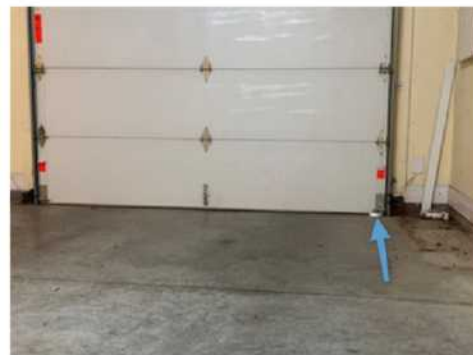
## 6.1.1 Garage Door

**BOTTOM WEATHER-STRIPPING**  
**SHORT AT END**  
RIGHT GARAGE DOOR



MINOR or FYI

Weather-stripping is short at the the bottom of the door on the end as noted. Further improvement may be desired to reduce risk of moisture and/or insects/rodents from easily entering.



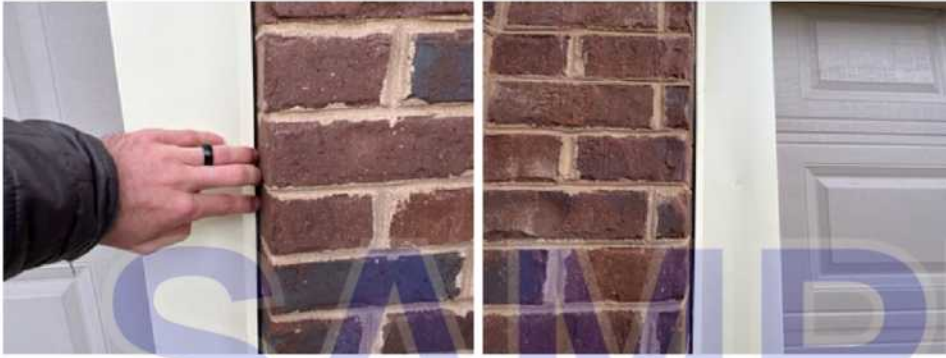
## 6.1.2 Garage Door

**GAP EXTERIOR TRIM**  
GARAGE TRIM WRAP AT BRICK



MINOR or FYI

Gap at exterior trim is present where noted. Improvement is recommended to eliminate the gap and/or seal if needed to reduce the risk of moisture exposure to wood framing beyond.



# SAMPLE

## 6.2.1 Garage Door Opener

### AUTO REVERSE SENSORS, (LOOSE)

RIGHT GARAGE DOOR LEFT SENSOR

Auto reverse sensors for the garage door are currently not secured in proper place/bent. Recommend repair/improvement by a qualified contractor.



MINOR or FYI



## 6.4.1 Separation Door

### NO DEADBOLT

SEPARATION DOOR TO HOUSE

Separation door between garage area and house, does not have a deadbolt installed. While this is not considered a defect, most homeowners prefer to have deadbolts at all exterior doors including the separation door to the attached garage due to the fact that garages tend to be most easily breached in the event of a break-in.

Deadbolt installed at this door will help increase potentially desired security.



MINOR or FYI



## 6.4.2 Separation Door

### THRESHOLD WEATHER-STRIPPING LOOSE/TORN

SEPARATION DOOR THRESHOLD

Threshold weather-stripping is loose or damaged. It is important to keep the bottom of the door weather-stripping in good condition for maximum energy efficiency, and insect resistance of the house.



MINOR or FYI





SAMPLE

*\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.*

# 7: KITCHEN

## Information

Range/Oven/Cooktop: Brand General Electric

Range/Oven/Cooktop: Energy Star Discharge Electric

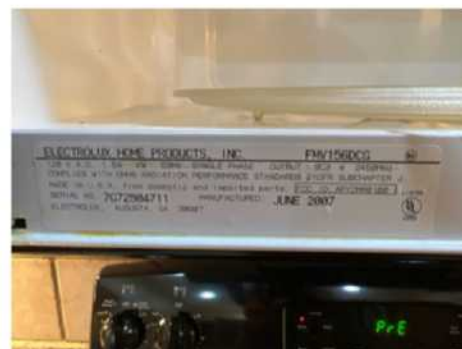
Range Exhaust Fan: Type Microwave Fan



Range Exhaust Fan: Discharge Location Interior / Kitchen

Range Exhaust Fan: Range Hood Brand Frigidaire

Microwave: Brand Frigidaire



Refrigerator: Brand Not Present

Dishwasher: Brand Frigidaire

Garbage Disposal: Brand General Electric



## Limitations

General KITCHEN LIMITATIONS/CLARIFICATIONS

Appliances are not tested for accuracy and/or function of temperature controls, thermostat accuracy, timers, clocks, self-defrosting functions on the refrigerators and freezers, and self-cleaning functions on the oven. Refrigerators, washers and dryers are not built in's and are considered personal property and are not inspected. Any inspection of these appliances if offered/provided is for basic function only. The inspections performed are not in any way an expressed or implied warranty or guarantee of the appliances useful life, adequacy or performance. Some notes may be made concerning these items such as make and model numbers. Appliances not present or not installed will not be noted in this report. It is responsibility of the buyer to determine if the desired appliances are currently installed.

