



Your Company Name Here  
123 Somewhere Street  
Somewhere, US 12345

# Inspection Report



1234 School House Road  
Yourtown, US 12345



Your Company Name Here

John Smith  
1234 School House Road  
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## General Information

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### 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*

### Client Information

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

### Inspection Company

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

### Conditions

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Others Present *Buyer's Agent and Buyer* Property Occupied *Occupied*  
Estimated Age *55 Years Old* Entrance Faces *East*  
Inspection Date *01/06/2014*  
Electric On *Yes*  
Gas/Oil On *Yes*  
Water On *Yes*  
Temperature *75 degrees*  
Weather *Partly cloudy* Soil Conditions *Damp*  
Space Below Grade *Partial basement*  
Building Type *Single family* Garage *Attached*  
Sewage Disposal *City How Verified* *Multiple Listing Service*  
Water Source *City How Verified* *Multiple Listing Service*



## Lots and Grounds

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Driveway: *Concrete*

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

Steps/Stoops: *Concrete*

Porch: *Concrete - Loose handrail*

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

Grading: *Minor slope*

Vegetation: *Trees, Shrubs*

## Exterior

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Partial perimeter Exterior Surface \_\_\_\_\_

Type: *Brick/Block*

Partial perimeter Exterior Surface \_\_\_\_\_

Type: *Vinyl siding*

Trim: *Aluminum - Missing piece at front*

Fascia: *Aluminum*

Soffits: *Vinyl*

Entry Doors: *Metal*

Patio Door: *Vinyl sliding*

Windows: *Vinyl slider*

Storm Windows:

Window Screens: *Vinyl mesh*

Basement Windows: *Glass block*

## Roof

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Main Roof Surface \_\_\_\_\_

Method of Inspection: *On roof*

Unable to Inspect: *0%*

Material: *Fiberglass shingle - Moss growth noted*

Type: *Gable*

Approximate Age: *7 years*

Porch Roof Surface \_\_\_\_\_

Method of Inspection: *Ladder at eaves*

Unable to Inspect: *0%*

Material: *Fiberglass shingle*

Type: *Gable*

Approximate Age: *7 years*

Flashing: *Metal*

Valleys: *Metal*

Skylights:

Plumbing Vents: *Cast Iron*



## Roof (Continued)

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Electrical Mast: *Mast with tie back at roof*  
Gutters: *Aluminum - Loose due to missing spikes*  
Downspouts: *Aluminum*  
Leader/Extension: *Underground Conductor Drains*  
North Chimney  
Chimney: *Brick*  
Flue/Flue Cap: *Clay Tile*  
Chimney Flashing: *Metal*

## Garage

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

## Interior

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Closets: *Single closets in all of the bedrooms, bathrooms and living areas. The closet door in the lower living area will not close.*  
Ceilings: *Plaster Board*  
Walls: *Plaster Board*  
Floors: *Hardwood floor in the bedrooms and main level living area. The kitchen, bathrooms and lower living area have ceramic tile. Main level living area floor shows evidence of previous water penetration/stains at front entry.*  
Doors: *Hollow wood*  
HVAC Source: *Forced air*  
Kitchen Cabinets: *Laminate and composite materials*  
Kitchen Counter Tops: *Laminate*  
Bathroom Counter/Cabinet: *Laminate*  
Ventilation: *Bathrooms have windows for ventilation.*

## Appliances

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## Appliances (Continued)

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Cooking Appliances: *Whirlpool*

Ventilator: *Broan*

Disposal: *In-Sinkerator*

Dishwasher: *Maytag*

Air Gap Present? *No*

Trash Compactor:

Refrigerator: *General Electric*

Microwave: *General Electric - Inoperative*

Washer and Dryer: *General Electric*

## Electrical

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Service Size Amps: *100 Volts: 120/240 VAC*

Service: *Copper*

120 VAC Branch Circuits: *Copper*

240 VAC Branch Circuits: *Copper and aluminum*

Conductor Type: *Romex, Non-metallic sheathed cable*

Ground: *Plumbing ground only*

Exterior Electric Outlets: *110 VAC GFCI*

Exterior Lighting: *Surface mount - Loose can grill at rear soffit lighting*

Door Bell: *Hard wired*

Interior Outlets: *110 VAC - Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles*

Smoke Detectors: *Battery operated*

Washer and Dryer Electrical: *110 VAC/220 VAC*



## Electrical (Continued)

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Garage Electric Panel  
Manufacturer: *Cutler-Hammer*  
Maximum Capacity: *100 Amps*  
Main Breaker Size: *100 Amps*  
Breakers: *Copper*  
AFCI:  
GFCI:  
Is the panel bonded? *Yes*

