

Home Inspection Report

Sample

Prepared For: Sample

Inspected On Tue, Jan 21, 2025 at 12:19 PM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

80

Comment 1

Information

80

Age Based On

Sellers Disclosure

Bedrooms/Baths

4 bedrooms 3 baths

Door Faces

Southeast

Furnished

Yes

Occupied

Yes

Weather

Snowing

Temperature

Cold

Soil Condition

Snow

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Owner

General Comments

Comment 2

Safety Concern



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Not Growing Against Structure

Condition: Satisfactory

Retaining Walls

Not Present

Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Steps/Stoops

Stone

Condition: Satisfactory

Patios/Decks

Wood

Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Vinyl Siding, Exterior Insulated Finish System

Condition: Satisfactory

Exterior Trim Material

Aluminum

Condition: Satisfactory

Windows

Aluminum

Condition: Satisfactory

Entry Doors

Wood

Condition: Satisfactory

Railings

Metal

Condition: Satisfactory

Garage Type

Detached

Condition: Further Evaluation Required

Comment 3 Information

Locked no key

Garage Size

1 Car

Door Opener

Not Inspected

Garage Comments

Comment 4 Information

Locked no key available



The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars

Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Further Evaluation Required

Ventilation Present

Not Inspected

Vent Stacks

Plastic

Condition: Satisfactory

Chimney

Masonry

Condition: Satisfactory

Sky Lights

Yes

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Aluminum

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

Roofing Comments

Comment 5

Information

Roof was snow covered during inspection but what was exposed was in good shape as well as the gutters and downspouts seem to be well maintained and clean of debris

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Foundation Material

Concrete Block

Condition: Satisfactory

Signs of Water Penetration

Stains

Condition: Marginal

Comment 6

Monitor Condition

Owner informed us of previous problem which was repaired

Floor Structure

Wood Frame

Condition: Satisfactory

Subflooring

Not Inspected

Comment 7

Information

Concealed

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Hallway

Roof Framing Type

Wood Trusses

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

Metal

Condition: Satisfactory

Insulation

Blown In Cellulose

Condition: Marginal

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

Basement

Photo of Panel**Service Panel Manufacturer**

General Electric

Condition: Repair or Replace

Comment 8**Safety Concern**

Panel not marked .if someone needs to service no way of knowing which breaker serves what outlet

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

120 volts

Service Amperage

100 amps

Service Panel Ground

Cold Water Pipe, Ground Rod

Branch Circuit Wiring

Stranded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

No

Condition: Further Evaluation Required

Smoke Detectors

9 volt Battery Type

Condition: Satisfactory

Electrical Comments

Comment 9

Safety Concern



Comment 10

Safety Concern

Receptacle in dining room reversed polarity

HVAC System Type

Wall Unit

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement

Type of Equipment

Boiler

Condition: Further Evaluation Required

Manufacturer

Not Present

Heating Fuel

Gas

Condition: Satisfactory

Approximate Age

20 yrs

Type of Distribution

Pipes

Condition: Satisfactory

Heating Comments

Comment 11
Information



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

Cast Iron

Condition: Satisfactory

Location of Fuel Shutoff

At Meter



Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Ao smith

Fuel

Natural Gas

Capacity

75

Approximate Age

5 1/2

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Repair or Replace

Comment 12

Repair or Replacement Needed

Discharge pipe 3. Feet. From floor ,must not be more than 6 inches .discharge temperature would be 210 degrees

Fuel Disconnect

In Same Room

Bathroom #1

Location

Master bedroom 2nd floor

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #1 Comments

Comment 13 Information



Bathroom #2

Location

2nd floor hallway

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Marble

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2 Comments

Comment 14

Safety Concern



Bathroom #3

Location

1 st floor

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile/dry wall

Condition: Satisfactory

Floor

Tile

Condition: Marginal

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Dining Room

Flooring

Wood

Condition: Satisfactory

Ceiling and Walls

Dry wall with crown trim

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Marginal

Comment 15

Safety Concern

2 outlets reversed polarity

Windows

Double Hung

Condition: Satisfactory

Doors

Slide

Condition: Satisfactory

Heat Source

Radiator

Condition: Satisfactory

Dining Room Comments

Comment 16

Information



Bedroom #1

Comment 17 Information



Bedroom #2

Comment 18 Information



Bedroom #3

Comment 19 Information



Bedroom #4

Comment 20 Information



Overview Photo of Kitchen



Cabinets

Wood

Condition: Marginal

Countertops

Stone

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Comment 21 Information

Island with sink and 2 burners

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Viking

Condition: Marginal

Comment 22 Information

Double oven

Range

Viking

Condition: Satisfactory

Cooktop

Viking

Condition: Satisfactory

Range Hood

Viking

Condition: Satisfactory

Refrigerator

Samsung

Condition: Satisfactory

Dishwasher

Kenmore

Condition: Satisfactory

Microwave

General Electric

Condition: Satisfactory

Laundry Sink

Yes

Condition: Marginal

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

No

Condition: Further Evaluation Required

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

Maytag

Condition: Satisfactory

Dryer

Maytag

Condition: Satisfactory

Laundry Comments

Comment 23 Information

Additional washer and dryer on 2 nd floor

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet, Wood

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung, Casement

Condition: Satisfactory

Window Materials

Aluminum

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Interior Door Materials

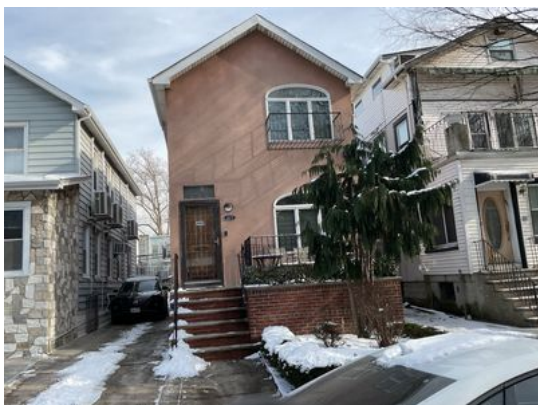
Wood

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

General



Electrical: Service Panel Manufacturer

Panel not marked .if someone needs to service no way of knowing which breaker serves what outlet

Electrical



Electrical

Receptacle in dining room reversed polarity

Bathrooms: Bathroom #2



Dining Room: Electrical

2 outlets reversed polarity

Repair or Replacement Needed

Plumbing: Water Heater: Temp & Pressure Relief Valve

Discharge pipe 3. Feet. From floor ,must not be more than 6 inches .discharge temperature would be 210 degrees