

April 15, 2015

RE: Report
Home and Property Inspection
Residential Property
1 Great Place
Nearby, Indiana 12345
Star Home Inspections Inc. Project #2015

Dear Mr. and Mrs. Lucky:

Star Home Inspections, Inc., has completed the Home Inspection for the above referenced property. The attached report documents the conditions encountered at the time of the inspection and presents conclusions relative to the property.

Please read the Executive Summary carefully. Since communication between the home inspector and the client is sometimes limited, it is important that you understand both the importance and limitations of this type of investigation.

We have enjoyed working with you on this project and look forward to working with you in the future. At Star Home Inspections, Inc., we place great emphasis on the value of open communication -- ***both in written and verbal form.*** Therefore, please feel free to contact me anytime if you have any questions, and I will be glad to meet with you and discuss the report, and explain anything you find unclear.

Sincerely,



James O. Akers
Commercial/Residential Real Estate Inspector and Infrared Specialist
Indiana Home Inspector License #HI00500158

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SECTION 1
EXECUTIVE SUMMARY
Home and Property Inspection
1 Great Place
Nearby, Indiana

Star Home Inspections, Inc., conducted a complete home inspection at the above referenced property. The purpose of this investigation was to identify and disclose to the client certain conditions of major systems at the property in order that the client may better understand the physical aspects of the property. The client understands that this inspection is only a **visual review of readily accessible areas on the day of the inspection.** The Standards of Practice used meet those prescribed by INTERNACHI (International Association of Certified Home Inspectors). The inspection was performed in the manner agreed to in the pre-inspection agreement, between the client and Star Home Inspections, Inc. The INTERNACHI Code of Ethics and Standards of Practice are available at <http://www.starhomeinspections.com> or <http://www.nachi.org/sop.htm> and http://www.nachi.org/code_of_ethics.htm

PLEASE NOTE THAT THIS IS NOT A PASS OR FAIL INVESTIGATIVE REPORT-- THE FOLLOWING IS A SUMMARY OF THE HOME INSPECTION. ITS PURPOSE IS TO PROVIDE A MORE CONVENIENT SOURCE OF INFORMATION FOR THE READER. THE FOLLOWING CLASSIFICATION SCHEME IS INTENDED TO BE USED IN THE SAME MANNER. THEREFORE, THE PLACEMENT OF ITEMS WITHIN CERTAIN CATEGORIES IS SUBJECTIVE IN NATURE AND SHOULD NOT BE USED, AS A FINAL ARGUABLE INTERPRETATION.

The buyer should realize that defects can be found in all homes, and "a perfect home" is a rarity. The purpose of a home inspection is to (1) identify/disclose visible major defects that may affect habitability; (2) provide the future homeowner with maintenance advice, so that he/she may protect their investment.

The following items of interest were noted at the property:

**SUBSECTION A -- ITEMS OF INTEREST THAT MAY BE CONSIDERED
SUFFICIENTLY SERIOUS OR SIGNIFICANT TO COMPROMISE THE LIVABILITY OF
THE PROPERTY OR STRUCTURE**

Please note that although these items may or may not be considered costly to correct, the fact that they are listed here does not necessarily mean that they are costly. This report defines a "major issue," in the same manner as most of the real estate community. A major issue usually fits one of three criteria: (1) it affects habitability; (2) it is a risk to human health; (3) it is a major expense. The last criterion is usually the most subjective in nature and is open for interpretation.

It is strongly advised that all issues noted in this category be re-evaluated and corrected/replaced/repared by a licensed professional, as he/she deems necessary.

- ☞ **Exterior Electrical:** The masthead is not secured well, and the weight of the service drop has caused the masthead to pull away from the home.
- ☞ **Windows:** Wood framed casements are defective in the following locations: Family and living rooms, second story/southwest bedroom, and basement. The second story/east bedroom window is much water stained/degraded. Remaining units must be considered marginal, since they were never sealed around edges at the time of installation. In addition, some evidence of degradation is present from water penetration. If prompt maintenance is not performed, remaining life will be greatly limited. Documentation in this category is justified due to the replacement expense.
- ☞ **Dryer Vent:** The dryer vent is not insulated where it passes through the attic. Uninsulated dryer vents that pass through attic spaces should be insulated to prevent condensation inside the duct, resulting in lint buildup. Insulating is recommended to prevent a fire hazard.
- ☞ **Water Heater:** The relief valve extension does not extend to within six inches of the floor. An extension helps prevent burns should a unit malfunction.
- ☞ **Sump Pump:** Sump pump pit in the service area is uncovered, and entry door to the service area does not latch. These two issues combined are considered a safety issue for small children.
- ☞ **CSST Tubing:** Corrugated stainless steel tubing was noted inside the home, and bonding was not directly visible. Gas lines should be checked for proper bonding, since this type of tubing is known to be a hazard, if not bonded correctly.
- ☞ **Heating:** The furnace filter was installed incorrectly; considerable soiling was noted in the ductwork. Since it is known the buyer's daughter is asthmatic, poor air quality may significantly impact human health and habitability.