Range / Oven / Cooktop

### SIMPLE OPERATION TEST, (RANGE/OVEN/COOKTOP)

Cooking appliances, if tested, were only tested with a simple operation test to determine if the appliance will power on during this inspection. Testing of appliances is beyond the scope of this inspection but the simple operation test is performed to give an indication if the appliance may be in working condition.

This test does not take into consideration any calibration of such appliances and does not test every function. If full inspection of the appliances is desired, it is recommended to contact directly, a qualified appliance company who can send a tech for inspection.



Microwave

### SIMPLE OPERATION TEST, (MICROWAVE)

Cooking appliances, if tested, are only tested with a simple operation test to determine if the appliance will power on during this inspection. Testing of appliances is beyond the scope of this inspection but the simple operation test is performed to give an indication if the appliance may be in working condition. This test does not take into consideration any calibration of such appliances and does not test every function. If full inspection of the appliances is desired, it is recommended to contact directly a qualified appliance company who can send a tech for proper inspection.



Dishwasher

### SIMPLE OPERATION TEST

If tested, testing of the dish washer is performed by a simple operative test only to determine if they will turn on and operate using normal operator controls. Not all functions or settings are operated during this inspection and this inspection is not considered technically exhaustive. If proper operation of the dish washer is important to you, the client, then further evaluation of the appliances should be performed by a qualified appliance tech.



# SAMPLE

Garbage Disposal

## SIMPLE OPERATION TEST

If tested, only a simple on/off test is performed of the disposal during this inspection. We do not load or place any items in the disposal to determine if satisfactory performance is present. If further evaluation of the disposal is desired, then hiring of a qualified appliance tech is recommended.



Countertops & Cabinets

## FASTENERS NOT VISIBLE

Cabinet fasteners used to secure cabinets to the wall are most often not visible. Even when visible, this inspection cannot determine if they are hitting wall studs nor determine if they will continue to hold up as installed. Proper fasteners in number and length cannot be determined during this inspection and therefore excluded from this inspection.

## Observation(s)

7.1.1 Range/Oven/Cooktop

### ANTI-TIP BRACKET, (NOT INSTALLED)

BELOW STOVE



MINOR or FYI

Back of stove is not secured to the floor with an anti-tip bracket. This bracket should be installed to reduce the risk of the stove tipping forward. Heavy food pulled out on an oven rack or children using the door as a stepping stool can put torque on the stove increasing the risk of it tipping forward. Recommend installation of an anti tip bracket for proper securing.



# SAMPLE

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### 7.3.1 Microwave

#### UNIT, (DOOR TRIM LOOSE) MICROWAVE DOOR TRIM PANEL

 MINOR or FYI

Microwave door trim is loose where noted. Repair or replacement may be desired.



### 7.5.1 Dishwasher

#### OPERATION, (LEAKING) DISHWASHER

 MARGINAL to MODERATE

Dishwasher has a leak when wash cycle is operated. Further evaluation and repair is recommended.



## 8: BATHROOMS

### Information

#### Functional Flow: Flow Visual Observation Acceptable Flow

Flow is visually observed at the shower heads of bathrooms using hot water and while running at least one other additional fixture simultaneously. Desirable flow can be subjective depending on your specific needs. Although to our inspector, the flow could be acceptable, it is still recommended to verify acceptable flow to your own liking/needs prior to closing on the property.

Pressure is not measured at time of this inspection. Maintaining proper pressure can reduce the risk of supply line failures. Recommend consulting with a licensed plumber to test and provide suggestions on any improvements that may be needed to properly manage the supply water pressure.



### Limitations

#### General

#### BATHROOM LIMITATIONS/CLARIFICATIONS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub or shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required.

#### Tubs / Showers

#### WALK IN SHOWER, (PAN FLOOD TEST)

Shower pans are tested by performing a flood test in the shower pan by placement of a stopper over the drain. The goal of this test is to replicate what it might be like for a common shower drain clog, back up water in the pan and determine if any leakage can be detected from below while the pan is holding water. Due to time constraints during a visual inspection, this is not considered a perfect or fool proof test to ensure no leaks are present. Often we can discover a leak in this way but is by no means a guarantee that the pan is not or will not leak. Any moisture found below this area in the future should be followed with further invasive evaluation by a qualified contractor.



## Observation(s)

### 8.4.1 Sink Fixture / Plumbing

 MINOR or FYI

#### DRAIN STOP, (MALFUNCTIONING)

HALL BATHROOM, MASTER BATHROOM FRONT SINK

Drain stop is not properly operating or holding water in the sink as designed. Recommend further evaluation and repair as needed to return to an operable condition.



### 8.5.1 Tubs / Showers

 MINOR or FYI

#### FIXTURE, (NOT SECURE)

HALL BATHROOM TUB FAUCET

Shower/tub fixtures are not well secured in the wall behind the surround. Loosely mounted fixtures are at a higher risk for leaks to develop in the plumbing supply lines as any movement can allow excessive stress to connections. If/when any plumbing renovations are planned or access is convenient, recommend further securing.



