

Inspection Report

provided by:



Inspector: Chris Rondo

68284 Appleview Dr. Washington, MI 48095

(586)785-3949

Property Address:

12345 Anywhere, USA



Report Information

Client Information

Client Name	Joe Homeowner
Client Phone	888_888_8888

Property Information

Approximate Year Built	2000
Approximate Square Footage	2100
Number of Bedroom	3
Number of Bath	3
Direction House Faces	WEST

Inspection Information

Inspection Date	1/13/16
Inspection Time	2PM
Weather Conditions	SNOW
Outside Temperature	5
Price for Inspection	475.00

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Disclaimer

Please enter your disclaimer text here or remove this item.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site is stair stepped.

1) Grading Conditions

AS



Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

AS

Sidewalk Material

Concrete Brick

3) Sidewalk Conditions

AS

Retaining Wall

Retaining Wall Material

NA

4) Retaining Wall Conditions

AS

2 Exterior

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Front - Back Entrance**

Front Entrance Type CEMENT PORCH

5) Front Entrance Conditions

AS

Back Entrance Type

WOOD DECK

6) Back Entrance Conditions

S

DECKING SHOWS SIGNS OF ROT AND LIFTING PAINT. RECOMMEND PROFESSIONAL REPAIR AND REPLACE AS NECESSARY

Exterior Walls

Structure Type WOOD FRAME

Exterior Wall Covering BRICK/WOOD

7) Exterior Wall Conditions

R

CAULK ON WOULD SIDING NEEDS REPLACEMENT

Exterior Windows - Doors

Window Type Casement

Window Material Wood

8) Window Conditions

AS

9) Exterior Door Conditions

AS

Exterior Water Faucet(s)

Faucet Location North side of home.

10) Faucet Conditions

R

SMALL LEAK AND MISSING ANTI SYPHON VALVE. Recommend PROFESSIONAL REPAIR AND REPLACE AS NECESSARY

Chimney

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11) Chimney Conditions

AS NA

3 Roofing

Roof Covering

Method of Inspection

Roof Style

Roof Covering Material

Number of Layers

12) Roof Covering Condition

NI The roof was snow covered at the time of inspection and therefore could not be fully inspected. Weather permitting, the roof will be inspected at a later date at no additional cost. Client is advised to contact the office for scheduling and further information prior to close. An amendment to this inspection report will be issued following a complete roof inspection.

13) Flashing Conditions

NI

14) Gutter & Downspout Conditions

AS

Attic Area

Attic Access Hallway

Method of Inspection Viewed from ladder.

Roof Frame Type The roof framing is constructed with truss framing.

15) Attic Conditions

AS

Attic Ventilation Type Soffit vents Ridge Vents

Attic Ventilation Conditions ADEQUATE

Attic Insulation Type Loose fill

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16) Attic Insulation Conditions

AS

4 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

17) Siding Conditions (if detached)

AS

18) Roof Conditions (if detached)

NI

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19) Wall Conditions

AS

20) Ceiling Conditions

AS

21) Floor Conditions

AS

22) Window Conditions

AS

23) Door Conditions

AS

24) Vehicle Door Conditions

AS

25) Electrical Conditions

AS

26) Lighting Conditions

AS

Laundry Room

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Location

The laundry facilities are located at the utility room.

27) Laundry Room Conditions

AS

5 Heating - Air

Heating

Location of Unit

Basement

Heating Type

Forced Air

Energy Source

Natural Gas

Approximate BTU Rating

175000

28) Unit Conditions

AS

Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

29) Distribution Conditions

AS

30) Ventilation Conditions

AS

31) Thermostat Condition

AS



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Type of Cooling System Split system

AC Unit Power 240V

32) AC Unit Conditions

AS

6 Electrical**Service Drop - Weatherhead**

Electrical Service Type The electrical service is underground.

Electrical Service Material Copper

Number of Conductors Three

33) Electrical Service Conditions

AS

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as amps.

Circuit Protection Type Breakers

34) Wiring Methods

AS

35) Electrical Panel Conditions

AS

Electrical Subpanel

Subpanel Location NA

36) Subpanel Conditions

AS

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7 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be copper.

