

Definitions

S	Satisfactory	Meets inspection quality standards and approved project plans and specifications (if available on site at time of inspection).
NP	Not Present	Condition or item was not present at time of inspection
NI	Not Inspected	Condition or item was not inspected at time of inspection
M	Marginal	Condition will require attention in order to meet inspection quality standards and approved project plans and specifications (if available on site at time of inspection).
U	Unsatisfactory	Condition does not meet the required minimum inspection quality standards and approved project plans and specifications (if available on site at time of inspection). Corrections will be required before progress is made

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 Yourtown State US Zip 12345
Phone (111)-111-1234 Fax (111)-111-23456
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Jim Johnson
Company Name PDmB, Inc.
Company Address 9600 Colerain Ave
Suite 110
City Cincinnati State OH Zip 45215
Phone (111)111-2111 Fax (111)111-2111
E-Mail inspections@inspector.com
File Number 22222
Amount Received \$350.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 15 Entrance Faces Northwest
Inspection Date 4/15/06
Start Time 10:00am End Time 1:00pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 70 degrees
Weather Partly cloudy Soil Conditions Dry
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

General Information (Continued)

Permits Obtained Electrical How Verified Multiple Listing Service

Lots and Grounds

- | | S | NP | NI | M | U | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete Cracks near drain- repair |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Porch: Concrete Leaking into basement- further review required |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Deck: Treated wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Moderate slope |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale: Adequate slope and depth for drainage |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Wells: Covered |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls: Block |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lawn Sprinklers: Front and back yard |



Exterior Surface and Components

- | | S | NP | NI | M | U | |
|---------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Main exterior Exterior Surface | | | | | | |
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Brick veneer |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trim: Aluminum |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia: Aluminum |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Wood |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Door Bell: Hard wired |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Metal |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio Door: French door |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Vinyl double hung Leaking noted at interior of Breakfast room |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Screens: Vinyl mesh |



Exterior Surface and Components (Continued)

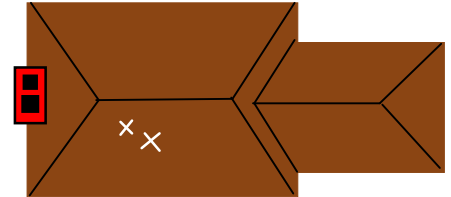
- 10. Basement Windows: Vinyl slider
- 11. Exterior Lighting: Surface mount
- 12. Exterior Electric Outlets: 110 VAC GFCI
- 13. Hose Bibs: Frost Free
- 14. Gas Meter: Front of house
- 15. Main Gas Valve: Located at gas meter

Roof

S NP NI M U

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Unable to Inspect: 10% Height of roof
- 3. Material: Fiberglass shingle **Damaged shingle from construction foot traffic-repairs required where marked "X" on Diagram**



- 4. Type: Hip
- 5. Approximate Age: New
- 6. Flashing: Aluminum **Missing step and counter flashing at porch**



- 7. Valleys: Preformed metal
- 8. Plumbing Vents: PVC
- 9. Gutters: Aluminum
- 10. Downspouts: Aluminum
- 11. Leader/Extension: Underground conductors

South Chimney

- 12. Chimney: Stucco & frame covered 3 wall pipe



- 13. Flue/Flue Cap: Metal
- 14. Chimney Flashing: Aluminum

Garage/Carport

S NP NI M U

Rear Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Garage Doors: Insulated aluminum
- 3. Door Operation: Mechanized
- 4. Door Opener: LiftMaster
- 5. Service Doors: Metal Hinges are loose or damaged
- 6. Ceiling: Drywall
- 7. Walls: Drywall Slight damage noted- repair at right wall



- 8. Floor/Foundation: Poured concrete
- 9. Hose Bibs: Gate
- 10. Electrical: 110 VAC GFCI
- 11. Windows: Vinyl double hung

Electrical

S NP NI M U

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Service: Aluminum
- 3. 120 VAC Branch Circuits: Copper
- 4. 240 VAC Branch Circuits: Copper and aluminum
- 5. Conductor Type: Romex
- 6. Ground: Plumbing and rod in ground Ground wire loose or broken
- 7. Smoke Detectors: Hard wired with battery back up

Basement Electric Panel

- 8. Manufacturer: Cutler-Hammer



- 9. Maximum Capacity: 200 Amps
- 10. Main Breaker Size: 200 Amps
- 11. Breakers: Copper and Aluminum
- 12. GFCI: Basement, garage, kitchen, bathrooms
- 13. Is the panel bonded? Yes No

Bathroom

S NP NI M U

Master Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Large |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood <i>Align/adjust closet doors</i> |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl double hung |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Counter/Cabinet: Laminate and wood <i>Cabinet not properly mounted to wall</i> |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Molded dual bowl |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Delta fixtures with a metal trap |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Spa Tub/Surround: Fiberglass tub and ceramic tile surround
Fully tested for proper function |



- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: 1 1/2 Gallon Tank |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan and window |

Summary

Lots and Grounds

1. Driveway: Concrete Cracks near drain- repair



2. Porch: Concrete Leaking into basement- further review required



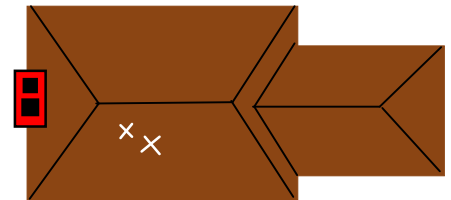
Exterior Surface and Components

3. Windows: Vinyl double hung Leaking noted at interior of Breakfast room



Roof

4. Main Roof Surface Material: Fiberglass shingle Damaged shingle from construction foot traffic- repairs required where marked "X" on Diagram



5. Flashing: Aluminum Missing step and counter flashing at porch



Garage/Carport

6. Rear Garage Service Doors: Metal Hinges are loose or damaged

7. Rear Garage Walls: Drywall Slight damage noted- repair at right wall



Summary (Continued)

Electrical

8. Ground: Plumbing and rod in ground **Ground wire loose or broken**

Bathroom

9. Master Bathroom Doors: Hollow wood **Align/adjust closet doors**

10. Master Bathroom Counter/Cabinet: Laminate and wood **Cabinet not properly mounted to wall**