### 8.6.1 Toilet(s)

 MINOR or FYI

#### BASE, (LOOSE)

MASTER BATHROOM

Toilet base is loose from the floor connection or allows some movement. If floor bolts are tight then shimming may be required to properly secure the toilet bowl/base. Any type of movement can allow connections to work loose and the wax ring can be at higher risk for failure. Repair is recommended to properly secure.



## 9: LAUNDRY

### Information

#### Location

Between Garage and Kitchen

#### Clothes Washer: Brand / Type

Not Present

#### Clothes Dryer: Brand / Type

Not Present



This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.

#### Clothes Dryer: Energy Source

Electric, 4 Prong Receptacle

Before 2000, it was standard practice for 240-volt clothes dryers to have three-prong cords that plugged into 240-volt outlets that had three slots—two 120-volt "hot" slots and a combined "ground/neutral" slot. In this configuration, the ground connection on the dryer was bonded to the neutral connection, so that the single wire served both functions—as the neutral current pathway and as the grounding pathway. This didn't mean that the appliance wasn't grounded, but only that neutral wire also served as the grounding pathway. This is normally not a problem, since neutral wires are always grounded in the main service panel.

### Limitations

#### General

#### LAUNDRY LIMITATIONS/CLARIFICATIONS

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. These valves leak often when switching out a new machine because they are rarely turned for many years and the seals will often fail when needed. Expect the possibility of needing to switch out these hose bibs when installing a new clothes washer. In regards to the dryer duct, it is always recommended to have dryer ducts cleaned prior to hooking up your dryer or before use of any dryer left in place by the seller.

#### Clothes Washer

#### NOTTESTED

Clothes washer was not tested. Testing of clothes washers and dryers fall outside our standards of practice as they are not considered permanent fixtures of the home. If these items are to be included in the sales contract, we can only perform a simple operation test. Further evaluation and to properly understand the condition of the appliance should be performed by a qualified appliance tech.



## Clothes Dryer

**NOT TESTED**

Clothes dryer was not tested. Testing of clothes washers and dryers fall outside our standards of practice as they are not considered permanent fixtures of the home. If these items are to be included in the sales contract, we can only perform a simple operation test. Further evaluation and to properly understand the condition of the appliance should be performed by a qualified appliance tech.

## Dryer Duct/Venting

**CONCEALED LOCATIONS**

Not all of the dryer vent/duct is visible due to non accessible or finished locations. It is always recommended to have dryer ducts cleaned prior to use of your dryer or a dryer left behind by seller.

Observation(s)

*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.*

## 9.1.1 Vanity / Base/Wall Cabinet

**WALL CABINET LOOSE**

LAUNDRY ROOM



MINOR or FYI

Wall cabinet where noted is currently loose from wall. Proper securing is recommended.



## 9.3.1 Hose Bibs / Outlet Box / Drain

**HOSE BIB, (LEAKING IN OFF POSITION)**

BOTH LAUNDRY HOSE BIBS



MINOR or FYI

Laundry hose bib valve is currently in the off position and leaking at the interior valve. Once a washing machine is reinstalled this leakage may become a non issue as the valve will remain in the open position. If not repaired prior to installation of a washing machine, this valve may leak worse once needed again in the future. Repair is recommended.



## 10: CHIMNEY / FIREPLACE

### Information

Chimney Construction  
 No Chimney Present,  
 No Fireplace Present

Type / Use  
 Not Present

### Limitations

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### General

#### FIREPLACE LIMITATIONS/CLARIFICATIONS

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move/replace inserts, stoves or rebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. All flues and wood burning devices should be cleaned and inspected on a regular basis to make sure that no cracks or deterioration have developed. Large fires can overheat the rebox and flue, sometimes resulting in internal damage.

### Chimney / Flue

#### CHIMNEY FLUES NOT INSPECTED

Chimney flues are not visible during this inspection. Flues should always be cleaned and further evaluated by a chimney professional prior to any use.

# 11: INTERIOR

## Information

Smoke & Carbon Monoxide  
Detectors: Smoke Detector Type  
Hardwired, Battery Backup



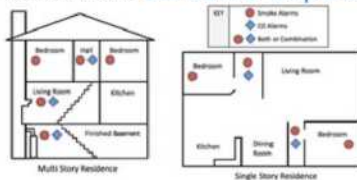
*\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.*

Smoke & Carbon Monoxide Detectors: Carbon Monoxide Detector Type  
Not Present

If a smart system is present, they typically have the ability to detect smoke and/or carbon monoxide. Consulting with the seller about any such system present is recommended to learn of its full capabilities.

