

Home Inspection Report

1234 School House Road
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Your Company Name Here
9600 Colerain Ave., Suite 110
Cincinnati, OH 45251
OH License #12345



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General Information

Property Information

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

Client Information

Client Name *Bob Smith*
Client Address *3212 Homestead Dr.*
City *Lake County* State *IL* Zip *12345*
Phone *(111)-111-1234* Fax *(111)-111-2345*
E-Mail *buyer@usedhouse.com*

Inspection Company

Inspector Name *Will Singer*
Company Name *Your Company Name Here*
Address *9600 Colerain Ave., Suite 110*
City *Cincinnati* State *OH* Zip *45251*
Phone *513-522-7362* Fax *513-729-4683*
E-Mail *info@palm-tech.com*

Conditions

Others Present *Inspector Only* Property Occupied *Vacant*
Estimated Age *70* Entrance Faces *Northwest*
Inspection Date *10/20/2009*
Start Time *9:00am* End Time *1:00pm*
Electric On *Yes*
Gas/Oil On *Yes*
Water On *Yes*
Temperature *73 degrees*
Weather *Partly cloudy* Soil Conditions *Dry- No precipitation for past 2 weeks*
Space Below Grade *Basement*
Building Type *Single family* Garage *Detached*
Sewage Disposal *City* How Verified *Visual Inspection*
Water Source *City* How Verified *Visual Inspection*
Additions/Modifications *Upgraded electrical service*
Permits Obtained *Electrical* How Verified *Multiple Listing Service*

Lots and Grounds

Driveway: *Asphalt - Typical cracks in surface with weed growth*

Walks: *Concrete*

Steps/Stoops: *Concrete*

Porch: *Concrete*

Patio: *Concrete Paver - Uneven pavers causing trip hazard along with weed growth*

Deck:

Grading: *Flat to negative pitch - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade*



Swale: *Pooling due to overgrowth - Extensive overgrowth has clogged culvert drainage*



Vegetation: *Trees, Shrubs/Weeds - Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick*

Window Wells: *Drain not visible - Debris blocking well, weed overgrowth, Uncover well drain*



Fences: *Picket*

Exterior Surface and Components

Perimeter Walls Exterior Surface

Type: *Brick with Block Backup - Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.*



Rear Addition Exterior Surface

Type: *T1-11 Plywood Siding*

Trim: *Wood*

Fascia: *Wood*

Soffits: *Wood - See attic ventilation notes*

Door Bell: *Hard wired*

Entry Doors: *Wood*

Patio Door: *Wood and Glass Slider - Screen door missing*

Windows: *Wood casement, Single Pane - Minor paint peeling noted*

Storm Windows:

Window Screens: *Vinyl mesh - Screen is torn and will need repair*

Basement Windows: *Steel casement*



Exterior Surface and Components (Continued)

Exterior Lighting: *Surface mount, Temporary - Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet*



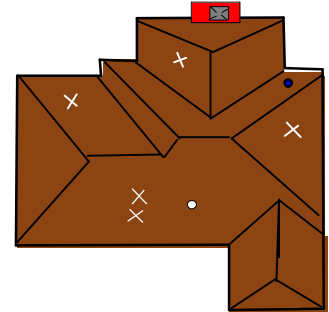
Exterior Electric Outlets: *110 VAC GFCI*
Hose Bibs: *Gate*
Gas Meter: *Garage*
Main Gas Valve: *Located at gas meter*

Roof

Main Roof Surface

Method of Inspection: *On roof*

Roof Diagram



Unable to Inspect: *0%*

Material: *Fiberglass shingle - Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")*



Type: *Hip*

Approximate Age: *15*

Flashing: *Galvanized Metal - Inadequate flashing, prone to possible leaks*



Valleys: *Metal*

Skylights:

Plumbing Vents: *Copper*

Electrical Mast: *Mast without tie back at roof - Recommend adding support "tie back" cable*

Gutters: *Aluminum*

Downspouts: *Aluminum*

Leader/Extension: *Leaking - Damaged drain tile piping*



Rear Elevation Chimney

Chimney: *Brick - Chimney requires tuck point repairs*



Roof (Continued)

Flue/Flue Cap: *Concrete - Noted crack(s) in crown*



Chimney Flashing: *Metal*

Garage/Carport

Front Garage

Type of Structure: *Attached Car Spaces: 2*

Garage Doors: *Steel*

Door Operation: *Mechanized*

Door Opener: *Overhead Door*

Service Doors: *Wood, Fire rated*

Ceiling: *Plaster*

Walls: *Plaster*

Floor/Foundation: *Poured slab - Minor floor cracks noted-seal cracks*

Hose Bibs:

