



Property Inspection Report



1234 School House Road
Yourtown, US 12345

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Definitions

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

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

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 Lake County State IL Zip 12345
Phone (111)-111-1234 Fax (111)-111-2345
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Tom Grove
Company Name Certified Home Inspection Services
Address 9600 Colerain Ave., Suite 110
City Cincinnati State OH Zip 45251
Phone 513-522-7362 Fax 513-729-4683
E-Mail info@palm-tech.com
File Number 22222
Amount Received \$350.00

Conditions

Others Present Inspector Only Property Occupied Vacant
Estimated Age 70 Entrance Faces Northwest
Inspection Date 10/20/2009
Start Time 9:00am End Time 1:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 73 degrees
Weather Partly cloudy Soil Conditions Dry- No precipitation for past 2 weeks
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection

General Information (Continued)

Water Source **City** How Verified **Visual Inspection**

Additions/Modifications **Upgraded electrical service**

Permits Obtained **Electrical** How Verified **Multiple Listing Service**

Lots and Grounds

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- 1. Marginal **Driveway:** Asphalt Typical cracks in surface with weed growth
- 2. Acceptable **Walks:** Concrete
- 3. Acceptable **Steps/Stoops:** Concrete
- 4. Acceptable **Porch:** Concrete
- 5. Marginal **Patio:** Concrete Paver Uneven pavers causing trip hazard along with weed growth
- 6. Not Present **Deck:**
- 7. Acceptable **Grading:** Flat to negative pitch Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade

- 8. Defective **Swale:** Pooling due to overgrowth Extensive overgrowth has clogged culvert drainage



- 9. Defective **Vegetation:** Trees, Shrubs/Weeds Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick



- 10. Marginal **Window Wells:** Drain not visible Debris blocking well, weed overgrowth, Uncover well drain



- 11. Acceptable **Fences:** Picket

Exterior Surface and Components

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Perimeter Walls Exterior Surface

1. Marginal **Type:** Brick with Block Backup Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.



Rear Addition Exterior Surface

2. Acceptable **Type:** T1-11 Plywood Siding
3. Acceptable **Trim:** Wood
4. Acceptable **Fascia:** Wood
5. Acceptable **Soffits:** Wood See attic ventilation notes
6. Acceptable **Door Bell:** Hard wired
7. Acceptable **Entry Doors:** Wood
8. Marginal **Patio Door:** Wood and Glass Slider Screen door missing
9. Acceptable **Windows:** Wood casement, Single Pane Minor paint peeling noted
10. Not Present **Storm Windows:**
11. Marginal **Window Screens:** Vinyl mesh Screen is torn and will need repair
12. Acceptable **Basement Windows:** Steel casement
13. Defective **Exterior Lighting:** Surface mount, Temporary Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet
14. Acceptable **Exterior Electric Outlets:** 110 VAC GFCI
15. Acceptable **Hose Bibs:** Gate
16. Acceptable **Gas Meter:** Garage
17. Acceptable **Main Gas Valve:** Located at gas meter



Roof

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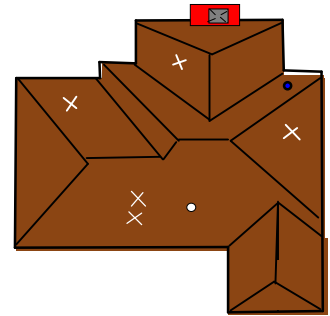
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Main Roof Surface

1. Method of Inspection: On roof



2. Roof Diagram



3. Not Inspected Unable to Inspect: 0%

4. Defective **Material:** Fiberglass shingle Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")



5. Type: Hip

6. Approximate Age: 15

7. Defective **Flashing:** Galvanized Metal Inadequate flashing, prone to possible leaks



8. Acceptable **Valleys:** Metal

9. Not Present **Skylights:**

10. Acceptable **Plumbing Vents:** Copper

11. Marginal **Electrical Mast:** Mast without tie back at roof Recommend adding support "tie back" cable

12. Acceptable **Gutters:** Aluminum

13. Acceptable **Downspouts:** Aluminum

Roof (Continued)