Smoke & Carbon Monoxide Detectors: General Information Link / Diagram

FYI: When replacing smoke and CO detectors. Keep in mind to ensure adequate carbon monoxide detectors on each floor of the home and near designated sleeping areas. See also the following link for further information. [Consumer Reports Link](#)



## Limitations

General

### INTERIOR LIMITATIONS/CLARIFICATIONS

Interior inspection is a visual examination of the ceilings, walls, windows, doors, oors, stairs (railings) and balconies in those areas that are readily accessible. Due to furnishings, personal effects and stored items, some portions of these components are concealed, (wall cavities and enclosed areas) and not visible and will not be inspected. The visible areas will be examined for general condition, normal wear and the proper function. Fresh repairs and painting can cover latent defects and hide on going problems that will limit our ability to identify problems. A representative sampling of the windows will be conducted.

Windows with broken seals do not always contain visible indicators and can vary depending on the time of the day. The interior will not be evaluated for wallpaper and paint, stained or damaged oor coverings, and worn out areas. Materials for molding and ceiling tiles are not distinguished although many are synthetic. "Shades" and "blinds" are not distinguished.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of ooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of oors underlying oor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. "Wood" with the respect to ooring includes solid wood or hardwood ooring, engineered ooring, Pergo™ and similar laminate ooring and like materials or systems. Likewise, "wood" with respect to cabinets and vanities, etc., includes solids, laminates, veneer and synthetics. "Wood" with respect to doors includes solid and hollow-core doors, Massonite™ and like materials.

Areas hidden from view by nished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem.

All concrete oor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances oor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other oor coverings are installed, the materials and condition of the ooring underneath cannot be determined.

Odors within the house are not part of this inspection and often are not noticeable during the short window we have for the inspection. Air fresheners and other cleaning agents used by the property owner can often mask odors long enough to make it beyond the inspection period. It is recommended, you pay attention to these details before and during your nal walk-thru.

## Windows

### WINDOW SEAL / GLAZING DEFECTS

Although we check windows for seal and glazing failures, this inspection does not guarantee that all windows with these issues will be visible during the inspection. Often weather conditions have to be favorable to see the evidence or condensation on the glazing. This is especially true during raining weather as the moisture on the exterior will often camouflage any visual clues that may be present within or on the glass.

## Observation (s)

### 11.4.1 Ceiling Finishes

#### PATCHED/PAINTED CEILING, (NOTICEABLE)

GARAGE STORAGE CLOSET

Patched/painted ceiling observed at noted locations. Noticeable repair locations may only be a cosmetic condition but it is recommended to question the seller about patch locations to gain the history and reason for the patching. It is always possible for these locations to be leaks of some kind that are just not leaking at time of this inspection or cracks that have not re-occurred.



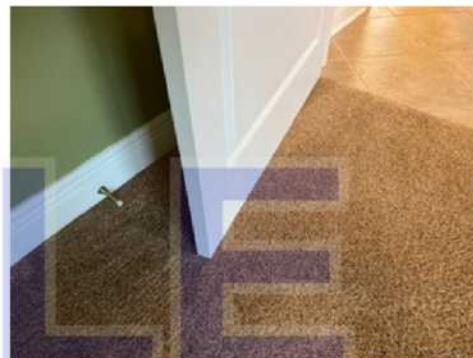
11.5.1 Doors, (Interior)

 MINOR or FYI

**DOOR, (CONTACT WITH FLOOR COVERING)**

GUEST BEDROOM

Door makes moderate contact with the floor where noted. Some adjustments or improvements to the door may be desired.



SAMPLE

\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.

11.5.2 Doors, (Interior)

 MINOR or FYI

**DOOR CLOSES ON OWN**

MASTER BATHROOM BACK DOOR

Door where noted closed by itself. It is suspected to not be installed plumb and/or need adjustments to the hinges. Recommend repair to ensure proper operation.



11.6.1 Windows

 MARGINAL to MODERATE

**OPERATION, (BALANCES BROKEN/DISCONNECTED)**

GUEST BEDROOM BACK WINDOW, BONUS ROOM RIGHT SIDE FRONT WINDOW

Window has broken or disconnected balances/springs. When one or both sides of the balances are not working the sash may have difficulty opening and may also not stay open when desired. Repair is recommended for proper operation to be restored.



11.6.2 Windows

 MINOR or FYI

**OPERATION, (DIFFICULT TO LATCH)**

BONUS ROOM FRONT RIGHT CASEMENT WINDOW

Window where noted is difficult to latch or will not latch with normal closing and pressure applied. Recommend further evaluation by an experienced window installer.



# SAMPLE

### 11.6.3 Windows

#### SCREEN, (MISSING)

MASTER BEDROOM FRONT WINDOWS

 MINOR or FYI

Window screen is missing at the noted window locations. Screens are not always desired, and are often removed for cleaning or various reasons. This is, however, a potential safety concern if children are living in the house. Recommend installation of screens as needed or desired.

\*Some screens are present in the garage.



### 11.8.1 Smoke & Carbon Monoxide Detectors

#### SMOKE DETECTOR, (AT OR BEYOND 10 YEARS OF AGE)

MASTER BEDROOM, FOYER, GUEST BEDROOM

 MINOR or FYI

Smoke detectors where noted, are at or beyond 10 years of age. Recommend replacement with new detectors and continued replacement every 10 consecutive years or sooner. When updating smoke detectors, remember that detectors should be located within each designated sleeping area of the house as well as central locations on each floor level. If the house has a large or wide floor plan, more than one centrally located detector is a good idea.