**37) Main Line & Valve
Conditions**

AS

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

38) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

39) Drain Line Conditions

AS

Water Heater(s)

Water Heater Type

Natural Gas

Water Heater Location

Basement

Water Heater Capacity

60 Gallon

40) Water Heater Conditions

R

SUPPLY LINE LEAKING AND CARODED. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

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8 Interiors

Walls - Ceilings - Floors

41) Wall Conditions

AS

42) Ceiling Conditions

AS

43) Floor Conditions

AS

44) Heat Source Conditions

AS

Windows - Doors

45) Interior Window Conditions

R

The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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46) Interior Door Conditions

AS

Electrical Conditions

47) Electrical Conditions

AS

48) Lighting Conditions

AS

49) Ceiling Fan Conditions

AS

50) Smoke Detector Conditions

NI

Fireplace

Fireplace Location

fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated.

51) Fireplace Conditions

AS

The fireplace is gas fired and was operable at the time of inspection. No flue was observed at this unit. Depending on the type and manufacturer, some of these units burn cleanly and do not require a flue. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.

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9 Kitchen

Walls - Ceilings - Floors

52) Wall Conditions

AS

53) Ceiling Conditions

AS

54) Floor Conditions

AS

55) Heat Source Conditions

AS

Windows - Doors

56) Kitchen Window Conditions

AS

57) Kitchen Door Conditions

AS

Electrical Conditions

58) Electrical Conditions

R

RECEPTICLE ADJACENT TO SINK SHOULD BE GFCI. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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59) Lighting Conditions

AS

60) Ceiling Fan Conditions

AS

Kitchen Sink - Counter tops - Cabinets

61) Counter Conditions

AS

62) Cabinet Conditions

AS

63) Sink Plumbing Conditions

R

The faucet leaked / dripped at the time of the inspection. Repair is recommended. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



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64) Garbage Disposal Condition

AS

Appliances

Stove - Range Type

65) Stove - Range Condition

AS

66) Hood Fan Conditions

AS

67) Dishwasher Conditions

AS

10 Bath(s)

Walls - Ceilings - Floors

68) Wall Conditions

AS

69) Ceiling Conditions

AS

70) Floor Conditions

AS

71) Heat Source Conditions

AS

Windows - Doors

72) Bathroom Window
Conditions

AS

73) Bathroom Door Conditions

AS

Electrical Conditions

74) Electrical Conditions

AS

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75) Lighting Conditions

AS

76) Vent Fan Conditions

AS

Bathroom Sink

77) Counter - Cabinet Conditions

AS

78) Sink Conditions

R

The sink drained slowly at the time of inspection in bath .
Repair may be warranted.

Shower - Tub - Toilet

79) Shower - Tub Conditions

AS

80) Toilet Conditions

AS

11 Basement

Walls - Ceilings - Floors

81) Basement Stair Conditions

AS

82) Wall Conditions

AS

83) Ceiling Conditions

AS

84) Floor Conditions

AS

85) Heat Source Conditions

AS

Windows - Doors

86) Basement Window
Conditions

AS

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87) Basement Door Conditions

AS

Electrical Conditions

88) Electrical Conditions

R

Three pronged outlets on north facing interior wall did not test for proper ground at . Recommend further evaluation and repairs by a licensed electrician.

89) Lighting Conditions

AS

90) Sump Pump Conditions

AS

Other Conditions

91) Other Conditions

AS

12 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Concrete

92) Foundation Conditions

AS

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 10 floor joists.

93) Flooring Support Conditions

AS

summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	6	DECKING SHOWS SIGNS OF ROT AND LIFTING PAINT. RECOMMEND PROFESSIONAL REPAIR AND REPLACE AS NECESSARY
Exterior	7	CAULK ON WOULD SIDING NEEDS REPLACEMENT
Roofing	12	The roof was snow covered at the time of inspection and therefore could not be fully inspected. Weather permitting, the roof will be inspected at a later date at no additional cost. Client is advised to contact the office for scheduling and further information prior to close. An amendment to this inspection report will be issued following a complete roof inspection.
Garage - Laundry	18	The roof was snow covered at the time of inspection and therefore could not be fully inspected. Weather permitting, the roof will be inspected at a later date at no additional cost. Client is advised to contact the office for scheduling and further information prior to close. An amendment to this inspection report will be issued following a complete roof inspection.
Heating - Air	31	
Plumbing	40	SUPPLY LINE LEAKING AND CARODED. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Interiors	45	The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Kitchen	58	RECEPTICLE ADJACENT TO SINK SHOULD BE GFCI.It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Basement	88	Three pronged outlets on north facing interior wall did not test for proper ground at . Recommend further evaluation and repairs by a licensed electrician.