
Sample Home Inspection

Printed Thursday, July 18, 2013

Inspected By:
Sample Inspector

Referral Information
Realtor

Client Information: Record Number 3301

Smith, Joe
1 Main St
Your town, NJ 00000

Inspected

General Notes:

Photographs

Photographs may be included in this report. Some photos may be generic in nature. A generic photo is intended to give an example of a condition similar to that noted in this report.

When repairs, service or safety concerns are noted it is recommended that the buyer have the appropriate contractor evaluate the item(s) prior to closing. Obtain all estimates from licensed contractors when necessary.

If any disputes arise regarding the findings or recommendations in this report call this inspection company prior to any repairs being made by contractors, except in the case of emergencies.

Front View of Home

Photo



Inspection Summary

Sample Home Inspection

Record 3301 - Smith, Joe 1 Main St, Your town, NJ 00000

Service/Repair

EXTERIOR

Siding

Split clapboards and missing piece on the right side over the garage. Repairs needed.



Entry Doors

The rear sliding screen door is off track.



Window Character Material

Condensation noted between panes of glass

Service/Repair

Windows Storm\Screen

Holes in screens noted.



Photo



GROUNDS

Walks

Seal the small crack on the front entry pad.

Service/Repair

KITCHEN

Refrigerator

Water dispenser is not operating.



INTERIOR

Skylight

Seals broken in master bath skylight.



Service/Repair

Windows

Condensation noted between insulated window panes. 1st floor. 2 occurrences.

2nd floor, 2 occurrences. Bathroom and stairwell.



Fixtures

Some of the light fixtures could not be tested due to blown bulbs. Master bedroom, I recommend replacing the bulbs and testing the light fixtures for proper operation once before closing.

Some control knobs missing.



Photo

Service/Repair

Photo



BATHROOM

Bathroom Exhaust System

Fan noisy



Service/Repair

BASEMENT

Basement Foundation Walls

Vertical cracks noted at the front, sides and rear basement wall sections. Approximately 6 cracks. Have the cracks sealed with an epoxy type material by a qualified contractor.



Photo

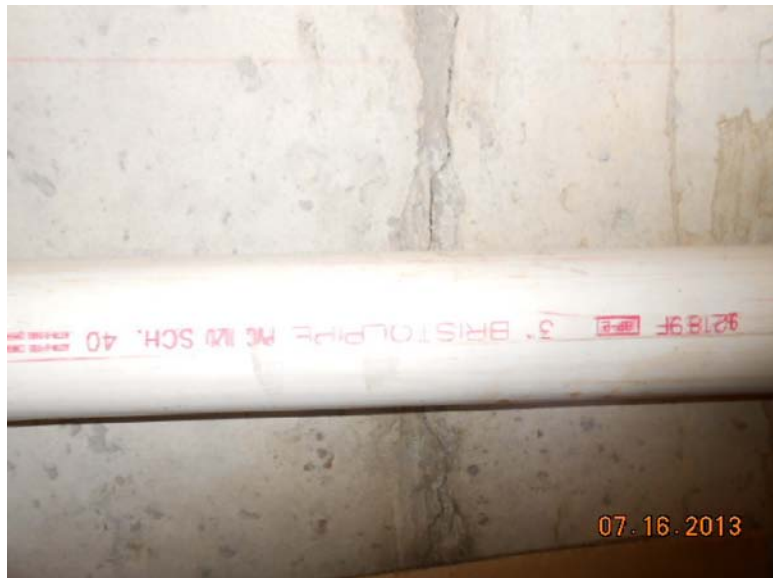


Service/Repair

Photo



Photo



Service/Repair

Photo



Safety Areas

LAUNDRY

Dryer Vented

It is recommended to reconnect with solid metal piping.



Concern Items

ROOF

Roof Covering

Fiberglass asphalt shingles have a life expectancy 25 plus years. This is an extended life shingle.

GUTTERS

GUTTER SYSTEM

Gutters should be cleaned in the Fall and Spring. Screens at downspout inlets are recommended.

Gutter guards are recommended to reduce debris accumulation IN the gutters.

Downspout extensions are necessary to encourage positive flow AWAY from the foundation.

Concern Items

Gutter Type

Gutters should be cleaned in the spring and fall.
Clean gutters of debris.



