



Your Company Name Here  
123 Somewhere Street  
Anywhere, US 12345

# Sample Inspection Report



1234 School House Road  
Yourtown, US 12345



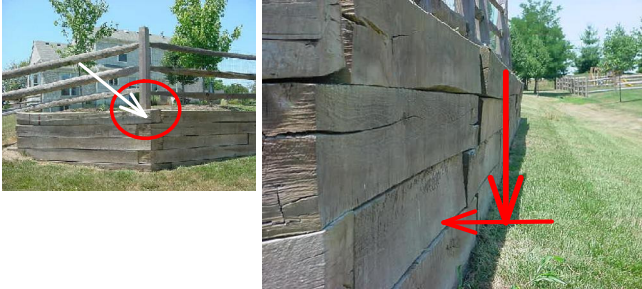
## Summary

### Lots and Grounds

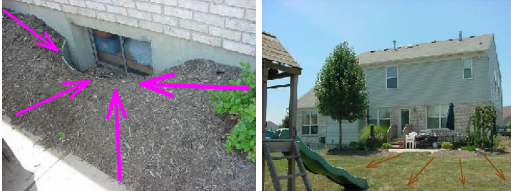
**Deck:** Treated wood - The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.

**Vegetation:** Shrubs with some weeds

**Retaining Walls:** Railroad ties - The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



**Grading:** Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



### Exterior Surface and Components

**Front Elevation Exterior Surface Type:** Brick veneer - Loose half brick at front door. Remove and tuckpoint back in place.



**Trim:** Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.



## Exterior Surface and Components (Continued)



### Roof

**Main Roof Surface Material:** Fiberglass shingle - Missing roof shingles from wind damage as marked "x" in diagram. **Repairs are required.**

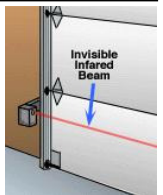
**Leader/Extension:** Underground conductors - **Reconnect to downspout where pulling loose.**



### Garage/Carport

**Left Elevation Garage Door Opener:** Lift Master - **The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch.**

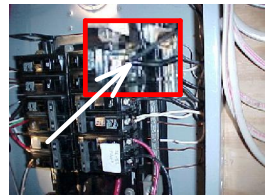
**Note:** The light beam safety is operative.



**Left Elevation Garage Floor/Foundation:** Poured concrete - **Cracked with minor displacement**

### Electrical

**Basement Electric Panel Manufacturer:** General - **Double taps noted in panel at several breakers. Recommend corrections**



### Attic

**Northeast Attic Insulation:** Fiberglass - **Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.**



**Northeast Attic Moisture Penetration:** Previous water penetration noted

### Crawl Space

**East Crawl Space Moisture Penetration:** Visible evidence - **Owner disclosed previous moisture concerns- see seller's disclosure**

**East Crawl Space Ventilation:** Open to basement - **No ventilation to exterior present**



## Summary (Continued)

### Air Conditioning

**Main AC System Visible Coil:** Copper core with aluminum fins - Coils require cleaning



### Plumbing

**Basement Water Heater TPRV and Drain Tube:** Missing drain tube - Missing drain tube



### Bathroom

**Master Bathroom Bathroom Faucets/Traps:** Moen fixtures with a PVC trap - Leaking trap, repair required



### Kitchen

**1st Floor Kitchen Dishwasher:** General Electric - SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.

**1st Floor Kitchen Refrigerator:** Frigidaire - Loose or damaged door seal

**1st Floor Kitchen Plumbing/Fixtures:** PVC - Hot/Cold water operation reversed

**1st Floor Kitchen Floor:** Linoleum - Cuts or minor damage in flooring- repair/replace as required

**1st Floor Kitchen Windows:** Vinyl double hung - Hard operation-needs improvements for ease of operation

### Laundry Room/Area

**1st Floor Laundry Room/Area Washer Hose Bib:** Multi-port - Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses





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## Inspection Agreement

**Inspector Name:** Adam Singer  
**Company Name:** Your Company Name Here  
**Address:** 123 Somewhere Street  
**City State Zip:** Anywhere, US 12345

This agreement and subsequent report is for the property inspected at 1234 School House Road, Yourtown, US 12345 on 9/30/12.