SUBSECTION B -- ITEMS OF INTEREST THAT ARE CONSIDERED MINOR / MAINTENANCE ISSUES AND DO NOT COMPROMISE THE HABITABILITY OF THE PROPERTY OR STRUCTURE

This section contains information that the buyer may wish to use as a “checklist,” to insure that the home remains in sound, safe condition in the future.

- 🌀 **Driveway:** The asphalt driveway is due for maintenance (filling cracks and sealing).
- 🌀 **Drainage:** Drainage is poor at the south and west garage walls. Evidence of pooling water in the yard is apparent. A perimeter drain to the west is recommended. Downspout extensions are also advised (where lacking) to disperse water a safer distance from the home.
- 🌀 **Garage Safety Reverse:** The automated door’s safety reverse is inoperable; this is a potential safety hazard.
- 🌀 **Exterior Doors:** The “light” (glass pane) has failed at the front entry; surfaces are damaged, and air leakage is apparent; threshold shows wear. In addition, hardware is damaged on the pocket door (in kitchen). Some pet damage is present on the rear entry. **Exterior Caulking:** Exterior caulking is in marginal condition. Expanding foam has been used to seal many areas between the brick and the vinyl siding; this is both unsightly and ineffective in sealing these interfaces.
- 🌀 **Siding:** Siding is damaged at the garage vents, which are filled with insulation.
- 🌀 **Flooring:** Laminate flooring is discolored in areas due to decorative rugs. Staining was noted along the front entry; stained areas were dry on the day of the inspection. Since the front porch is roofed above this area, it can only be speculated that staining may possibly have come from past leakage at the skylight. In addition, flooring is damaged in the utility room. Subfloor is loose at the entry door and hallway near the second story/north bedroom.
- 🌀 **Dishwasher and Oven:** Dishwasher baskets are damaged. A thermal scan of the oven showed temperature rise to be inadequate.
- 🌀 **Interior Doors:** Entries to the east and south bedrooms do not latch.
- 🌀 **Carbon Monoxide Detector:** A carbon monoxide detector is advised, since gas appliances are present. **Conventional Vent Fireplace:** Before operation of this fireplace, it is crucial that the damper be opened, to prevent a carbon monoxide hazard.
- 🌀 **Insulation:** A thermal scan shows insulation deficiencies in areas that could have a profound/significant impact on energy efficiency. A portion of the garage ceiling, under second story bedroom, shows thermal transfer in areas. A four foot wide section of the ceiling, along the north wall of master bedroom, shows that insulation is deficient in this area. This area was not readily accessible. A thermal scan of this area showed a 12-14 degree difference in temperature from other ceilings. Some removal of finished materials may be necessary to realize the nature of the problem.
- 🌀 **Hose Bibs:** The west hose bib is not secured in the wall; handle is missing on the east bib.

🌀 **Sump Pump:** A backup sump pump is advised in the event of pump and/or power failure.

SUBSECTION C -- LIMITED EVALUATION, VISIBILITY, ACCESSIBILITY AND INACCESSIBLE AREAS OF THE PROPERTY

🌀 **Skylight:** Although no signs of leakage were noted on the day of inspection, due to the problematic nature of skylights, close monitoring is advised.

🌀 **Garage:** Visibility was limited in areas due to seller's items. Floors and walls (including electrical) were not completely visible. Windows and side entry were inaccessible.

🌀 **Attic:** Visibility/accessibility was limited, due to insulation, stored items, and vaulted areas of ceilings.

🌀 **Basement:** Visibility was limited, due to stored items, furnishings, insulation, and finished walls/ceilings/floor coverings. Floors and walls (including electrical) were not completely visible.

🌀 **Appliances:** Appliances (microwave, range, refrigerator, and dishwasher) can only be described as "operable on the day of inspection."

🌀 **Swimming Pool, Hot Tub, and Washing Machine/Dryer:** Evaluation is beyond the scope of a general home inspection.

INSPECTION REPORT

DEFINITIONS: THE DEFINITIONS LISTED BELOW ARE USED THROUGHOUT THIS REPORT TO DESCRIBE EACH FEATURE OF THE PROPERTY.