EXTERIOR

EXTERIOR

Keep all exterior seams sealed. Ex. garage, windows and doors.
Exterior peripheral lighting and wiring was not inspected. Check for proper operation prior to closing.

Grading

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading.

Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report. If you suspect a problem(s) related to any of the above conditions, we recommend you call a professional qualified in such a field to inspect prior to Settlement of your prospective property.

GROUNDS

Decks

There are no visible lag bolts in the decking header. Lag bolts ensure the integrity of the attachment to a header.



Concern Items

GARAGE

GARAGE

Very often during our inspections, the garage areas are cluttered with storage. During your pre settlement inspections take a few extra moments to inspect the perimeter and previously cluttered areas for signs of wood destroying insects or any other wall defects that may have been covered. Extensive storage was noted around the perimeter of the garage.



KITCHEN

Dishwasher Approx. Age

Unit very old and extended life should not be expected.

INTERIOR

INTERIOR ROOMS

Inspecting for rodent waste and insects are not a part of this inspection.

ATTIC

ATTIC

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Inspecting for rodents, animal droppings and urine are not included in this report. If you are concerned urine and droppings from rodents, dogs and cats have a pest technician or qualified contractor inspect the property prior to closing.

COOLING

COOLING SYSTEM

Air conditioning systems has a life expectancy of approximately 14 - 17 years. Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. Local utility company offer multiple appliance service plans. Your cooling system needs regular maintenance just like you offer your automobile.

Cooling System 1 Brand

Concern Items

Cooling System 1 Approx. Age

Unit is older and extended life should not be expected without repairs and maintenance.



Differential Temp 1

Supply 59 degrees, Return 73 degrees, Differential 14 degrees Satisfactory

W. HEATER

WATER HEATER

Water heaters life expectancy is 12 to 14 yrs.

Water Heater 1 Approx. Age

American National Standards date is 2003. This is not a manufacturers date. Generally the appliance is 3-4 years younger than this date.

PLUMBING

PLUMBING

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage. A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

LAUNDRY

LAUNDRY

Hookups present. Gas dryer and washer.
Washer and dryer are included in the sale of the home.

BASEMENT

BASEMENT

Obtain owner disclosure information regarding water seepage conditions. Since the owners occupy the home they can witness seasonal changes and the effects of adverse weather. Some conditions can exist only known to by the owners. You may also take advantage of information provided by the local engineering department regarding flood plain conditions.

Inspection Report Details

Record 3301 - Smith, Joe 1 Main St, Your town, NJ 00000

ROOF

Satisfactory

ROOF - General Comment

Be aware that adverse weather may cause water seepage especially in flashing joints such as chimney, skylights, and vent pipe areas.

As part of the normal maintenance procedures, expect to maintain roof water runoff components, flashing and chimney areas. Roof leakage can occur under various adverse weather conditions.

Satisfactory

How Inspected - From Ground

Satisfactory

Roof Style - Gable

Concern Items

Roof Covering - Fiberglass, Asphalt

Fiberglass asphalt shingles have a life expectancy 25 plus years. This is an extended life shingle.

Satisfactory

Approx. Age - 1 thru 5, Other

Other

Satisfactory

Number of Layers - Unknown

Satisfactory

Roof Ventilation System - Soffit, Roof

Satisfactory

Flashing - Aluminum

Satisfactory

Photo - #1

GUTTERS

Concern Items

GUTTER SYSTEM - General Comment

Gutters should be cleaned in the Fall and Spring. Screens at downspout inlets are recommended.

Gutter guards are recommended to reduce debris accumulation IN the gutters.

Downspout extensions are necessary to encourage positive flow AWAY from the foundation.

Concern Items

Gutter Type - Aluminum

Gutters should be cleaned in the spring and fall.

Clean gutters of debris.

Satisfactory

Downspout Type - Aluminum

Satisfactory

Sealed Downspouts - Most

CHIMNEY

Satisfactory

CHIMNEY - General Comment

Satisfactory

Chimney 1 Type - Metal, Wood Wrapped

Satisfactory

Chimney Cap - Rain

EXTERIOR

Concern Items

EXTERIOR - General Comment

Keep all exterior seams sealed. Ex. garage, windows and doors.
Exterior peripheral lighting and wiring was not inspected. Check for proper operation prior to closing.