Here is the main body of the agreement with this text repeated over and over. The agreement can be as long or as short as you want it to be. It is very easy to take the text that you have in another document and copy/paste it into Palm-Tech.

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Sign below to indicate that you accept the terms of this agreement.

Client: Bob Smith

**Signature:**

**Inspection Date:** 9/30/12



## Definitions

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

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

## General Information

### Property Information

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**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

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**Client Name** Bob Smith  
**Client Address** 3212 Homestead Dr.  
**City** Yourtown **State** US **Zip** 12345  
**Phone** (111)-111-1234 **Fax** n/a  
**E-Mail** buyer@usedhouse.com

### Inspection Company

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**Inspector Name** Adam Singer  
**Company Name** Your Company Name Here  
**Address** 123 Somewhere Street  
**City** Anywhere **State** US **Zip** 12345  
**Phone** (111)111-2111 **Fax** (111)111-2111  
**E-Mail** inspections@inspector.com  
**Amount Received** \$350.00

### Conditions

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**Others Present** Buyer's Agent and Buyer **Property Occupied** Occupied  
**Estimated Age** 15 **Entrance Faces** Northwest  
**Inspection Date** 9/30/12  
**Start Time** 10:00am **End Time** 1:00pm  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** 70 degrees  
**Weather** Partly cloudy **Soil Conditions** Dry  
**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

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

1. Acceptable **Walks:** Concrete
2. Acceptable **Steps/Stoops:** Concrete
3. Acceptable **Patio:** Pebble top
4. Defective **Deck:** Treated wood - **The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.**
5. Acceptable **Balcony:** Concrete
6. Acceptable **Porch:** Concrete
7. Marginal **Vegetation:** Shrubs with some weeds
8. Marginal **Retaining Walls:** Railroad ties - **The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.**
9. Acceptable **Basement Stairwell:** Concrete
10. Acceptable, Defective **Grading:** Moderate slope - **The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.**
11. Acceptable **Swale:** Adequate slope and depth for drainage
12. Acceptable **Window Wells:** Drain present
13. Acceptable **Bsmt. Stairwell Drain:** Surface drain
14. Acceptable **Exterior Surface Drain:** Not present
15. Acceptable **Driveway:** Concrete
16. Acceptable **Fences:** Split rail
17. Acceptable **Lawn Sprinklers:** Front and back yard

## Exterior Surface and Components

### Front Elevation Exterior Surface

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1. Defective **Type:** Brick veneer - **Loose half brick at front door. Remove and tuckpoint back in place.**

### 2nd Floor rear dormer Exterior Surface

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2. Acceptable **Type:** Vinyl siding
3. Defective **Trim:** Composite material - **Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.**

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.





## Exterior Surface and Components (Continued)

- |                   |  |
|-------------------|--|
| 4. Acceptable     | <b>Fascia:</b> Composite material                              |
| 5. Acceptable     | <b>Soffits:</b> Composite material                             |
| 6. Acceptable     | <b>Door Bell:</b> Hard wired                                   |
| 7. Acceptable     | <b>Entry Doors:</b> Metal                                      |
| 8. Acceptable     | <b>Patio Door:</b> Vinyl sliding                               |
| 9. Acceptable     | <b>Windows:</b> Vinyl  |
| 10. Not Present   | <b>Storm Windows:</b>  |
| 11. Not Inspected | <b>Window Screens:</b>   |
| 12. Acceptable    | <b>Basement Windows:</b> Aluminum slider                       |
| 13. Acceptable    | <b>Exterior Lighting:</b> Surface mounted lamps front and rear |
| 14. Acceptable    | <b>Exterior Electric Outlets:</b> 110 VAC GFCI                 |
| 15. Acceptable    | <b>Hose Bibs:</b> Frost Free                                   |
| 16. Acceptable    | <b>Gas Meter:</b> Exterior surface mount at side of home       |
| 17. Acceptable    | <b>Main Gas Valve:</b> Located at main line                    |