ACCEPTABLE	The item or system was performing its intended function or purpose at the time of the inspection
MARGINAL	The item or system was performing its intended function or purpose at the time of the inspection, but due to age and/or deterioration, it will likely require repair or replacement in the near future. Therefore, it is recommended that the component or system be closely monitored until repair or replacement.
DEFECTIVE	The item or system failed to operate or perform its intended function or purpose, was structurally deficient, or was unsafe at the time of the inspection.
NOT INSPECTED	The item or system was not inspected due to unsafe conditions, inaccessibility, concealment, or seasonal conditions.
NOT PRESENT	The item does not exist on the property, or was concealed to the point that it could not be located at the time of the inspection.
“INACCESSIBLE” DEFINED	An area or a component is deemed inaccessible if: Inadequate clearances or lack of a provided access creates a safety hazard for the inspector, and/or creates the potential for destruction/degradation of the area or component.

PLEASE READ CAREFULLY:

It is important that the client understands that, as with any visual inspection, the inspector is limited by what cannot be viewed or seen. Although the inspector is trained to identify deficiencies that are both directly and indirectly evident, the later (which requires considerable inductive reasoning) is sometimes obscure. The following is a bulleted listing of areas and features of the home that present special problems to the home inspector. Although this list is by no means exclusive, it is intended to provide a better understanding of the limitations encountered during a visual, cursory inspection:

- ⇒ Roof: Many components cannot be viewed without destroying the competency of the roof. Items such as flashings cannot be seen without removing shingles. With mobile home roofs, and flat built-up roofs, a considerable thickness of roof coatings can build up over time due to periodic maintenance coatings and therefore, cannot be directly viewed. It is standard procedure to inspect the roof from the exterior for signs of defects, the attic space if accessible for signs of staining, the interior ceilings for signs of leakage, and to note any freshly painted (hidden stains) surfaces. Any investigation beyond using the methods just described, will result in roof failure -- requiring repairs after the inspection.
- ⇒ Garage: Many times foundation sill plates cannot be viewed in garage structures due to finished walls. The only way to see these sill plates is to remove the wall covering.
- ⇒ Clutter and Furnishings: Sometimes, existing homeowner's furnishings and clutter can obscure visibility.
- ⇒ Attic and Crawlspace: In order to inspect the foundation, floor structure, and roof structure, adequate access must be provided. Many times, it is impossible for a home inspector to enter these areas without risk. Some select individuals possess inherently small skeletal structures and are capable of entering very small accesses. However, for the majority of the population, it is a physical impossibility.
- ⇒ Seasonal Environmental Fluctuations: The inspector is skillful in identifying signs of chronic/persistent moisture problems. However, if the home is inspected during the dry season, and the present homeowner has taken steps to conceal the evidence, it may be impossible to detect such deficiencies.

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SECTION 2 --General Site/Building Information

Lot/Land Parcel Size: Unknown	Apparent Age of Home: 14 Years
House Occupied: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Adjoining Property Use:	North: Commercial South: Street/Road Easement East: Residential West: Residential
Number of Structures on Property: One	Style of Home: Two Story
Overall Appearance of Exterior: Acceptable <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Defective <input type="checkbox"/>	
Main Entrance Faces:	North <input checked="" type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West <input type="checkbox"/>
Weather Conditions: Snow Covered <input type="checkbox"/> Wet <input type="checkbox"/> Raining <input type="checkbox"/> Dry <input checked="" type="checkbox"/>	
Approximate Outside Temperature: 78 Degrees	
<i>It is assumed that the client/buyer of this property is fully aware of the periodic/regular maintenance involved in every home. Clogged drains, water heater replacement and/or repair, servicing of heating and cooling systems, etc., are all part of regular maintenance and upkeep of a home.</i>	

SECTION 3 -- Exterior

SECTION 3.1 – Lots and Grounds

Driveway: Not Present Concrete Asphalt Gravel Other:
 Condition: Acceptable Marginal Defective Not Inspected
 Fill Cracks and Seal Typical Cracks Settlement or Displacement
 Comments:

Walks, Steps, Stoop: Not Present Concrete Flagstone Brick Other:
 Condition: Acceptable Marginal Defective Not Inspected
 Typical Cracks Settlement or Displacement Trip Hazard
 Comments:

Porch: Support Pier: Not Present Wood Concrete Floor: Wood Concrete
 Condition: Acceptable Marginal Defective Not Inspected
 Typical Cracks Settlement or Displacement
 Comments:

Patio: Not Present Concrete Flagstone Brick Other:
 Condition: Acceptable Marginal Defective Not Inspected
 Typical Cracks Settlement or Displacement
 Comments:

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Deck: Not Present Treated Painted or Stained Baluster Needed
 Condition: **Acceptable** **Marginal** **Defective** Not Inspected
 Settlement or Displacement General Deterioration No Footings Noted
 Railings are Loose Not Bolted to House
 Under structure not visible, due to installed lattice and/or skirting
 Comments:

Balcony: Not Present Baluster Needed Railings Missing
Potential Safety Hazard
 Condition: **Acceptable** **Marginal** **Defective** Not Inspected
 Comments:

Railing Recommended: Balcony Porch Deck Steps Other
 Comments:

Retaining Wall: Not Present
 Condition: **Acceptable** **Marginal** **Defective** Not Inspected
 Typical Cracks Settlement or Displacement Leaning Weep Holes Needed
 General Deterioration
 Comments:

Landscaping affecting the foundation:
Negative grade is defined as a condition in which the surface of the ground slopes inward toward the home. This condition causes water to flow toward the home rather than away from it. It has the potential to cause foundation degradation and excessive moisture in the crawlspace or basement.

Negative grade at: North South East West
 Condition: **Acceptable** **Marginal** **Defective** Not Inspected
 Needs Additional Backfill Recommend Window Wells
 Recommend Foundation Vent Wells Perimeter Drain Recommended:
 Comments:

SECTION 3.2 -- Roof

The following information is intended to be used by the client in a reasonable manner. Many factors determine the actual life span of a roof. The type of roofing material, grade of shingle, amount of pitch (slope on the roof), exposure to direct sunlight, and acts of god (hail, wind, etc.) collectively determine the actual life span of a roof. Therefore, the following information is determined by careful investigative observations on the day of the inspection, and is not intended to be a warranty or guarantee.

Covering:
 Approximate age (years): North 14 South 14 East 14 West 14
 Estimated # of layers North 1 South 1 East 1 West 1

Viewed from: Roof North South East West
 Ladder at eaves North South East West
 Ground/binoculars North South East West
 Roof Visibility: All None Percent Visible: Limited by

Roof type: Gable Hip Mansard Shed Flat Other type:
 Type of Material: Asphalt Wood Slate Tile
 Roll Roofing Built-up Roofing Membrane Other:

2015 Sample Report

Condition: **Acceptable** **North** **South** **East** **West**
 Marginal **North** **South** **East** **West**
 Defective **North** **South** **East** **West**
 Not Inspected **North** **South** **East** **West**

Visual Sagging Suspected Leakage Excessive Granular Loss
 Missing Shingles Cupping Shingles Curling Shingles
 Lifting Shingles Brittle Shingles Previous Repairs Noted
 Trees Need Trimmed Substandard/Tarred Repairs
 Other Problems:

Comments: Important note: Active leakage may not be detected in dry weather. The remaining lifespan of any roof covering on a flat roof other than a rubber membrane, cannot be estimated with any degree of accuracy.

SECTION 3.3 -- Roof Flashing/Vents/Valleys

Sometimes, especially on older homes, tar rather than flashing is encountered as a means of sealing out moisture. Although this is not acceptable from a professional roofer's viewpoint, it usually does not justify or prompt the replacement of a perfectly good roof to correct tarred flashings. It is important that the homeowner be aware of these areas, since tar does not last as long as the rest of the roof. Therefore, it is recommended that the tar be monitored on an annual basis, and re-tarred as necessary. A good time to check these areas is when fall maintenance is performed (sweeping debris from valleys, cleaning gutters, etc.).

Flashings: Galvanized Aluminum Copper **Tarred** Other:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present Not Visible
 Suspected Leakage Exposed Nails

Comments: Important note: Active leakage may not be detected in dry weather.

Chimney Flashings: Galvanized Aluminum Copper **Tarred** Other:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present Not Visible
 Suspected Leakage Exposed Nails

Comments: Important note: Active leakage may not be detected in dry weather.

Vents Present: Soffit Ridge Top(hat)
 Gable Turbine Powered Vents
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present Not Visible

Comments: Important note: Active leakage may not be detected in dry weather.

Valleys: Galvanized Aluminum Asphalt
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present Not Visible
 Suspected Leakage Exposed Nails

Comments: Important note: Active leakage may not be detected in dry weather.

Skylights: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present Not Visible
 Suspected Leakage Fogged **Tarred Flashings**

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Comments: Important note: Active leakage may not be detected in dry weather.

Plumbing Vents: **Acceptable** **Marginal** **Defective**
Not Inspected Not Present Not Visible
Suspected Leakage Tarred Flashings

Comments: Important note: Active leakage may not be detected in dry weather.

SECTION 3.4 – Chimney and/or Furnace Vents

Most of the time, a chimney flue cannot be inspected, due to soot and/or creosote coatings. Chimney flues can only be inspected during or immediately after cleaning. Chimneys with a brick chase can degrade above the roofline due to exposure to the elements. Brick chases should be monitored, and loose mortar should be replaced (referred to as "tuck-pointing") accordingly. Metal chimneys that are showing signs of rust should be coated with a rust-inhibitive coating, to prevent further degradation. Some communities require spark arrestors on fireplace/woodstove chimneys, but are normally not required on chimneys to gas or oil furnaces.