Satisfactory

Type of Home - Frame, 2 Story

Satisfactory

Exposed Foundation - Poured Concrete

Service/Repair

Siding - Wood, Vinyl

Split clapboards and missing piece on the right side over the garage. Repairs needed.

Concern Items

Grading - Other

The grading is inspected only within five (5) feet of the foundation around the perimeter of the structure. We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond five (5) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading.

Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report. If you suspect a problem(s) related to any of the above conditions, we recommend you call a professional qualified in such a field to inspect prior to Settlement of your prospective property.

Satisfactory

Trim Work - Wood

Service/Repair

Entry Doors - Wood Solid Core, Storm\Screen, Sliding - Thermal

The rear sliding screen door is off track.

Service/Repair

Window Character Material - Vinyl Clad

Condensation noted between panes of glass

Satisfactory

Window Character Type - Double Hung

Service/Repair

Windows Storm\Screen - MFG Screens

Holes in screens noted.

Satisfactory

Exterior wiring - Low voltage wiring not included or inspected

Service/Repair

Photo - #1

GROUNDS

Satisfactory

GROUNDS - General Comment

Service/Repair

Walks - Concrete

Seal the small crack on the front entry pad.

Satisfactory

Steps - Concrete, Wood

Concern Items

Decks - P.T. Wood

There are no visible lag bolts in the decking header. Lag bolts ensure the integrity of the attachment to a header.

Satisfactory

Driveway - Asphalt

GROUNDS

Satisfactory

Hand Rail - Wood

GARAGE

Concern Items

GARAGE - General Comment

Very often during our inspections, the garage areas are cluttered with storage. During your pre settlement inspections take a few extra moments to inspect the perimeter and previously cluttered areas for signs of wood destroying insects or any other wall defects that may have been covered.

Extensive storage was noted around the perimeter of the garage.

Satisfactory

Garage Type - 2 Car Attached

Satisfactory

Garage FascialSoffit - Wood

Satisfactory

Auto Garage Door Lift Controls - Auto Opener

Satisfactory

Garage Doors - Overhead

KITCHEN

Satisfactory

KITCHEN - General Comment

We inspect kitchen areas for visible plumbing and electrical defects only. Often storage obstructs window operation and cabinet areas. It makes common sense to inspect these areas, including counter top surfaces during your pre settlement inspection.

Satisfactory

Kitchen Switches Fixtures - Recessed, Fixed

Satisfactory

Kitchen Wall Receptacles - Grounded, GFI Protected

Satisfactory

Kitchen Floors - Wood

Satisfactory

Kitchen Doors Windows - Tested

Satisfactory

Cabinets/Countertops - Custom Wood, Corian or like material

Satisfactory

Kitchen Sink Faucet - Single Lever

Satisfactory

Kitchen Plumbing: Drains and Supplies - PVC

Concern Items

Dishwasher Approx. Age - 15 or older, Budget repairs, Budget replacement

Unit very old and extended life should not be expected.

Satisfactory

Garbage Disposal - Continuous Feed

Satisfactory

Exhaust Fan Hood - Hood Ductless

KITCHEN

Satisfactory

Range Oven - Free Standing

Satisfactory

Surface Cooktop - Gas

Service/Repair

Refrigerator - Ice Maker, Water dispenser

Water dispenser is not operating.

Satisfactory

Microwave - Normal operation checked

INTERIOR

Concern Items

INTERIOR ROOMS - General Comment

Inspecting for rodent waste and insects are not a part of this inspection.

Satisfactory

Interior Walls - Dry Wall

Shrinkage cracks are common. Usually, they occur due to high moisture content in the king, jack studs and the door or window header joint areas. During the construction framing process, shims should have been installed in the joints as well.

Satisfactory

Interior Ceilings - Dry Wall

Nail pops are a common occurrence. They occur due to the natural shrinkage and expansion frame homes experience over the seasons. Wood moisture percentages are higher than they were in older homes built in the past. Most of the trees used in construction are young and not allowed to mature as they were years ago.
Common drywall flaws.

Satisfactory

Interior Floors - Wood, Carpet

Service/Repair

Skylight - Evidence of Leakage

Seals broken in master bath skylight.

Satisfactory

Doors - Doors in place

Service/Repair

Windows - Thermal seals broken, Sample Number Tested

Condensation noted between insulated window panes. 1st floor. 2 occurrences.

2nd floor, 2 occurrences. Bathroom and stairwell.