SAMPLE

#### 11.8.2 Smoke & Carbon Monoxide Detectors

##### CO DETECTOR, (NOT PRESENT)

No carbon monoxide detector was found within the house. Recommend installation of carbon monoxide detectors centrally located on each floor level of the house. Carbon monoxide may be produced from vehicles/engines within an attached garage, a wood burning fireplace/stove and any gas burning appliances or furnaces within the home.



# 12: HVAC

## Information

Heating/Cooling Sources  
Forced Air System

Exterior Condensing Unit: Brand  
Trane

Exterior Condensing Unit:  
Disconnect  
Pullout Switch



*\*This is a real report based on real data. Reports may vary due to subject differences and conditions. This sample represents a general real estate inspection.*

Air Handler / Heat Pump: Brand  
Trane

Air Handler / Heat Pump:  
Condensate Drain, (Primary)  
PVC, To Laundry Drain

Air Handler / Heat Pump:  
Secondary Condensation  
Pan with Switch



Operation, Filtering & Controls:  
Thermostat Location  
Master Bedroom, Living  
Room, Bonus Room

Operation, Filtering & Controls:  
Filter Type / Size  
Always verify size when  
replacing., Polyester/Pleated (5  
to 16 MERV), 20x22x1

Operation, Filtering & Controls:  
Cooling System Operation  
Not Tested, Below 65 Degrees

Distribution & Return Ductwork:  
Ductwork Type/s  
Flex, Metal

Exterior Condensing Unit: Year of Manufacture  
2018

Most companies can agree that homeowners can see between 15-25 years in their systems lifetime. As long as you maintain the system well and have regular tune-ups/servicing, you will typically find your system can last a long time. Many homeowners decide to replace it after about 10-15 years for a new, more efficient model. In the long-run, replacing the system every 15-20 years (most systems average life expectancy) is more economical in terms of maintenance fees and energy bills.



## Exterior Condensing Unit: Tonnage

3.5 Ton, Estimated Based on Model Number

Air conditioners do not create cooling, since cooling isn't an energy form it's the absence of heat. An AC does its cooling job by removing heat from the air. The heat removed from the air is measured as BTUs, or British Thermal Units. One BTU is the amount of energy necessary to change the temperature of a pound of water by one degree. An air conditioning system that can remove 12,000 BTUs of heat from a space is a 1 ton system. Each ton equals 12,000 BTUs, so a 5 ton HVAC system removes 60,000 BTUs per hour when it runs.

## Exterior Condensing Unit: Refrigerant Type

HFC-410A, Per Data Tag

If your system contains HCFC-22/R-22, the following EPA link details quality information about the phase-out of this type refrigerant. [EPA Information About Phase-Out](#)

## Air Handler / Heat Pump: Year of Manufacture

2018

Most companies can agree that homeowners can see between 15-25 years in their systems lifetime. As long as you maintain the system well and have regular tune-ups/servicing, you will typically find your system can last a long time. Many homeowners decide to replace it after about 10-15 years for a new, more efficient model. In the long-run, replacing the system every 15-20 years (most systems average life expectancy) is more economical in terms of maintenance fees and energy bills. When older systems are present, budgeting for near future replacement is recommended.

## Operation, Filtering &amp; Controls: Number of Filters &amp; Location

1 each, At Unit, In Attic

Although the filter may be clean at time of inspection, it is recommended to also change out the filter when you get settled in to your new home. Often the process of the seller moving items out and a new occupant moving items in can create enough dust to cause the filter to become dirty easily.



Operation, Filtering & Controls: Heating System Operation  
Functioning



\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.

Limitations

General

HVACLIMITATIONS/CLARIFICATIONS

HVAC inspections are a visual examination of the exposed and accessible equipment which does not require dismantling or removal of covers. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. Thermostats are not checked for calibration, programmable features or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The short window and potentially milder weather conditions in which this inspection is performed does not allow for noticing of rooms that may be excessively hot or cold and in need of supplemental systems. Electronic air-cleaners humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. References to "heat pump" in central HVAC systems include heat pumps, evaporator coils and like systems.

If the air conditioning system can be operated, depending on weather conditions and sometimes the power supply to the system, it will be operated by the normal thermostat. The best preventative maintenance for air conditioners is regular cleaning or changing of air filters, at least every 90 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no opinion on cooling supply adequacy or distribution balance of airflow, as both are subjective measures. Normal service and maintenance is recommended on a yearly basis. References to "heat pump" in central HVAC systems include heat pumps, evaporator coils and like systems.

To Prevent damage, air conditioners and/or the cooling cycle of heat pumps will not be evaluated if the outside air temperature is below 65 degrees Fahrenheit on day of or at the time of the inspection. The heat cycle of heat pumps will not be evaluated if the outside air temperature is above 80 degrees Fahrenheit.