Location #1 Center of home

Location #2

Location #3

Viewed from: Roof Ladder at eaves Ground/binoculars
Condition of footing: **Acceptable** **Marginal** **Defective**
Not Inspected Not Present Not Visible

Chase Material: Stone Brick Framed Metal Other:
Needs tuck-pointing above the roof line: *Deteriorating Cap:* *Rusting Cap:*

Flue Material: Metal Tile Unlined Not Visible
Flue condition: Not Visible **Open Joints** **Needs Repair**
Needs cleaned and re-evaluated **Flue appears to be in Acceptable condition:**
Rain Caps Present: **Yes** **No**

Rain Caps are recommended on all chimneys, since rainwater can saturate and degrade the flue.

Comments: Some communities may require a spark arrestor on wood burning units. Local codes vary.

SECTION 3.5 -- Gutters/Down spouts

Gutter and downspout maintenance is perhaps one of the most important components of a home to maintain. Improperly maintained gutters overflow and can cause considerable damage to the foundation. In addition, a lack of extensions on downspouts concentrates runoff next to the foundation, rather than disperse it a safe distance from the home. Most foundations are masonry, which is a porous material. Water is drawn up into the foundation by capillary action. During the spring and fall, when alternating freezing and thawing occurs, the water will freeze and crack the foundation causing considerable damage.

Gutters are missing on the: North South East West

Insides should be cleaned:

Material: Aluminum Galvanized Vinyl Copper Other:

Condition: **Acceptable** **Marginal** **Defective**
Not Inspected Needs Painted Not Visible
Suspected Leakage Rusting Additional Support Needed

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2015 Sample Report

Holes Leaking Improperly Sloped
 Extensions: Missing Should be extended
 Comments:

SECTION 3.6 -- Siding

Brick, Stone, and Stucco: These types of siding are inspected for mortar cracks indicating settlement, detachment from the wood framing, and degradation caused by poor drainage.

Vinyl: This type of siding is inspected for proper installation and damage. Vinyl is a very economical siding material. However, the homeowner should be aware that it will crack if struck with a foreign object such as a stone thrown from a lawn mower. It is especially vulnerable in cold weather. In addition, vinyl will fade over time.

Metal: Painted metal will eventually fade, and the paint will oxidize (chalk) and wash off leaving the primer or bare metal exposed. This type of siding should be painted with a good grade of acrylic latex paint. If the homeowner wishes to paint the siding, it is important that chalk be removed prior to painting. Latex paint has excellent durability characteristics for painting metal siding, but must be applied to clean, chalk free surfaces. If aluminum surfaces are pressure washed or washed by hand using a cleaning solution of Tri-sodium phosphate (TSP), removing all of the chalk, adhesion of the new paint will be comparable to the original factory finish.

Wood: Wood siding can be either stained with an exterior stain or painted. When painting wood siding, the loose paint should be removed and all bare wood surfaces should be primed with an oil-based primer. Cracks should be caulked using a compatible caulk. A finish coat can then be applied.

Materials: Brick Stone Stucco Metal Vinyl
 Wood Hardboard Asphalt Slate Other:

Condition: **Acceptable** North South East West
Marginal North South East West
Defective North South East West
Not Present North South East West
 Typical Wear for Age of Home: North South East West
 Loose Nails/Detachment: North South East West
 Needs Painting and/or Caulk: North South East West
 Comments:

SECTION 3.7 -- Trim and Soffits

The siding discussion above applies to trim and soffits also.

Material: Wood Aluminum Vinyl Other:

Condition: **Acceptable** North South East West
Marginal North South East West
Defective North South East West
Not Present North South East West
 Typical Wear for Age of Home: North South East West
 Loose Nails/Detachment: North South East West
 Needs Painting and/or Caulk: North South East West
 Comments:

SECTION 3.8 -- Window Frames

Thermal pane windows are very energy efficient compared to older single pane units. However, sometimes the seal between the two panes of glass is breached and moisture builds up in the units, making them unsightly. If windows are soiled on the day of the inspection, failed thermal pane seals will be very difficult to detect.