## Outbuilding

### East corner of lot Outbuilding

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- |                 |  |
|-----------------|--|
| 1. Acceptable   | <b>Exterior Surface:</b> Vinyl siding                    |
| 2. Acceptable   | <b>Roof:</b> Fiberglass shingle                          |
| 3. Acceptable   | <b>Roof Structure:</b> Wood truss                        |
| 4. Acceptable   | <b>Ceiling:</b> Drywall                                  |
| 5. Acceptable   | <b>Walls:</b> Drywall                                    |
| 6. Acceptable   | <b>Floor:</b> Concrete                                   |
| 7. Acceptable   | <b>Foundation:</b> Poured slab                           |
| 8. Acceptable   | <b>Doors:</b> Steel                                      |
| 9. Acceptable   | <b>Windows:</b> Vinyl double hung                        |
| 10. Acceptable  | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 11. Acceptable  | <b>Plumbing:</b> Copper                                  |
| 12. Acceptable  | <b>HVAC Source:</b> Convection baseboard                 |
| 13. Acceptable  | <b>Gutters:</b> Aluminum                                 |
| 14. Acceptable  | <b>Downspouts:</b> Aluminum                              |
| 15. Not Present | <b>Leader/Extension:</b> Missing                         |



## Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

### Main Roof Surface

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1. **Method of Inspection:** On the roof
2. Not Inspected **Unable to Inspect:** 30% - Height of the roof
3. Defective **Material:** Fiberglass shingle - **Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.**
4. **Type:** Gable
5. **Approx Age:** 7
6. Acceptable **Flashing:** Aluminum
7. Acceptable **Valleys:** Preformed metal
8. Not Present **Skylights:**
9. Acceptable **Plumbing Vents:** PVC
10. Not Present **Electrical Mast:** Underground utilities
11. Acceptable **Gutters:** Aluminum
12. Acceptable **Downspouts:** Aluminum
13. Defective **Leader/Extension:** Underground conductors - **Reconnect to downspout where pulling loose.**

### Southeast Chimney

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14. Acceptable **Chimney:** Aluminum siding & frame covered 3 wall pipe
15. Acceptable **Flue/Flue Cap:** Metal
16. Acceptable **Chimney Flashing:** Aluminum

## Garage/Carport

### Left Elevation Garage

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1. **Type of Structure:** Tuck under **Car Spaces:** 2
2. Acceptable **Garage Doors:** Insulated aluminum
3. Acceptable **Door Operation:** Mechanized
4. Defective **Door Opener:** Lift Master - **The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.**
5. Acceptable **Service Doors:** Metal
6. Acceptable **Ceiling:** Drywall
7. Acceptable **Walls:** Drywall
8. Marginal **Floor/Foundation:** Poured concrete - **Cracked with minor displacement**
9. Acceptable **Hose Bibs:** Frost Free
10. Acceptable **Electrical:** 110 VAC outlets and lighting circuits
11. Acceptable **Smoke Detector:** Hard wired with battery backup
12. Acceptable **Heating:** Air exchange ventilation
13. Acceptable **Windows:** Vinyl double hung



## Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

1. **Service Size Amps: 150 Volts: 110-240 VAC**
2. Acceptable **Service:** Aluminum
3. Acceptable **120 VAC Branch Circuits:** Copper
4. Acceptable **240 VAC Branch Circuits:** Copper
5. Not Present **Aluminum Wiring:** Not present
6. Acceptable **Conductor Type:** Romex
7. Acceptable **Ground:** Plumbing and rod in ground.
8. Acceptable **Smoke Detectors:** Hard wired with battery backup - Safety: Recommend replacing batteries every 6 months

### Basement Electric Panel

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9. Marginal **Manufacturer:** General - **Double taps noted in panel at several breakers. Recommend corrections**
10. **Max Capacity:** 150 Amps
11. Acceptable **Main Breaker Size:** 150 Amps
12. Acceptable **Breakers:** CU/AL
13. Not Present **Fuses:** Not present
14. Acceptable **AFCI** 110 volt
15. Acceptable **GFCI** Basement, garage, kitchen, bathrooms
16. **Is the panel bonded?** Yes

## Structure

1. Acceptable **Structure Type:** Wood frame
2. Acceptable **Foundation:** Poured
3. Acceptable **Differential Movement:** No movement or displacement noted
4. Acceptable **Beams:** Steel I-Beam
5. Acceptable **Bearing Walls:** Frame
6. Acceptable **Joists/Trusses:** 2x10
7. Acceptable **Piers/Posts:** Poured piers and steel posts
8. Acceptable **Floor/Slab:** Poured slab
9. Acceptable **Stairs/Handrails:** Wood stairs with metal handrails
10. Acceptable **Subfloor:** Composite manufactured materials