## Structure

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Structure Type: *Wood frame*  
Foundation: *Poured concrete - Common cracks noted near windows, Spalled foundation corners noted*  
Differential Movement: *Differential settlement present - Cracks will require monitoring*  
Beams: *Steel I-Beam*  
Joists/Trusses: *2x10*  
Piers/Posts: *Not visible*  
Floor/Slab: *Poured slab*  
Stairs/Handrails: *Wood stairs with wood handrails - Handrails missing to lower level from kitchen(Safety)*  
Subfloor: *Plywood*

## Basement

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Main Basement  
Unable to Inspect: *0%*  
Ceiling: *Suspended Acoustical System*  
Walls: *Drywall - Evidence of past or present water leakage*  
Floor: *Carpet*  
Floor Drain: *Covered by Carpet - Recommend uncovering*  
Doors: *Bi-fold, Louvered*  
Windows: *Glass Block*  
Electrical: *110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles*  
Sump Pump:  
Moisture Evidence: *Note - Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.*  
Basement Stairs/Railings: *Wood stairs with no handrails - Missing railing*



## Air Conditioning

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### Main AC System

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

## Heating System

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### Basement Heating System

Heating System Operation: *Note: - Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet*  
Manufacturer: *Carrier*  
Type: *Forced air* Capacity: *80,000 BTUHR*  
Area Served: *Whole house* Approximate Age: *15*  
Fuel Type: *Natural gas*  
Heat Exchanger: *4 Burner*  
Unable to Inspect: *60%*  
Blower Fan/Filter: *Belt drive with disposable filter*  
Distribution: *Metal duct*  
Draft Control: *Manual*  
Flue Pipe: *Single wall*  
Controls: *Relief valve*  
Humidifier: *Honeywell - Not functioning*  
Thermostats: *Programmable*  
Suspected Asbestos: *No*





## Plumbing

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Service Line: *Copper*

Main Water Shutoff: *Basement*

Water Lines: *Copper*

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

Service Caps: *Accessible*

Vent Pipes: *Cast iron*

Gas Service Lines: *Cast iron*

Kitchen Sink: *Stainless Steel*

Kitchen Plumbing/Fixtures: *Stainless Steel - Faulty vegetable sprayer-repair/replace*

Bathroom Sink/Basin: *One piece sink/counter top - Cracks present in the sink bowl in the Master bathroom.*

Tub/Surround: *Porcelain tub and ceramic tile surround*

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

Basement Water Heater

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Water Heater Operation: *Functional at time of inspection*

Manufacturer: *A.O. Smith*

Type: *Natural gas Capacity: 38 Gal.*

Approximate Age: *1 Area Served: Whole house*

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

TPRV and Drain Tube: *Brass/Copper*

Hose Bibs: *Gate - Damaged handle needs replaced*

Gas Meter: *Basement*

Main Gas Valve: *Located at gas meter*

Laundry Tub: *PVC*

Laundry Tub Drain: *PVC*

Washer Drain: *Drains to laundry tub*



## Attic

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Partial house-Upper Roof Attic

Method of Inspection: *In the attic*

Unable to Inspect: *20%*

Roof Framing: *2x6 Rafter*

Sheathing: *Plywood*

Ventilation: *Roof and soffit vents*

Insulation: *Fiberglass*

Insulation Depth: *10"*

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

House Fan: *Belt drive with manual controls*

Wiring/Lighting: *110 VAC lighting circuit*

Moisture Penetration: *No previous water penetration noted*

Partial house-Lower Attic

Method of Inspection: *In the attic*

Unable to Inspect: *0%*

Roof Framing: *2x6 Rafter*

Sheathing: *Plywood*

Ventilation: *Ridge and soffit vents, Gable vents - Torn screens at gable vents, Remove birds nesting*