Material: Wood Aluminum Vinyl Metal Other: Metal Clad

Thermal Pane (Insulated Glass):

Condition: **Acceptable** North South East West
Marginal North South East West
Defective North South East West
Not Present North South East West

Thermal Pane seal evaluation was limited due to soiled glass

Needs Putty and/or Paint Rotted Framing

Number of Cracked Panes: 1 Number of Failed Thermal Panes: 1

Comments: (See Summary, SUBSECTION A, for Comments)

SECTION 3.9 -- Storm Windows and Screens

Thermal Pane-type windows -- Storm Windows are not needed:

Material: Wood Metal Other:

Condition: **Acceptable** North South East West
Marginal North South East West
Defective North South East West
Not Present North South East West

Number of Storm Windows Missing -- Number of Cracked Panes --
 Number of Torn Screens 1 Number of Missing Screens 2

Older wood storm windows and/or screens are present:

This means that storm windows must be removed and screens installed as seasons change; these types of windows will always have one or the other "missing" on the day of the inspection.

Comments:

SECTION 3.10 -- Caulking

When caulking exterior surfaces, it is important to choose the correct kind of caulk. Acrylic Latex caulk can and should be painted. Silicone caulk should be used where the surface is not to be painted. It will last longer, but cannot be painted. When applying caulk, it is important to smooth out the caulk firmly with a finger. This not only creates a more esthetically pleasing surface, but also forces the caulk deep within the crack, creating better adhesion.

Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present

Handyman/Substandard Craftsmanship Noted

Comments:

SECTION 3.13 -- Garage

Attached Detached Carport
 1 Car 1½ Car 2 Car 3 Car

Overhead door: Wood Fiberglass Masonite Steel Other:
 Insulated
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present

Automated Door Opener:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present
 Safety Reverse Inoperable/Not Present **Potential Safety Hazard**

Roofing: Type of Material: Condition: Same as Home
 Siding: Type of Material: Condition: Same as Home
 Trim: Type of Material: Condition: Same as Home
 Guttering/Downspout Condition: Condition: Same as Home
 Type of Material: Condition: Same as Home

Floor: Concrete Asphalt Gravel Other material:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present
 Fill Cracks and Seal Typical Cracks Settlement or Displacement

Sill plates:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present
 Not Visible Due to: Stored Items Finished Walls

Electrical Outlets Present:
 Reverse Polarity Open Grounds Extension Cord Wiring

Garage Structure:
 Condition: **Acceptable** **Marginal** **Defective**
 Not Inspected Not Present
 No Firewall Separation Racked
 Excessive Clutter/Limited Visibility:
 Comments:

SECTION 3.14 -- Exterior Doors

Main Entry Door:
 Condition: **Acceptable** **Marginal** **Defective**
 Faulty Seal/Weather-stripping: Delaminated/Damaged Surfaces:
 Missing/Damaged Hardware Does not Latch/Lock

Patio/Rear Entry:
 Condition: **Acceptable** **Marginal** **Defective** Not Present

2015 Sample Report

Faulty Seal/weather-stripping: Delaminated/damaged surfaces:
Missing/Damaged Hardware Does not Latch/Lock

Storm Doors:

Condition: **Acceptable** **Marginal** **Defective** Not Present
Faulty Seal/Weather-stripping: Delaminated/Damaged Surfaces:
Missing/Damaged Hardware Does not Latch/Lock

Comments: Some pet damage is present on the rear entry.



SECTION 4 -- Interior

SECTION 4.1 -- Kitchen

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended
 Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended
 Floors: Acceptable Water Stains Water Damage Cracks Sloped
Repairs Recommended

Walls, floors, pantries, countertops and/or cabinets not fully visible due to furnishings and stored items
 Comments:

No heat source present:

Counter tops: Acceptable Marginal Defective Not Inspected Not Present
 Countertop/sink seal needs caulked/resealed Delamination Burn marks
 Comments:

Cabinets: Acceptable Marginal Defective Not Inspected Not Present
 Broken or Missing Hardware Water Stains and/or Damage under Sink - Monitor Closely

Comments: Several door hinges are loose.

Doors: Acceptable Marginal Defective Not Inspected Not Present
 Operates: Yes No Defect: Defective Hardware
 Windows: Acceptable Marginal Defective Not Inspected Not Present
 Comments: Hardware is damaged on the pocket door.
 (See Summary, SUBSECTION A, for Window Comments)

Plumbing: Faucet Leaks Pipes Leak Self-sealing Leaks Noted
Poor Waste Water Drainage: Poor Water Pressure:
 Comments: Older cast iron, galvanized, and chrome plated brass pipes degrade from the inside out - requiring disassembly to completely evaluate.

Please Note: It is understood that this is a visual cursory inspection; therefore, the following can only be described as "operable on the day of inspection."