14. Defective Leader/Extension: Leaking Damaged drain tile piping



Rear Elevation Chimney

15. Defective Chimney: Brick Chimney requires tuck point repairs



16. Defective Flue/Flue Cap: Concrete Noted crack(s) in crown



17. Acceptable Chimney Flashing: Metal

Garage/Carport

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Front Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Steel
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Overhead Door
5. Acceptable Service Doors: Wood, Fire rated
6. Acceptable Ceiling: Plaster
7. Acceptable Walls: Plaster
8. Marginal Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks
9. Not Present Hose Bibs:
10. Acceptable Electrical: 110 VAC Non-GFCI circuit - recommend GFCI circuit be installed
11. Not Present Smoke Detector:
12. Not Present Heating:
13. Not Present Windows:

Electrical

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1. Service Size Amps: 125 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Marginal 120 VAC Branch Circuits: Copper Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.

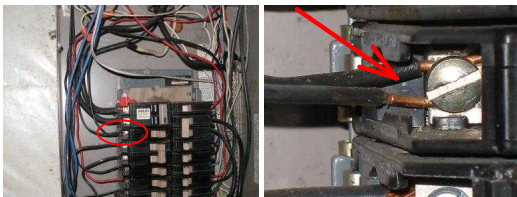


4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring:
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Defective Ground: Plumbing and rod in ground insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended



8. Acceptable Smoke Detectors: Battery operated
- Basement Electric Panel

9. Acceptable Manufacturer: Cutler-Hammer
10. Maximum Capacity: 100 Amps
11. Acceptable Main Breaker Size: 100 Amps
12. Defective Breakers: Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit



13. Not Present AFCI:
14. Not Present GFCI:
15. Is the panel bonded? Yes

Structure

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1. Acceptable **Structure Type:** Masonry
2. Acceptable **Foundation:** Poured
3. Marginal **Differential Movement:** Stair step crack with displacement Cracks will require monitoring
4. Acceptable **Beams:** Steel I-Beam
5. Acceptable **Joists/Trusses:** 2x10
6. Defective **Piers/Posts:** Steel posts Post bolts are loose



7. Acceptable **Floor/Slab:** Poured slab
8. Acceptable **Stairs/Handrails:** Wood stairs with wood handrails
9. Acceptable **Subfloor:** Dimensional wood

Attic

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Main Attic

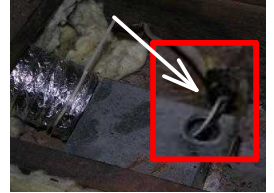
1. Method of Inspection: In the attic
2. Not Inspected **Unable to Inspect:** 10% Safety and footing
3. Acceptable **Roof Framing:** 2x6 Rafter
4. Acceptable **Sheathing:** Dimensional wood
5. Defective **Ventilation:** Roof only Insufficient ventilation for size of structure, missing soffit ventilation



6. Acceptable **Insulation:** Rockwool, Fiberglass
7. Marginal **Insulation Depth:** 3"-5" Recommend additional insulation be installed, redistribute evenly where disturbed
8. Defective **Attic Fan:** Direct drive Critter damage noted at exhaust fan shroud screening

Attic (Continued)

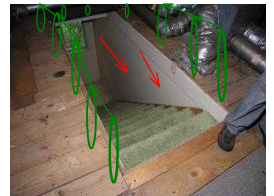
9. Defective **Wiring/Lighting:** 110 VAC lighting circuit Exposed wiring at fixture



10. Acceptable **Moisture Penetration:** No Previous water penetration noted
11. Defective **Bathroom Fan Venting:** Electric fan Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay



12. Defective **Attic Stairs/Railings:** Wood stairs with no handrails or guardrails Missing railings and guardrails leaving unprotected stairwell opening (safety issue)



Basement

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Main Basement

1. Not Inspected **Unable to Inspect:** 50% Basement partially finished restricting view

2. Acceptable **Ceiling:** Drywall

3. Marginal **Walls:** Drywall, Wood Paneling, Plywood Damaged areas noted



4. Acceptable **Floor:** Carpet

5. Acceptable **Floor Drain:** Surface drain

6. Acceptable **Doors:** Hollow wood

7. Acceptable **Windows:** Steel casement

8. Defective **Electrical:** 110 VAC Reversed polarity exists at several basement outlets

Basement (Continued)

Electrical: (continued)



- 9. Not Present
- 10. Defective

Sump Pump:
Moisture Location: Various spots along perimeter walls



- 11. Defective

Basement Stairs/Railings: Wood stairs with no handrails



Air Conditioning

Main AC System

- 1. Acceptable **A/C System Operation:** Appears serviceable
- 2. Acceptable **Condensate Removal:** Plastic tubing
- 3. Acceptable **Exterior Unit:** Pad mounted
- 4. Manufacturer: Goodman
- 5. Model Number: CK-036 Serial Number: 321-543-76
- 6. Area Served: Partial house Approximate Age: 15
- 7. Fuel Type: 220 VAC Temperature Differential: N/A
- 8. Type: Central A/C Capacity: 3 Ton
- 9. Acceptable **Electrical Disconnect:** Fused

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Main AC System

- 10. Defective **A/C System Operation:** Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit
- 11. Not Inspected **Condensate Removal:**

Air Conditioning (Continued)

12. Not Inspected Exterior Unit: Pad mounted System out of service at time of inspection



13. Manufacturer: Goodman
14. Model Number: CK-030 Serial Number: 123-234-23
15. Area Served: Partial house Approximate Age: 15
16. Fuel Type: 220 VAC Temperature Differential: N/A
17. Type: Central A/C Capacity: 2.5 Ton
18. Acceptable Electrical Disconnect: Fused
19. Acceptable Exposed Ductwork: Metal
20. Acceptable Blower Fan/Filters: Direct drive with disposable filter
21. Acceptable Thermostats: Individual

Heating System

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Basement Heating System

1. Marginal Heating System Operation: Recommend replacement Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues



2. Manufacturer: NRC
3. Model Number: Not Listed Serial Number: Not Listed
4. Type: Boiler system Capacity: Not Listed
5. Area Served: Whole building Approximate Age: 70
6. Fuel Type: Natural gas
7. Unable to Inspect: 0%
8. Acceptable Distribution: Hot water, One pipe
9. Acceptable Circulator: Pump
10. Acceptable Draft Control: Manual
11. Acceptable Flue Pipe: Single Wall Metal
12. Acceptable Controls: Relief valve
13. Acceptable Thermostats: Single Zone

Heating System (Continued)

14. Suspected Asbestos: No

Plumbing

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1. Acceptable Service Line: 3/4" Copper
2. Defective Main Water Shutoff: Basement Wrench being used as shut off handle - corrections required



3. Marginal Water Lines: Galvanized and copper Copper to galvanized supply piping connections lacks dielectric unions

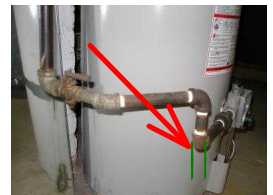


4. Marginal Drain Pipes: Galvanized, Cast iron Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: Cast iron
7. Defective Gas Service Lines: Black Iron Missing termination cap at exterior abandoned gas line



Basement Water Heater

8. Marginal Water Heater Operation: Corrections required Condensation sill not installed prior to water heater gas valve



9. Manufacturer: A.O. Smith
10. Model Number: 3409FD0G0 Serial Number: 0304-494567
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 4 Area Served: Whole building