Satisfactory

Stairways - With Hand Railings

Satisfactory

Interior Switches - Sample Number Test

Satisfactory

Interior Outlets - Three Prong Grounded

Service/Repair

Fixtures - Properly installed and wired.

Some of the light fixtures could not be tested due to blown bulbs. Master bedroom, I recommend replacing the bulbs and testing the light fixtures for proper operation once before closing.

Some control knobs missing.

Satisfactory

Ceiling Fan - Tested

Satisfactory

Interior Fire Place 1 - Gas Log Fireplace

INTERIOR

Satisfactory

Visible Flues and DMPs - Operated

Satisfactory

Smoke Detectors - Adequate

Satisfactory

Slab construction -

Slab homes present a special concern when inspecting for termites, plumbing and water entry. The finished areas prevent access to areas that in a basement or crawl type construction would be visible for inspection.

Service/Repair

Photo - Description

HALF BATH

Satisfactory

Half Bath Receptacles - GFCI

Satisfactory

Half Bath Exhaust System - Elect Fan Outdoors

Satisfactory

Half bath / plumbing and leaks - Single Lever

Satisfactory

Toilet Bowl and Tank - 2 Piece, Anchored, Normal operation checked

Satisfactory

Half Bath Floor - Wood

Satisfactory

Vanity - Satisfactory

BATHROOM

Satisfactory

Bathroom Receptacles - GFCI

Service/Repair

Bathroom Exhaust System - Elec. Fan Outdoors

Fan noisy

Satisfactory

Bathroom Sink Faucets - Single Lever

Satisfactory

Bathroom Sink Basin - Steel Enamel

Satisfactory

Bath plumbing / leaks - PVC , Copper Supply

Satisfactory

Toilet Bowl and Tank - 2 Piece, Normal operation checked

Satisfactory

Faucets - Individual

Satisfactory

Bathtub Stopper - Concealed

BATHROOM

Satisfactory

Tub Wall Encl. - Ceramic

Satisfactory

Bathroom Floor - Ceramic

Satisfactory

Shower Stall Walls - Ceramic Tile

Satisfactory

Shower Drain - Floor Drain Stall

Satisfactory

Number of Full Baths - 2

Satisfactory

Jacuzzi - Normal operations checked.

Satisfactory

Vanity / cabinets - Satisfactory

ATTIC

Concern Items

ATTIC - General Comment

Check the attic space during adverse weather conditions for any potential leakage. This is the time you can witness actual water seepage conditions. The chimney and vent pipes are conducive water seepage areas.

Inspecting for rodents, animal droppings and urine are not included in this report. If you are concerned urine and droppings from rodents, dogs and cats have a pest technician or qualified contractor inspect the property prior to closing.

Satisfactory

Attic Entry Access - Hatch

Satisfactory

Attic Structural Framing Type - Trusses

Satisfactory

Attic Structural Framing Spacing - 24 inches on Center

Satisfactory

Attic Sheathing - Plywood

Satisfactory

Attic Floor Insulation - Fiberglass

Satisfactory

Attic Insulation Thickness - 10 inches

Satisfactory

Attic Ventilation - Roof Vents

Good ventilation is the key parameter to extended roof shingle life.

Satisfactory

Attic Wiring - Covered with Insulation

Satisfactory

Attic Vent Pipes - Vented Outside

FURNACE

Satisfactory

FURNACE - General Comment, Budget repairs, Budget replacement

A furnace has a life expectancy of approximately 25 yrs.
The humidifier is not included in this inspection and is not operating. Mold build up.

Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it.
Local utility company offer multiple appliance service plans. Your heating system needs regular maintenance just like you offer your automobile.

Satisfactory

Forced Air System 1 Mfg. - Lennox

Satisfactory

Forced Air System 1 BTU Per Hour - 100,000 +

Satisfactory

Forced Air System 1 Approx. Age - Original furnace

Satisfactory

Forced Air System Energy Source - Gas

Satisfactory

Heat Exchanger Flame Pattern - Pass

Satisfactory

Heat Exchanger Visual - Pass

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

Satisfactory

Distribution System Material - Metal Duct

Satisfactory

Thermostat - Single and Multi

Satisfactory

Flue Piping - Single Walled

Satisfactory

Filter System - Disposable

Satisfactory

Replacement combustion air - Satisfactory

Satisfactory

Gas piping - Black pipe

COOLING

Concern Items

COOLING SYSTEM - General Comment, Budget repairs, Budget replacement

Air conditioning systems has a life expectancy of approximately 14 - 17 years.
Remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it.
Local utility company offer multiple appliance service plans. Your cooling system needs regular maintenance just like you offer your automobile.