Disposal:	Operable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Dishwasher:	Operable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Refrigerator:	Operable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Exhaust fan:	Operable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Range:	Operable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Oven :	Operable <input type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input checked="" type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Microwave:	Operable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input type="checkbox"/>
Compactor:	Operable <input type="checkbox"/>	Marginal <input type="checkbox"/>	Defective <input type="checkbox"/>	Not Inspected <input type="checkbox"/>	Not Present <input checked="" type="checkbox"/>

Comments:

Electrical Outlets: Acceptable Defective Not Inspected Not Present
 Reverse Polarity Open Ground No GFCI (Ground Fault Circuit Interrupter)
Safety Hazard Present:
 Comments:

SECTION 4.2 -- Bathroom 1

Location: 2nd Story, off hallway
 Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended
 Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended

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2015 Sample Report

Floors: **Acceptable** **Water Stains** **Water Damage** **Sloped** **Repairs Recommended**
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect:None
Windows: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Comments:

Heat Source: Register Radiant Wall Unit
Ceiling Cable Electric Ceiling Unit Not Present
Comments:

Sink/s: Faucet Leaks Pipes Leak Self-sealing Leaks Noted
Poor Waste Water Drainage: Poor Water Pressure:
Stopper Mechanism Inoperable Water Stains and/or Damage under Sink - **Monitor Closely**
Comments: Older cast iron, galvanized, and chrome plated brass pipes degrade from the inside out - requiring disassembly to complete evaluate.

Tub: **Acceptable** Needs Caulk Tiles Need Grout
Chipped/Blemished Finish **Repairs Are Recommended** Stopper Mechanism Inoperable
Shower: **Acceptable** Needs caulk Tiles Need Grout
Chipped/Blemished Finish **Repairs Are Recommended**
Poor Waste Water Drainage: Poor Water Pressure:

Comments:

Toilet: **Acceptable** **Defective** Not Secured to Floor **Cracked Porcelain** **Leaks at Seal**
Runs Continuously Caulked at the Base Floor around toilet not visible, due to attached carpet
Comments:

Ventilation Fan: **Acceptable** **Marginal** **Defective** Noisy Not Present

Electrical Outlets: **Acceptable** **Defective** Not Inspected Not Present
Reverse Polarity Open Ground No GFCI (*Ground Fault Circuit Interrupter*)
Safety Hazard Present:
Comments:

SECTION 4.3 -- Bathroom 2

Location: 2nd Story, off bedroom
Ceilings: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Walls: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Floors: **Acceptable** **Water Stains** **Water Damage** **Sloped** **Repairs Recommended**
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect:None
Windows: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Comments:

Heat Source: Register Radiant Wall Unit
Ceiling Cable Electric Ceiling Unit Not Present

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2015 Sample Report

Comments:

Sink/s: Faucet Leaks Pipes Leak Self-sealing Leaks Noted
Poor Waste Water Drainage: Poor Water Pressure:
Stopper Mechanism Inoperable Water Stains and/or Damage under Sink - **Monitor Closely**

Comments: Older cast iron, galvanized, and chrome plated brass pipes degrade from the inside out - requiring disassembly to complete evaluate.

Tub: **Acceptable** Needs Caulk Tiles Need Grout
Chipped/Blemished Finish **Repairs Are Recommended** Stopper Mechanism Inoperable
Shower: **Acceptable** Needs caulk Tiles Need Grout
Chipped/Blemished Finish **Repairs Are Recommended**
Poor Waste Water Drainage: Poor Water Pressure:

Comments:

Toilet: **Acceptable** **Defective** Not Secured to Floor **Cracked Porcelain** **Leaks at Seal**
Runs Continuously Caulked at the Base Floor around toilet not visible, due to attached carpet

Comments:

Ventilation Fan: **Acceptable** Marginal Defective Noisy Not Present

Electrical Outlets: **Acceptable** **Defective** Not Inspected Not Present
Reverse Polarity Open Ground No GFCI (*Ground Fault Circuit Interrupter*)
Safety Hazard Present:

Comments:

SECTION 4.4 -- Bathroom 3 1/2 Bath

Location: 1st Story, off kitchen

Ceilings: **Acceptable** Water Stains Water Damage Cracks **Repairs Recommended**
Walls: **Acceptable** Water Stains Water Damage Cracks **Repairs Recommended**
Floors: **Acceptable** Water Stains Water Damage Sloped **Repairs Recommended**

Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: **Acceptable** Marginal **Defective** Not Inspected Not Present
Operates: Yes No Defect:None
Windows: **Acceptable** Marginal **Defective** Not Inspected Not Present

Comments:

Heat Source: Register Radiant Wall Unit
Ceiling Cable Electric Ceiling Unit Not Present

Comments:

Sink/s: Faucet Leaks Pipes Leak Self-sealing Leaks Noted
Poor Waste Water Drainage: Poor Water Pressure:
Stopper Mechanism Inoperable Water Stains and/or Damage under Sink - **Monitor Closely**

Comments: Older cast iron, galvanized, and chrome plated brass pipes degrade from the inside out - requiring disassembly to complete evaluate.