## Attic

### Northeast Attic

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1. **Method of Inspection:** In the attic
2. Not Inspected **Unable to Inspect:** 10% - Cathedral or vaulted ceiling
3. Acceptable **Roof Framing:** 2x4 Truss
4. Acceptable **Sheathing:** Strand board
5. Acceptable **Ventilation:** Ridge and soffit vents
6. Defective **Insulation:** Fiberglass - **Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.**
7. Acceptable **Insulation Depth:** 12"
8. Acceptable **Vapor Barrier:** Plastic
9. Acceptable **Attic Fan:** Direct drive
10. Acceptable **House Fan:** Direct drive with manual controls
11. Acceptable **Wiring/Lighting:** 110 VAC lighting circuit
12. Marginal **Moisture Penetration:** Previous water penetration noted
13. Acceptable **Bathroom Fan Venting:** Electric fan

## Basement

### Main Basement

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1. Not Inspected **Unable to Inspect:** 20% - Storage boxes, Storage shelves
2. Acceptable **Floor Drain:** Surface drain
3. Acceptable **Doors:** Hollow wood
4. Acceptable **Windows:** Vinyl slider
5. Acceptable **Electrical:** 110 VAC GFCI
6. Acceptable **HVAC Source:** Air exchange ventilation
7. Acceptable **Insulation:** Fiberglass
8. Not Present **Ventilation:**
9. Not Present **Sump Pump:**
10. Acceptable **Moisture Location:** None found
11. Acceptable **Bsmt Stairs/Railings:** Wood stairs with metal handrails



## Crawl Space

### East Crawl Space

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1. **Method of Inspection:** In the crawl space
2. Not Inspected **Unable to Inspect:** 40% - Insulation obstructed complete view of foundation walls
3. Acceptable **Access:** Wood door
4. Marginal **Moisture Penetration:** Visible evidence - **Owner disclosed previous moisture concerns- see seller's disclosure**
5. **Moisture Location:** Wall crack-Previous leak
6. Acceptable **Moisture Barrier:** Plastic under gravel
7. Marginal **Ventilation:** Open to basement - **No ventilation to exterior present**
8. Acceptable **Insulation:** Fiberglass
9. Acceptable **Vapor Barrier:** Plastic
10. Acceptable **Sump Pump:** Submerged
11. Acceptable **Electrical:** 110 VAC

## Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

### Main AC System

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1. Acceptable **A/C System Operation:** Appears serviceable
2. Acceptable **Condensate Removal:** PVC
3. Acceptable **Exterior Unit:** Left side
4. **Manufacturer:** Lennox
5. **Model Number:** AA1CJ030-A **Serial Number:** 3-509859083
6. **Area Served:** Whole building **Approximate Age:** 7
7. **Fuel Type:** 220 VAC **Temperature Differential:** 22\*
8. **Type:** Central A/C **Capacity:** 2.5 Ton
9. Marginal **Visible Coil:** Copper core with aluminum fins - **Coils require cleaning**
10. Acceptable **Refrigerant Lines:** Low pressure and high pressure
11. Acceptable **Electrical Disconnect:** Breaker disconnect
12. Acceptable **Exposed Ductwork:** Metal
13. Acceptable **Blower Fan/Filters:** Direct drive with disposable filter
14. Acceptable **Thermostats:** Programmable



## Fireplace/Wood Stove

### Family Room Fireplace

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- |                              |                                      |
|------------------------------|--------------------------------------|
| 1. Not Present               | <b>Freestanding Stove:</b>           |
| 2. Acceptable                | <b>Fireplace Construction:</b> Stone |
| 3. <b>Type:</b> Wood burning |                                      |
| 4. Not Present               | <b>Fireplace Insert:</b>             |
| 5. Acceptable                | <b>Smoke Chamber:</b> Brick          |
| 6. Acceptable                | <b>Flue:</b> Tile                    |
| 7. Acceptable                | <b>Damper:</b> Metal                 |
| 8. Acceptable                | <b>Hearth:</b> Raised                |

## Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

### Basement Heating System

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- |   |   |
|---|---|
| 1. Acceptable   | <b>Heating System Operation:</b> Appears functional   |
| 2. <b>Manufacturer:</b> Lennox  |   |
| 3. <b>Model Number:</b> 23495-320945 <b>Serial Number:</b> 43p93=24985=30 |   |
| 4. <b>Type:</b> Forced air <b>Capacity:</b> 100,000 BTUHR                 |   |
| 5. <b>Area Served:</b> Whole Bldg <b>Approximate Age:</b> 7               |   |
| 6. <b>Fuel Type:</b> Natural gas  |   |
| 7. Acceptable   | <b>Heat Exchanger:</b> 5 Burner - Recommend inspection by a qualified heating specialist  |
| 8. <b>Unable to Inspect:</b> 40%  |   |
| 9. Acceptable   | <b>Blower Fan/Filter:</b> Direct drive with disposable filter   |
| 10. Acceptable  | <b>Distribution:</b> Metal duct   |
| 11. Not Present   | <b>Circulator:</b>  |
| 12. Acceptable  | <b>Draft Control:</b> Automatic   |
| 13. Acceptable  | <b>Flue Pipe:</b> Double wall   |
| 14. Acceptable  | <b>Controls:</b> Limit switch   |
| 15. Not Present   | <b>Devices:</b>   |
| 16. Acceptable  | <b>Humidifier:</b> April-Aire - Humidifier water panel has excessive buildup. Recommend cleaning periodically. See illustration for water panel location. |
| 17. Acceptable  | <b>Thermostats:</b> Programmable  |
| 18. Not Present   |   |
| 19. Acceptable  | <b>Suspected Asbestos:</b> No   |





## Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

- 1. Acceptable **Service Line:** Copper
- 2. Acceptable **Main Water Shutoff:** Basement
- 3. Acceptable **Water Lines:** Copper
- 4. Acceptable **Drain Pipes:** PVC
- 5. Acceptable **Service Caps:** Accessible
- 6. Acceptable **Vent Pipes:** PVC
- 7. Acceptable **Gas Service Lines:** Cast iron

### Basement Water Heater

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- 8. Acceptable **Water Heater Operation:** Appeared servicable at time of inspection
- 9. **Manufacturer:** State
- 10. **Model Number:** PRV50 NBRT0 **Serial Number:** J957470005
- 11. **Type:** Natural gas **Capacity:** 50 Gal.
- 12. **Approximate Age:** 7 **Area Served:** Whole building
- 13. Acceptable **Flue Pipe:** Single wall
- 14. Defective **TPRV and Drain Tube:** Missing drain tube - **Missing drain tube**

## Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Master Bathroom Bathroom

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- 1. Acceptable **Closet:** Large
- 2. Acceptable **Ceiling:** Drywall
- 3. Acceptable **Walls:** Drywall
- 4. Acceptable **Floor:** Carpet
- 5. Acceptable **Doors:** Hollow wood
- 6. Acceptable **Windows:** Vinyl double hung
- 7. Acceptable **Electrical:** 110 VAC outlets and lighting circuits
- 8. Acceptable **Counter/Cabinet:** Laminate and wood
- 9. Acceptable **Sink/Basin:** Corian
- 10. Defective **Faucets/Traps:** Moen fixtures with a PVC trap - **Leaking trap, repair required**
- 11. Acceptable **Tub/Surround:** Fiberglass tub and ceramic tile surround
- 12. Acceptable **Shower/Surround:** Fiberglass pan and ceramic tile surround
- 13. Not Present **Spa Tub/Surround:**
- 14. Acceptable **Toilets:** 3 Gallon Tank
- 15. Acceptable **HVAC Source:** Air exchange ventilation
- 16. Acceptable **Ventilation:** Electric ventilation fan and window



## Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Kitchen

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- |                     |   |
|---------------------|---|
| 1. Acceptable       | <b>Cooking Appliances:</b> General Electric   |
| 2. Acceptable       | <b>Ventilator:</b> Air Care   |
| 3. Acceptable       | <b>Disposal:</b> In-Sinkerator  |
| 4. Defective        | <b>Dishwasher:</b> General Electric - SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or <a href="http://www.geappliancerecall.com">www.geappliancerecall.com</a> for rebate info on replacement and/or supplemental rewiring option of existing unit. |
| 5. Air Gap Present? | Yes Air gap hose improperly connected   |
| 6. Acceptable       | <b>Trash Compactor:</b> In-Sinkerator   |
| 7. Marginal         | <b>Refrigerator:</b> Frigidaire - Loose or damaged door seal  |
| 8. Acceptable       | <b>Microwave:</b> Amana   |
| 9. Acceptable       | <b>Sink:</b> Porcelain  |
| 10. Acceptable      | <b>Electrical:</b> 110 VAC GFCI   |
| 11. Defective       | <b>Plumbing/Fixtures:</b> PVC - Hot/Cold water operation reversed   |
| 12. Acceptable      | <b>Counter Tops:</b> Laminate   |
| 13. Acceptable      | <b>Cabinets:</b> Laminate and composite materials   |
| 14. Acceptable      | <b>Pantry:</b> Large  |
| 15. Acceptable      | <b>Ceiling:</b> Drywall   |
| 16. Acceptable      | <b>Walls:</b> Drywall   |
| 17. Marginal        | <b>Floor:</b> Linoleum - Cuts or minor damage in flooring- repair/replace as required   |
| 18. Acceptable      | <b>Doors:</b> Hollow wood   |
| 19. Marginal        | <b>Windows:</b> Vinyl double hung - Hard operation-needs improvements for ease of operation   |
| 20. Acceptable      | <b>HVAC Source:</b> Air exchange ventilation  |

## Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 2nd Floor Bedroom

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- |               |  |
|---------------|--|
| 1. Acceptable | <b>Closet:</b> Walk In                                   |
| 2. Acceptable | <b>Ceiling:</b> Drywall                                  |
| 3. Acceptable | <b>Walls:</b> Drywall                                    |
| 4. Acceptable | <b>Floor:</b> Carpet                                     |
| 5. Acceptable | <b>Doors:</b> Hollow wood                                |
| 6. Acceptable | <b>Windows:</b> Vinyl double hung                        |
| 7. Acceptable | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 8. Acceptable | <b>HVAC Source:</b> Air exchange ventilation             |
| 9. Acceptable | <b>Smoke Detector:</b> Hard wired with battery back up   |



## Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Family Room Living Space

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- |               |  |
|---------------|--|
| 1. Acceptable | <b>Closet:</b> None                                    |
| 2. Acceptable | <b>Ceiling:</b> Drywall                                |
| 3. Acceptable | <b>Walls:</b> Drywall                                  |
| 4. Acceptable | <b>Floor:</b> Hardwood                                 |
| 5. Acceptable | <b>Doors:</b> Hollow wood                              |
| 6. Acceptable | <b>Windows:</b> Vinyl double hung                      |
| 7. Acceptable | <b>Electrical:</b> Outlets, lighting and ceiling fan   |
| 8. Acceptable | <b>HVAC Source:</b> Air exchange ventilation           |
| 9. Acceptable | <b>Smoke Detector:</b> Hard wired with battery back up |

## Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Laundry Room/Area

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- |                 |  |
|-----------------|--|
| 1. Acceptable   | <b>Closet:</b> Single small  |
| 2. Acceptable   | <b>Ceiling:</b> Drywall  |
| 3. Acceptable   | <b>Walls:</b> Drywall  |
| 4. Acceptable   | <b>Floors:</b> Ceramic tile  |
| 5. Acceptable   | <b>Doors:</b> Hollow wood  |
| 6. Acceptable   | <b>Windows:</b> Vinyl double hung  |
| 7. Acceptable   | <b>Electrical:</b> 110 VAC/220 VAC   |
| 8. Acceptable   | <b>Smoke Detector:</b> Air exchange ventilation  |
| 9. Acceptable   | <b>HVAC Source:</b> Air exchange ventilation   |
| 10. Acceptable  | <b>Laundry Tub:</b> PVC  |
| 11. Acceptable  | <b>Laundry Tub Drain:</b> PVC  |
| 12. Marginal    | <b>Washer Hose Bib:</b> Multi-port - Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses |
| 13. Acceptable  | <b>Washer and Dryer Electrical:</b> 110-240 VAC  |
| 14. Acceptable  | <b>Dryer Vent:</b> Rigid metal   |
| 15. Acceptable  | <b>Dryer Gas Line:</b> Insulflex   |
| 16. Not Present | <b>Washer Drain:</b> Floor drain   |
| 17. Acceptable  | <b>Floor Drain:</b> Surface drain  |