Plumbing (Continued)

13. Defective **Flue Pipe:** Single wall Install screws at exhaust vent piping fittings, loose piping at chimney



14. Acceptable **TPRV and Drain Tube:** Copper

Bathroom

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Hall Bathroom

1. Acceptable **Closet:** Single small
2. Acceptable **Ceiling:** Plaster
3. Acceptable **Walls:** Plaster, Ceramic Tile
4. Acceptable **Floor:** Ceramic tile
5. Acceptable **Doors:** Hollow wood
6. Acceptable **Windows:** Wood casement
7. Defective **Electrical:** 110 VAC Non-GFCI circuit, Reversed polarity present



8. Acceptable **Counter/Cabinet:** Laminate and wood
9. Acceptable **Sink/Basin:** China Bowl
10. Acceptable **Faucets/Traps:** Galvanized Piping
11. Acceptable **Tub/Surround:** Porcelain tub and fiberglass surround
12. Acceptable **Toilets:** 3 Gallon Tank China
13. Acceptable **HVAC Source:** Boiler Heat, Air exchange ventilation
14. Acceptable **Ventilation:** Window

Kitchen

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Main Level Kitchen

1. Not Present **Cooking Appliances:**
2. Acceptable **Ventilator:** Broan
3. Not Present **Disposal:**
4. Acceptable **Dishwasher:** Sears
5. Air Gap Present? No
6. Not Present **Trash Compactor:**
7. Not Present **Refrigerator:**
8. Not Present **Microwave:**
9. Acceptable **Sink:** Porcelain Coated
10. Marginal **Electrical:** 110 VAC/220 VAC Non-GFCI circuit
11. Marginal **Plumbing/Fixtures:** Various materials used Amateur installation of drain/trap



12. Acceptable **Counter Tops:** Laminate
13. Acceptable **Cabinets:** Wood
14. Acceptable **Pantry:** Small
15. Acceptable **Ceiling:** Plaster
16. Acceptable **Walls:** Plaster
17. Acceptable **Floor:** Vinyl floor covering Worn areas noted (minor)
18. Acceptable **Doors:** Hollow wood
19. Acceptable **Windows:** Wood casement
20. Acceptable **HVAC Source:** Boiler Heat, Air exchange ventilation

Bedroom

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Main Floor Bedroom

1. Acceptable Closet: Large
2. Acceptable Ceiling: Plaster
3. Acceptable Walls: Plaster
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Solid wood
6. Acceptable Windows: Wood casement
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
9. Acceptable Smoke Detector: Battery operated with light

Living Space

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Main Floor Living Space

1. Acceptable Closet: Large
2. Acceptable Ceiling: Plaster
3. Acceptable Walls: Plaster
4. Acceptable Floor: Carpet, Hardwood Newly installed carpet, recently refinished hardwoods
5. Acceptable Doors: Solid wood
6. Acceptable Windows: Wood casement
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
9. Acceptable Smoke Detector: Battery operated

Laundry Room/Area

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Basement Laundry Room/Area

1. Acceptable Electrical: 110 VAC/220 VAC
2. Acceptable Laundry Tub: Concrete
3. Acceptable Laundry Tub Drain: Galvanized
4. Acceptable Washer Hose Bib: Gate valves
5. Acceptable Washer and Dryer Electrical: 110-240 VAC
6. Marginal Dryer Vent: Flex Foil Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed
7. Acceptable Washer Drain: Drains to laundry tub
8. Acceptable Floor Drain: Surface drain



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. **Driveway:** Asphalt Typical cracks in surface with weed growth
2. **Patio:** Concrete Paver Uneven pavers causing trip hazard along with weed growth
3. **Window Wells:** Drain not visible Debris blocking well, weed overgrowth, Uncover well drain

Exterior Surface and Components

4. **Perimeter Walls Exterior Surface Type:** Brick with Block Backup Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.
5. **Patio Door:** Wood and Glass Slider Screen door missing
6. **Window Screens:** Vinyl mesh Screen is torn and will need repair

Roof

7. **Electrical Mast:** Mast without tie back at roof Recommend adding support "tie back" cable

Garage/Carport

8. **Front Garage Floor/Foundation:** Poured slab Minor floor cracks noted-seal cracks

Electrical

9. **120 VAC Branch Circuits:** Copper Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.