NOTE: Asbestos materials have been commonly used in HVAC systems. Determining the actual presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

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#### Operation, Filtering & Controls

##### TEMPERATURE BELOW 65, (AC OPERATION)

Unable to test the cooling system due to the outside air temperature being below 65 degrees either 24 hours prior or during the inspection. (Operation in cool weather has the potential to damage the compressor).

If this is a concern, you may ask the seller to: (a) warrant the unit for a 1 time start-up by a licensed and competent HVAC contractor in warmer weather; (b) escrow the cost of the AC unit until a licensed and competent HVAC contractor can service and check the unit in warmer weather; (c) have seller provide a comprehensive warranty covering the unit (including existing conditions); or (d) accept the unit as is. If you have an agent representing you, be sure to consult with them on the best way to proceed.

---

#### Distribution & Return Ductwork

##### LIMITED VISIBILITY

Most homes have limited access to ductwork. Ducts within walls or other non-accessible areas cannot be inspected. Also the inside of the ductwork is not visible and therefore excluded from this inspection.

## Observation(s)

### 12.1.1 Exterior Condensing Unit

**DISCONNECT MISSING INSIDE  
COVER/GUARD**  
RIGHT SIDE OF BUILDING



MINOR or FYI

Condensing unit electrical disconnect box is missing the interior cover which allows exposure of the wiring when opened. This presents a safety hazard unless a lock is kept on the box which is also not present at time of this inspection. Recommend installation of an interior cover or keeping the disconnect box locked to prevent unwanted access.



a general residential inspection.

### 12.2.1 Air Handler / Heat Pump

**REFRIGERANT LINE INSULATION TORN  
(ATTIC)**

ATTIC NEAR AIR HANDLER



MINOR or FYI

Torn or missing insulation is present where noted on the refrigerant line portion which is inside of the home. In areas which might contain higher levels of humidity such as attics, condensation can and often does form on the line which can drip and has the potential to create water damage to anything below. Recommend improvement to ensure the line is properly insulated.



# 13: PLUMBING

## Information

General: Water Source  
Public

Main Water Shut-O : Location  
Behind/Above Water  
Heater, Garage Water  
Heater Closet

Supply / Distribution Piping:  
Supply Entering House  
Not Visible

*\*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.*



Drain, Waste & Vent Piping: Drain Water Heater: Manufacturer Line  
Piping Rhee  
PVC m

Water Heater: Capacity  
80 Gallon



Supply / Distribution Piping: Water Distribution Piping  
CPVC, Copper

Descriptions of water piping materials used does not guarantee other materials have not been used or are still present within the home. This general information is used to describe the most abundant piping material observed during this visual inspection.

Water Heater: Year of Manufacture  
2007

A traditional tank-type water heater lasts an average of 8 to 12 years. Inside the tank, an anode rod protects the interior lining by attracting all corrosive particles to itself through a process called electrolysis. When the rod has corroded to such an extent that it can no longer do its job, those particles settle at the bottom of the water tank, where they eventually destroy the lining. Once corrosion starts inside the tank, the water heater has entered into its final stage of life.

If tankless water heater is present in lieu of a storage tank, they can last up to 20 years, sometimes even longer. Also called on-demand water heaters, these appliances do not work continuously to maintain a supply of hot water and, as a result, they last longer than their tank-style counterparts.

**Water Heater: Power Source/Type**

Electric, Storage Tank

All types of water heaters should be cleaned/ flushed annually per the manufacturer's recommendations for optimal performance. Also the temperature setting is recommended to be set to 120 degrees Fahrenheit to reduce risk of microbial growth and reduce the chance for scalding. Persons with low immune systems may benefit from higher temperatures up to 140 degrees but risk of scalding increases above 120 degrees. This inspection does not warrant against scalding. When setting temperatures and using a new home for the first time, caution should be used until desired temperature is acquired.

**Limitations**

General

**PLUMBING LIMITATIONS/CLARIFICATIONS**

All underground piping related to landscape irrigation systems, water wells, on-site and/or private water supply systems, on-site community water supply systems or private (septic) waste disposal systems or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The type and condition of piping is limited to only those which are clearly visible. The temperature relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. It is beyond the scope of this inspection to perform a sewer lateral test, which is necessary to determine the condition of the underground sewer lines. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local health department for these tests. Determination of leakage of water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Any cost estimates offered are based on visual observations at the time of inspection and will naturally increase where additional damage is found during the course of repairs. Safety and shut-off valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packing, a common occurrence.

Fixtures and plumbing which are visible in the interior of the Kitchen, Laundry and Bathrooms are included in those respective sections.

Supply / Distribution Piping

**SUPPLY/SERVICELINE METER TO HOUSE**

Service line from the meter to the entrance into the building cannot be visually inspected as it is located underground.

Supply / Distribution Piping

**LIMITED VISUAL ACCESS OF SUPPLY LINES**

Property is either mostly or completely finished and does not allow for visual access to most of the supply lines.