Electrical: *110 VAC - Non-GFCI circuit - recommend GFCI circuit be installed*

Smoke Detector:

Heating:

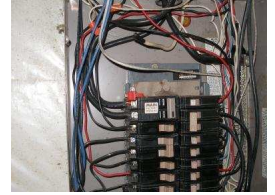
Windows:

Electrical

Service Size Amps: 125 Volts: 110-240 VAC

Service: Aluminum

120 VAC Branch Circuits: Copper - Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.



240 VAC Branch Circuits: Copper

Aluminum Wiring:

Conductor Type: Non-metallic sheathed cable

Ground: Plumbing and rod in ground - insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended



Smoke Detectors: Battery operated

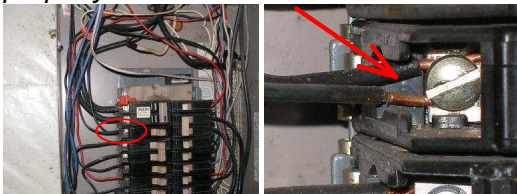
Basement Electric Panel

Manufacturer: Cutler-Hammer

Maximum Capacity: 100 Amps

Main Breaker Size: 100 Amps

Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit



AFCI:

GFCI:

Is the panel bonded? Yes

Structure

Structure Type: *Masonry*

Foundation: *Poured*

Differential Movement: *Stair step crack with displacement - Cracks will require monitoring*

Beams: *Steel I-Beam*

Joists/Trusses: *2x10*

Piers/Posts: *Steel posts - Post bolts are loose*



Floor/Slab: *Poured slab*

Stairs/Handrails: *Wood stairs with wood handrails*

Subfloor: *Dimensional wood*

Attic

Main Attic

Method of Inspection: *In the attic*

Unable to Inspect: *10% - Safety and footing*

Roof Framing: *2x6 Rafter*

Sheathing: *Dimensional wood*

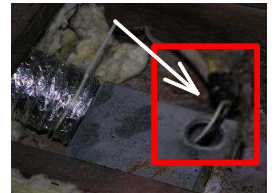
Ventilation: *Roof only - Insufficient ventilation for size of structure, missing soffit ventilation*

Insulation: *Rockwool, Fiberglass*

Insulation Depth: *3"-5" - Recommend additional insulation be installed, redistribute evenly where disturbed*

Attic Fan: *Direct drive - Critter damage noted at exhaust fan shroud screening*

Wiring/Lighting: *110 VAC lighting circuit - Exposed wiring at fixture*



Moisture Penetration: *No Previous water penetration noted*

Bathroom Fan Venting: *Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay*



Attic Stairs/Railings: *Wood stairs with no handrails or guardrails - Missing railings and guardrails leaving unprotected stairwell opening (safety issue)*

Basement

Main Basement

Unable to Inspect: *50% - Basement partially finished restricting view*

Ceiling: *Drywall*

Walls: *Drywall, Wood Paneling, Plywood - Damaged areas noted*



Floor: *Carpet*

Floor Drain: *Surface drain*

Doors: *Hollow wood*

Windows: *Steel casement*

Electrical: *110 VAC - Reversed polarity exists at several basement outlets*



Sump Pump:

Moisture Location: *Various spots along perimeter walls*



Basement Stairs/Railings: *Wood stairs with no handrails*



Air Conditioning

Main AC System

A/C System Operation: *Appears serviceable*

Condensate Removal: *Plastic tubing*

Exterior Unit: *Pad mounted*

Manufacturer: *Goodman*

Model Number: *CK-036* Serial Number: *321-543-76*

Area Served: *Partial house* Approximate Age: *15*

Fuel Type: *220 VAC* Temperature Differential: *N/A*

Type: *Central A/C* Capacity: *3 Ton*

Electrical Disconnect: *Fused*

Main AC System

A/C System Operation: *Inoperative - A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit*

Condensate Removal:

Air Conditioning (Continued)

Exterior Unit: *Pad mounted - System out of service at time of inspection*



Manufacturer: *Goodman*
Model Number: *CK-030* Serial Number: *123-234-23*
Area Served: *Partial house* Approximate Age: *15*
Fuel Type: *220 VAC* Temperature Differential: *N/A*
Type: *Central A/C* Capacity: *2.5 Ton*
Electrical Disconnect: *Fused*
Exposed Ductwork: *Metal*
Blower Fan/Filters: *Direct drive with disposable filter*
Thermostats: *Individual*

Heating System

Basement Heating System

Heating System Operation: *Recommend replacement - Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues*