Structure

10. **Differential Movement:** Stair step crack with displacement Cracks will require monitoring

Attic

11. **Main Attic Insulation Depth:** 3"-5" Recommend additional insulation be installed, redistribute evenly where disturbed

Basement

12. **Main Basement Walls:** Drywall, Wood Paneling, Plywood Damaged areas noted

Heating System

13. **Basement Heating System Heating System Operation:** Recommend replacement Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues

Plumbing

14. **Water Lines:** Galvanized and copper Copper to galvanized supply piping connections lacks dielectric unions
15. **Drain Pipes:** Galvanized, Cast iron Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
16. **Basement Water Heater Water Heater Operation:** Corrections required Condensation sill not installed prior to water heater gas valve

Marginal Summary (Continued)

Kitchen

- 17. **Main Level Kitchen Electrical:** 110 VAC/220 VAC Non-GFCI circuit
- 18. **Main Level Kitchen Plumbing/Fixtures:** Various materials used Amateur installation of drain/trap

Laundry Room/Area

- 19. **Basement Laundry Room/Area Dryer Vent:** Flex Foil Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed

Defective Summary

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Lots and Grounds

1. **Swale:** Pooling due to overgrowth Extensive overgrowth has clogged culvert drainage
2. **Vegetation:** Trees, Shrubs/Weeds Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick

Exterior Surface and Components

3. **Exterior Lighting:** Surface mount, Temporary Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet

Roof

4. **Main Roof Surface Material:** Fiberglass shingle Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")
5. **Flashing:** Galvanized Metal Inadequate flashing, prone to possible leaks
6. **Leader/Extension:** Leaking Damaged drain tile piping
7. **Rear Elevation Chimney Chimney:** Brick Chimney requires tuck point repairs
8. **Rear Elevation Chimney Flue/Flue Cap:** Concrete Noted crack(s) in crown

Electrical

9. **Ground:** Plumbing and rod in ground insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended
10. **Basement Electric Panel Breakers:** Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit

Structure

11. **Piers/Posts:** Steel posts Post bolts are loose

Attic

12. **Main Attic Ventilation:** Roof only Insufficient ventilation for size of structure, missing soffit ventilation
13. **Main Attic Attic Fan:** Direct drive Critter damage noted at exhaust fan shroud screening
14. **Main Attic Wiring/Lighting:** 110 VAC lighting circuit Exposed wiring at fixture
15. **Main Attic Bathroom Fan Venting:** Electric fan Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay
16. **Attic Stairs/Railings:** Wood stairs with no handrails or guardrails Missing railings and guardrails leaving unprotected stairwell opening (safety issue)

Basement

17. **Main Basement Electrical:** 110 VAC Reversed polarity exists at several basement outlets
18. **Main Basement Moisture Location:** Various spots along perimeter walls
19. **Main Basement Basement Stairs/Railings:** Wood stairs with no handrails

Defective Summary (Continued)

Air Conditioning

- 20. Main AC System A/C System Operation:** Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit

Plumbing

- 21. Main Water Shutoff:** Basement Wrench being used as shut off handle - corrections required
- 22. Gas Service Lines:** Black Iron Missing termination cap at exterior abandoned gas line
- 23. Basement Water Heater Flue Pipe:** Single wall Install screws at exhaust vent piping fittings, loose piping at chimney

Bathroom

- 24. Hall Bathroom Electrical:** 110 VAC Non-GFCI circuit, Reversed polarity present