Insulation: *Fiberglass*

Insulation Depth: *3" - 10" - Recommend additional insulation be installed*

Wiring/Lighting: *110 VAC lighting circuit*

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

Bathroom Fan Venting: *Electric fan*



## Cost Estimate Summary

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

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Walks: <i>Cracks noted, Heaving at walk at rear 3 season storm door</i>	\$ 50	\$ 150
Porch: <i>Loose handrail</i>	\$ 5	\$ 25
Patio/Enclosure: <i>Missing screens and some cranks</i>	\$ 15	\$ 75
<u>Exterior</u>		
Trim: <i>Missing piece at front</i>	\$ 25	\$ 100
<u>Roof</u>		
Gutters: <i>Loose due to missing spikes</i>	\$ 10	\$ 25
<u>Garage</u>		
Attached Garage Door Opener: <i>No safety reverse system in operation</i>	\$ 50	\$ 200
<u>Basement</u>		
Main Basement Electrical: <i>Open ground exists at several 3 prong outlet receptacles</i>	\$ 15	\$ 100
<u>Heating System</u>		
Basement Heating System Heating System Operation: <i>Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required.</i>	\$ 75	\$ 200
<u>Plumbing</u>		
Drain Pipes: <i>Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections.</i>	\$ 10	\$ 80
Basement Water Heater Flue Pipe: <i>Install screws at exhaust vent piping fittings</i>	\$ 5	\$ 25
<u>Attic</u>		
Partial house-Upper Roof Attic Attic Fan: <i>Install junction box with coverplate at open splice to attic fan</i>	\$ 5	\$ 50
Partial house-Lower Attic Insulation Depth: <i>Recommend additional insulation be installed</i>	\$ 250	\$ 400
Repair Total	\$ 515	\$ 1430

### Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Appliances</u>		
Microwave: <i>Inoperative</i>	\$ 75	\$ 200
<u>Structure</u>		
Stairs/Handrails: <i>Handrails missing to lower level from kitchen</i>	\$ 50	\$ 150
<u>Basement</u>		
Main Basement Basement Stairs/Railings: <i>Missing railing</i>	\$ 50	\$ 150
<u>Plumbing</u>		
Kitchen Plumbing/Fixtures: <i>Faulty vegetable sprayer-repair/replace</i>	\$ 25	\$ 150
Hose Bibs: <i>Damaged handle needs replaced</i>	\$ 25	\$ 100



## Cost Estimate Summary (Continued)

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Attic

Partial house-Lower Attic Ventilation: <i>Torn screens at gable vents,</i>	\$ 25	\$ 100
<i>Remove birds nesting</i>		
Replacement Total	\$ 250	\$ 850
Cost Estimate Total	\$ 765	\$ 2280

## Marginal Summary

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

### Lots and Grounds

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



2. Porch: *Concrete - Loose handrail*



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



### Garage

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

### Interior

7. Closets: *Single closets in all of the bedrooms, bathrooms and living areas. The closet door in the lower living area will not close.*



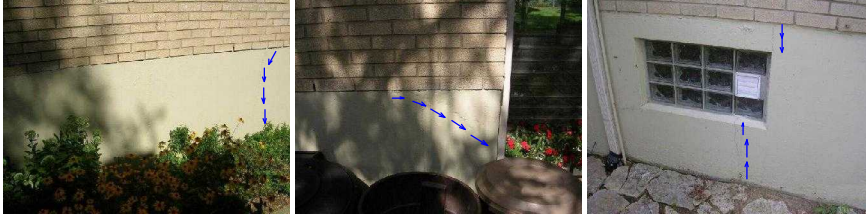
8. Floors: *Hardwood floor in the bedrooms and main level living area. The kitchen, bathrooms and lower living area have ceramic tile. Main level living area floor shows evidence of previous water penetration/stains at front entry.*



## Marginal Summary (Continued)

### Structure

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



10. Differential Movement: *Differential settlement present - Cracks will require monitoring*

### Basement

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



### Heating System

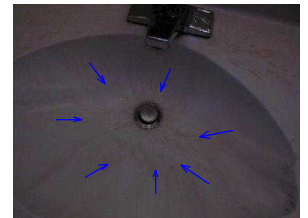
13. Basement Heating System Humidifier: *Honeywell - Not functioning*

### Plumbing

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



15. Bathroom Sink/Basin: *One piece sink/counter top - Cracks present in the sink bowl in the Master bathroom.*



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



## Marginal Summary (Continued)

17. Hose Bibs: Gate - *Damaged handle needs replaced*



### Attic

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



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

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



## Defective Summary

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### Exterior

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



### Roof

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

### Garage

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

### Appliances

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4. Microwave: *General Electric - Inoperative*

### Electrical

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5. Interior Outlets: *110 VAC - Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles*



### Structure

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

### Basement

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



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



## Defective Summary (Continued)

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### Heating System

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

### Plumbing

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10. Kitchen Plumbing/Fixtures: *Stainless Steel - Faulty vegetable sprayer-repair/replace*  
11. Toilets: *3 Gallon Tank - The toilet in the Master bathroom is loose at the floor and will require re-securing, Leaking flush valve-repair.*



### Attic

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