Concern Items

Cooling System 1 Brand - Lennox

Concern Items

Cooling System 1 Approx. Age - 20 + years

Unit is older and extended life should not be expected without repairs and maintenance.

COOLING

Satisfactory

Cooling System Coils and Fins - Clean

Satisfactory

Cooling System Electrical - Ext. Disconnect

Satisfactory

Cooling Lines - Insulation

Concern Items

Differential Temp 1 - Details

Supply 59 degrees, Return 73 degrees, Differential 14 degrees Satisfactory

W. HEATER

Concern Items

WATER HEATER - General Comment

Water heaters life expectancy is 12 to 14 yrs.

Satisfactory

Water Heater 1 Mfg. - GE

Concern Items

Water Heater 1 Approx. Age - 9

American National Standards date is 2003. This is not a manufacturers date. Generally the appliance is 3-4 years younger than this date.

Satisfactory

Water Heater 1 Size - 40

Satisfactory

Water Heater Fuel - Gas

Satisfactory

Water Heater Gas Piping - Valve On Off

Satisfactory

Water Heater Cold Water Valve - Present

Satisfactory

Temp. Pressure Relief Valve and Pipe - Present

PLUMBING

Concern Items

PLUMBING - General Comment

Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage. A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints.

Satisfactory

Water Source - Municipal

Satisfactory

Municipal Main Supply Type - Plastic

Satisfactory

Main Water Shut Off - Basement

Satisfactory

Interior Visible Water Pipes - Copper

Satisfactory

Waste System - Municipal

PLUMBING

Satisfactory

Interior Waste/Vent Pipes - PVC

Satisfactory

Type of Outside Spigots - Unprotected

Unprotected hose connections should be shut off and drained before first freeze each year.

Satisfactory

Valves - Satisfactory

Satisfactory

Traps - Satisfactory

ELECTRIC

Satisfactory

ELECTRICAL SYSTEM - General Comment

INSPECT THE CABLE JOINTS OFTEN. MAKE SURE THEY ARE PROPERLY SEALED AT THE METER AND THE HOUSE WALL JOINTS .

Satisfactory

Main Electrical Service - Underground Lateral Cable

Satisfactory

Main Electrical Service Wire - Aluminum

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Main Electrical Distribution Panel Location - Garage

Satisfactory

Main Electrical Disconnect - Breaker, 150 amps

Satisfactory

Main Panel - 150, Other

Satisfactory

Interior House Wiring - Copper

Satisfactory

Type of House Wire - Romex

Satisfactory

Grounding - Water Pipe

Satisfactory

Electrical Defaults - Main Panel

Satisfactory

Electrical Duplex Receptacles - 3 Slotted, Adequate

LAUNDRY

Concern Items

LAUNDRY - General Comment

Hookups present. Gas dryer and washer.
Washer and dryer are included in the sale of the home.

Satisfactory

Laundry plumbing - Copper

LAUNDRY

Safety Areas

Dryer Vented - Wall

It is recommended to reconnect with solid metal piping.

Satisfactory

Laundry Energy Source - Gas

BASEMENT

Concern Items

BASEMENT - General Comment

Obtain owner disclosure information regarding water seepage conditions. Since the owners occupy the home they can witness seasonal changes and the effects of adverse weather. Some conditions can exist only known to by the owners. You may also take advantage of information provided by the local engineering department regarding flood plain conditions.

Satisfactory

Basement Ceiling Joist - 2X O.C.

Satisfactory

Basement Structural Beams - Wood

Satisfactory

Basement Ceiling Sub Floor - Plywood

Service/Repair

Basement Foundation Walls - Poured Concrete

Vertical cracks noted at the front, sides and rear basement wall sections. Approximately 6 cracks. Have the cracks sealed with an epoxy type material by a qualified contractor.

Satisfactory

Basement Structural Columns - Steel

Satisfactory

Basement Bridging - Wood

Satisfactory

Basement Floor - Cement

Service/Repair

Photo - Description