Manufacturer: *NRC*
Model Number: *Not Listed* Serial Number: *Not Listed*
Type: *Boiler system* Capacity: *Not Listed*
Area Served: *Whole building* Approximate Age: *70*
Fuel Type: *Natural gas*
Unable to Inspect: *0%*
Distribution: *Hot water, One pipe*
Circulator: *Pump*
Draft Control: *Manual*
Flue Pipe: *Single Wall Metal*
Controls: *Relief valve*
Thermostats: *Single Zone*
Suspected Asbestos: *No*



Plumbing

Service Line: *3/4" Copper*

Main Water Shutoff: *Basement - Wrench being used as shut off handle - corrections required*



Water Lines: *Galvanized and copper - Copper to galvanized supply piping connections lacks dielectric unions*



Drain Pipes: *Galvanized, Cast iron - Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating*

Service Caps: *Accessible*

Vent Pipes: *Cast iron*

Gas Service Lines: *Black Iron - Missing termination cap at exterior abandoned gas line*



Basement Water Heater

Water Heater Operation: *Corrections required - Condensation sill not installed prior to water heater gas valve*

Manufacturer: *A.O. Smith*

Model Number: *3409FD0G0* Serial Number: *0304-494567*

Type: *Natural gas* Capacity: *40 Gal.*

Approximate Age: *4* Area Served: *Whole building*

Flue Pipe: *Single wall - Install screws at exhaust vent piping fittings, loose piping at chimney*



TPRV and Drain Tube: *Copper*

Bathroom

Hall Bathroom
Closet: *Single small*
Ceiling: *Plaster*
Walls: *Plaster, Ceramic Tile*
Floor: *Ceramic tile*
Doors: *Hollow wood*
Windows: *Wood casement*
Electrical: *110 VAC - Non-GFCI circuit, Reversed polarity present*



Counter/Cabinet: *Laminate and wood*
Sink/Basin: *China Bowl*
Faucets/Traps: *Galvanized Piping*
Tub/Surround: *Porcelain tub and fiberglass surround*
Toilets: *3 Gallon Tank China*
HVAC Source: *Boiler Heat, Air exchange ventilation*
Ventilation: *Window*

Kitchen

Main Level Kitchen
Cooking Appliances:
Ventilator: *Broan*
Dishwasher: *Sears*
Air Gap Present? *No*
Trash Compactor:
Refrigerator:
Microwave:
Sink: *Porcelain Coated*
Electrical: *110 VAC/220 VAC - Non-GFCI circuit*
Plumbing/Fixtures: *Various materials used - Amateur installation of drain/trap*



Counter Tops: *Laminate*
Cabinets: *Wood*
Pantry: *Small*
Ceiling: *Plaster*
Walls: *Plaster*
Floor: *Vinyl floor covering - Worn areas noted (minor)*
Doors: *Hollow wood*
Windows: *Wood casement*
HVAC Source: *Boiler Heat, Air exchange ventilation*



Bedroom

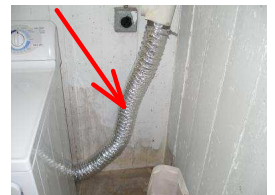
Main Floor Bedroom
Closet: *Large*
Ceiling: *Plaster*
Walls: *Plaster*
Floor: *Hardwood*
Doors: *Solid wood*
Windows: *Wood casement*
Electrical: *110 VAC*
HVAC Source: *Boiler Heat, Air exchange ventilation*
Smoke Detector: *Battery operated with light*

Living Space

Main Floor Living Space
Closet: *Large*
Ceiling: *Plaster*
Walls: *Plaster*
Floor: *Carpet, Hardwood - Newly installed carpet, recently refinished hardwoods*
Doors: *Solid wood*
Windows: *Wood casement*
Electrical: *110 VAC*
HVAC Source: *Boiler Heat, Air exchange ventilation*
Smoke Detector: *Battery operated*

Laundry Room/Area

Basement Laundry Room/Area
Electrical: *110 VAC/220 VAC*
Laundry Tub: *Concrete*
Laundry Tub Drain: *Galvanized*
Washer Hose Bib: *Gate valves*
Washer and Dryer Electrical: *110-240 VAC*
Dryer Vent: *Flex Foil - Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed*



Washer Drain: *Drains to laundry tub*
Floor Drain: *Surface drain*

Inspection Agreement

Inspection Agreement

Inspector Name *Will Singer*
Company Name *Your Company Name Here*
Company Address *9600 Colerain Ave., Suite 110*
Company City State Zip *Cincinnati OH 45251*

Client Name: *Bob Smith*



Inspection Agreement (Continued)

Address: 3212 Homestead Dr.
City, State Zip: Lake County, IL 12345
Property Address: 1234 School House Road
City State Zip Yourtown, US 12345

Insert your inspection agreement here.