## Drain, Waste &amp; Vent Piping

**MAIN DRAIN LINE FROM HOUSE TO SEWER/SEPTIC**

The main drain line or other drain lines that exit the house and are located underground cannot be inspected. If inspection of these lines are desired, a sewer scope/scan can be ordered for an additional fee. With older homes and homes that may have older materials such as cast iron, a sewer scope/scan is recommended. If ordering of this service is desired, feel free to contact us at (800) 975-0275 or we can also be reached through our [Link to Website](#).

# SAMPLE

## Drain, Waste &amp; Vent Piping

**VISUALLIMITATIONS, (SLAB ON GRADE)**

The majority of the drain lines for this house are either behind wall nishes and/or in other non-accessible locations. This does not allow for a visual inspection of these lines to determine proper performance or installation. The inspection time spent on sight may also not be long enough to reveal any issues through drainage that may be noticed once living within the home. It is recommended to pay attention to the plumbing systems when first living in the home to help notice possible issues.

Observation (s)

## 13.5.1 Water Heater



MINOR or FYI

**RUSTING / CORROSION PRESENT**

TOP OF TANK

Rusting / corrosion was observed at the water heater where noted.

This could be an indication the water heater is at or nearing the end of its service life or other issues are present. If water heater is older, replacement is encouraged.



## 13.5.2 Water Heater



MINOR or FYI

**DISCONNECT, (MISSING  
INSIDE COVER/GUARD)**

AT GARAGE WATER HEATER CLOSET

Disconnect where noted is missing the inside cover/guard plate. It is recommended to install this plate to ensure proper protection from wiring when using the disconnect. This plate also helps to prevent unwanted access in the event this disconnect is located in an easy to reach location.



# 14: ELECTRICAL

## Information

Service Entrance Conductors & Meter: Electrical Service Conductors Underground to Building

Service Entrance Conductors & Meter: Type/Voltage Single Phase, 120/240

Service Entrance Conductors & Meter: Meter Location East, Side of Building

*This is a real report but individual reports may vary due to subject differences and client's add-ons. This sample represents a general residential inspection.*



Service Entrance Conductors & Distribution Panel: Panel Type / Meter: Power Company / Contact Location Kentucky Utilities (800) 981-0600 Main Distribution, Garage

Distribution Panel: Panel Manufacturer Siemens



Distribution Panel: Panel Capacity Distribution Panel: Main Breaker 200 AMP Size

200 AMP



Distribution Panel: Main  
Disconnect Location  
Exterior, Adjacent to Meter Base



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Distribution Panel: Service  
Entrance Conductor  
Aluminum

Branch Wiring & Junction Boxes:  
Branch Wiring Type  
Copper, NM Cable / Romex

Receptacles & Switches: GFCI  
Reset Location(s)  
Master Bathroom, Kitchen,  
Laundry Room, Hall Bathroom,  
Electric Panel

## Limitations

General

### ELECTRICAL LIMITATIONS/CLARIFICATIONS

This report addresses the primary electrical power distribution system serving the building. No electrical repairs should be attempted by anyone other than a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. The operation or condition of any time clock motor is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Any ceiling fans are checked for general operation only. Smoke alarms should be installed on all levels of the home and within 5 feet of all bedroom doors. Smoke alarms and carbon monoxide detectors should be tested regularly and are not included in this inspection report. Security alarm systems and their components, telephone, audio, video and low voltage wiring are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

Branch Wiring & Junction Boxes

### LIMITED ACCESS/VISIBILITY

Most circuits/conductors are located behind finishes. This is true of most finished homes. This inspection cannot evaluate the condition or type of wiring in use behind finished / non-accessible locations.

## Receptacles &amp; Switches

**DEAD BULBS**

Light fixtures are not dismantled and dead bulbs are not replaced during the inspection to further evaluate the operation of lighting. If a light is found to not be working, it is recommended to replace the bulb first and if the light is still not working, then further evaluation by a licensed electrician is recommended.

Observation(s)

## 14.3.1 Branch Wiring &amp; Junction Boxes

**JUNCTION BOX, (OPEN/EXPOSED)**

ATTIC NEAR LIVING ROOM VAULTED CEILING AREA AND BEHIND AIR HANDLER

Junction box is present which does not have a cover plate installed. Full cover plates are recommended for proper containment of electrical connections.

 MINOR or FYI


## 14.4.1 Receptacles &amp; Switches

**RECEPTACLE/SWITCH, (LOOSE)**

LIVING ROOM

Receptacle/switch where noted is loose at wall/outlet. Securing is recommended to ensure wire connections are not strained or potentially accessible.

 MINOR or FYI


## 14.4.2 Receptacles &amp; Switches

**RECEPTACLE, (NOT GFI PROTECTED)**

LAUNDRY ROOM FRONT RECEPTACLE

 MARGINAL to MODERATE

Receptacle is not GFI protected where noted per our receptacle tester. Even if this building may not have been required to have GFI protection at time of construction, this is a recommended safety upgrade for any receptacles near potential water sources or wet locations. Typically receptacles in bathrooms, kitchen, laundry, garages and at exterior locations should be GFI protected.

#### Other Potential Conditions:

For receptacles that have an open ground, the testers used during this inspection will not be able to verify if the receptacle is GFI protected or not. Further evaluation will be needed to clarify if this is suspected.

- If a GFI receptacle is present that does protect this circuit but is malfunctioning, then replacement of the malfunctioning receptacle will restore protection to the noted receptacles where protection could not be detected.

Building could have been constructed prior to the date where GFI protection was required for new construction. Even if this is an older building, updating is recommended to ensure GFI protection where needed.

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#### 14.5.1 Lighting & Fixtures



#### **FIXTURE, (LIGHT DID NOT POWER ON)**

MASTER BATHROOM SMALLER CLOSET, HALL BATHROOM SHOWER LIGHT, BACK GARAGE LIGHT, BONUS ROOM EXTERIOR LIGHT

Fixture is not operating where noted. Fixtures are not opened up to determine if bulbs are bad at time of the inspection. If a new bulb does not remedy this issue, then further evaluation is recommended by a licensed electrician to correct.





SAMPLE

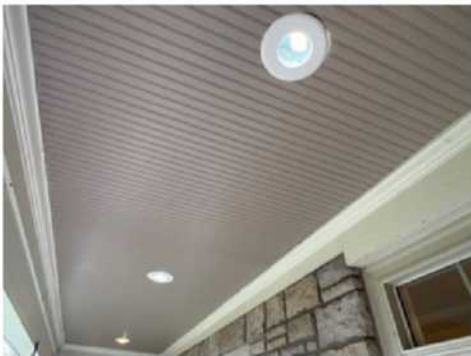
14.5.2 Lighting & Fixtures

**FIXTURE, (MISSING GLOBE/GLASS)**

**EXTERIOR RECESSED LIGHTS**

Light fixture is missing globe/glass where noted. Recommend installation for proper protection and containment of bulbs.

MINOR or FYI



## 15: STRUCTURAL

### Information

Type of Construction  
Wood Framed/Conventional

Perimeter Foundations:  
Construction  
Slab on Grade

Piers / Interior Foundations: Construction  
Unknown, Not Visible

Slab: Location / Type of Slab  
1st Floor Slab on Grade,  
Not Accessible/Visible

Beams: Construction  
Unknown, Not Visible

Walls: Construction  
Wood Framed, Not Visible

Ceiling Joists:  
Construction/ Spacing  
Bottom Cord of Roof Trusses, 24"  
on Center, Insulation Covered

Trusses: Construction/Spacing  
2x4 Top & Bottom Cords, 2x4  
Web Members, 24" on Center

Roof Sheathing:  
Material/ Construction  
1/2", OSB



### Limitations

#### General

#### STRUCTURAL LIMITATION/CLARIFICATIONS

Due to the fact that the majority of a structure is concealed within finished surfaces, this inspection includes a visual examination of the exposed and accessible portions of these items whenever possible. Our inspection is not a structural analysis or engineering review. Most structural components are inaccessible because they are below grade or behind finished surfaces. It should be noted that because moisture can cause a great deal of damage to wooden structural members an evaluation of all exterior drainage systems and interior vapor barriers should be conducted by qualified contractors in those fields. This inspection is limited to identifying clues, symptoms or visible evidence, conditions might go undetected and cannot be further evaluated without obtrusive testing. This inspection does not report on the conditions or stability of soils, footing and foundations, or other non-visible items. Some assumptions may be made from visible evidence of their performance.

#### Perimeter Foundations

#### FOUNDATION VIEWING LIMITATIONS / OBSTRUCTIONS

Exterior Grade/Soil, Exterior Finishes/Veneer/Siding, Slab on Grade / No Access, Interior Finishes

Slab

**FLOOR COVERINGS**

Floor coverings in place, limit the ability of this visual inspection. The slab in areas with floor coverings could not be properly inspected.

Beams

**LIMITED ACCESS/VISIBILITY**

Beam was not visible in some or all locations where present. Visual limitations can include no access, niches, insulation, stored items, adjacent equipment ect.

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Walls

**LIMITED ACCESS/VISIBILITY**

Wall Framing/Construction is typically not visible in most structures. Visual limitations can include no access, niches, stored items, ect.

Ceiling Joists

**LIMITED ACCESS/VISIBILITY**

Ceiling joists are not visible in some or all locations. Visual limitations can include no access, niches, insulation, stored items, ect.

Trusses

**LIMITED ACCESS/VISIBILITY**

Trusses are not visible in some or all locations. Visual limitations can include no access, niches, stored items, insulation ect.

Roof Sheathing

**NOTVISIBLE IN ALL LOCATIONS**

Roof sheathing is not visible in all locations due to limited clearances, niches and/or inaccessible attic locations. These areas that are not visible should thoroughly inspected when other access is made available such as when new roof coverings are installed.

**Observation (s)**

15.7.1 Trusses

**BROKEN/BUSTED/CRACKED TRUSSES**

BEHIND ATTIC LADDER UNIT

Truss is damaged in location as noted. Recommend repair as determined necessary by a qualified contractor.

 MARGINAL to MODERATE



# SAMPLE

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