You can use merge fields like Bob Smith and 1234 School House Road to insert information from other parts of the inspection into the agreement and when it prints, the merge fields will be replaced with the text of the answers. Your Company Name Here and 9600 Colerain Ave., Suite 110 and Cincinnati, OH 45251 refer to your company's information.

Insert your inspection agreement here.

Signature 

Inspection Date: 10/20/2009



Marginal Summary

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

Lots and Grounds

1. Driveway: *Asphalt - Typical cracks in surface with weed growth*
2. Patio: *Concrete Paver - Uneven pavers causing trip hazard along with weed growth*
3. Grading: *Flat to negative pitch - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade*
4. Window Wells: *Drain not visible - Debris blocking well, weed overgrowth, Uncover well drain*

Exterior Surface and Components

5. Perimeter Walls Exterior Surface Type: *Brick with Block Backup - Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.*
6. Patio Door: *Wood and Glass Slider - Screen door missing*
7. Window Screens: *Vinyl mesh - Screen is torn and will need repair*

Roof

8. Electrical Mast: *Mast without tie back at roof - Recommend adding support "tie back" cable*

Garage/Carport

9. Front Garage Floor/Foundation: *Poured slab - Minor floor cracks noted-seal cracks*

Electrical

10. 120 VAC Branch Circuits: *Copper - Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.*

Structure

11. Differential Movement: *Stair step crack with displacement - Cracks will require monitoring*

Attic

12. Main Attic Insulation Depth: *3"-5" - Recommend additional insulation be installed, redistribute evenly where disturbed*

Basement

13. Main Basement Walls: *Drywall, Wood Paneling, Plywood - Damaged areas noted*

Heating System

14. Basement Heating System Heating System Operation: *Recommend replacement - Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues*

Plumbing

15. Water Lines: *Galvanized and copper - Copper to galvanized supply piping connections lacks dielectric unions*
16. Drain Pipes: *Galvanized, Cast iron - Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating*
17. Basement Water Heater Water Heater Operation: *Corrections required - Condensation sill not installed prior to water heater gas valve*



Marginal Summary (Continued)

Kitchen

- 18. Main Level Kitchen Electrical: *110 VAC/220 VAC - Non-GFCI circuit*
- 19. Main Level Kitchen Plumbing/Fixtures: *Various materials used - Amateur installation of drain/trap*

Laundry Room/Area

- 20. Basement Laundry Room/Area Dryer Vent: *Flex Foil - Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed*



Defective Summary

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

Lots and Grounds

1. Swale: *Pooling due to overgrowth - Extensive overgrowth has clogged culvert drainage*
2. Vegetation: *Trees, Shrubs/Weeds - Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick*

Exterior Surface and Components

3. Exterior Lighting: *Surface mount, Temporary - Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet*

Roof

4. Main Roof Surface Material: *Fiberglass shingle - Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")*
5. Flashing: *Galvanized Metal - Inadequate flashing, prone to possible leaks*
6. Leader/Extension: *Leaking - Damaged drain tile piping*
7. Rear Elevation Chimney Chimney: *Brick - Chimney requires tuck point repairs*
8. Rear Elevation Chimney Flue/Flue Cap: *Concrete - Noted crack(s) in crown*

Electrical

9. Ground: *Plumbing and rod in ground - insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended*
10. Basement Electric Panel Breakers: *Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit*

Structure

11. Piers/Posts: *Steel posts - Post bolts are loose*

Attic

12. Main Attic Ventilation: *Roof only - Insufficient ventilation for size of structure, missing soffit ventilation*
13. Main Attic Attic Fan: *Direct drive - Critter damage noted at exhaust fan shroud screening*
14. Main Attic Wiring/Lighting: *110 VAC lighting circuit - Exposed wiring at fixture*
15. Main Attic Bathroom Fan Venting: *Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay*
16. Main Attic Attic Stairs/Railings: *Wood stairs with no handrails or guardrails - Missing railings and guardrails leaving unprotected stairwell opening (safety issue)*

Basement

17. Main Basement Electrical: *110 VAC - Reversed polarity exists at several basement outlets*
18. Main Basement Moisture Location: *Various spots along perimeter walls*
19. Main Basement Basement Stairs/Railings: *Wood stairs with no handrails*

Air Conditioning

20. Main AC System A/C System Operation: *Inoperative - A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit*



Defective Summary (Continued)

Plumbing

21. Main Water Shutoff: *Basement - Wrench being used as shut off handle - corrections required*
22. Gas Service Lines: *Black Iron - Missing termination cap at exterior abandoned gas line*
23. Basement Water Heater Flue Pipe: *Single wall - Install screws at exhaust vent piping fittings, loose piping at chimney*

Bathroom

24. Hall Bathroom Electrical: *110 VAC - Non-GFCI circuit, Reversed polarity present*