Tub: **Acceptable** Needs Caulk Tiles Need Grout

2015 Sample Report

Chipped/Blemished Finish **Repairs Are Recommended** Stopper Mechanism Inoperable
Shower: **Acceptable** Needs caulk Tiles Need Grout
Chipped/Blemished Finish **Repairs Are Recommended**
Poor Waste Water Drainage: Poor Water Pressure:

Comments: N/A

Toilet: **Acceptable** **Defective** Not Secured to Floor **Cracked Porcelain** **Leaks at Seal**
Runs Continuously Caulked at the Base Floor around toilet not visible, due to attached carpet
Comments:

Ventilation Fan: **Acceptable** Marginal Defective Noisy Not Present

Electrical Outlets: **Acceptable** **Defective** Not Inspected Not Present
Reverse Polarity Open Ground No GFCI (*Ground Fault Circuit Interrupter*)
Safety Hazard Present:
Comments:

SECTION 4.5 -- Family Room

Location: 1st Story, northeast

Ceilings: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Walls: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Floors: **Acceptable** Squeaks Sloping Shows Wear
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect: None
Closet Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect: None
Windows: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Comments:

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present
Comments:

Note: Outlets are randomly tested where accessible.

No Electrical Switches Present: No Electrical Outlets Present:
Comments:

SECTION 4.6 -- Living Room

Location: 1st Story, southwest

Ceilings: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Walls: **Acceptable** **Water Stains** **Water Damage** **Cracks** **Repairs Recommended**
Floors: **Acceptable** Squeaks Sloping Shows Wear
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect: None
Closet Doors: **Acceptable** **Marginal** **Defective** Not Inspected Not Present
Operates: Yes No Defect: None
Windows: **Acceptable** **Marginal** **Defective** Not Inspected Not Present

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2015 Sample Report

Comments:

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present

Comments:

Note: Outlets are randomly tested where accessible.

No Electrical Switches Present: No Electrical Outlets Present:

Comments:

SECTION 4.7 -- Room 1 Bedroom

Location: 2nd Story, east side

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended

Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended

Floors: Acceptable Squeaks Sloping Shows Wear

Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: Acceptable Marginal Defective Not Inspected Not Present

Operates: Yes No Defect: Does not Latch

Closet Doors: Acceptable Marginal Defective Not Inspected Not Present

Operates: Yes No Defect: None

Windows: Acceptable Marginal Defective Not Inspected Not Present

Comments: (See Summary, SUBSECTION A, for Comments)

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present

Comments:

Note: Outlets are randomly tested where accessible.

No Electrical Switches Present: No Electrical Outlets Present:

Comments:

SECTION 4.8 -- Room 2 Bedroom

Location: 2nd Story, south side

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended

Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended

Floors: Acceptable Squeaks Sloping Shows Wear

Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: Acceptable Marginal Defective Not Inspected Not Present

Operates: Yes No Defect: Does not Latch

Closet Doors: Acceptable Marginal Defective Not Inspected Not Present

Operates: Yes No Defect: None

Windows: Acceptable Marginal Defective Not Inspected Not Present

Comments:

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present

Comments:

Note: Outlets are randomly tested where accessible.

No Electrical Switches Present: No Electrical Outlets Present:

Comments:

SECTION 4.9 -- Room 3 Bedroom

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2015 Sample Report

Location: 2nd Story, north side

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Floors: Acceptable Squeaks Sloping Shows wear
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Closet Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Windows: Acceptable Marginal Defective Not Inspected Not Present
Comments: Subfloor is loose at the entry door and hallway.

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present
Comments:

Note: Outlets are randomly tested where accessible.
No Electrical Switches Present: No Electrical Outlets Present:
Comments:

SECTION 4.10 -- Room 4 Bedroom

Location: 2nd Story, southwest

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Floors: Acceptable Squeaks Sloping Shows Wear
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Closet Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Windows: Acceptable Marginal Defective Not Inspected Not Present
Comments:

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present
Comments:

Note: Outlets are randomly tested where accessible.
No Electrical Switches Present: No Electrical Outlets Present:
Comments:

SECTION 4.11 -- Room 5 Bonus Room

Location: Basement

Ceilings: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Walls: Acceptable Water Stains Water Damage Cracks Repairs Recommended
Floors: Acceptable Squeaks Sloping Shows Wear
Walls, floors, not fully visible due to: Furnishings, stored items or cluttered conditions

Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Closet Doors: Acceptable Marginal Defective Not Inspected Not Present
Operates: Yes No Defect:None
Windows: Acceptable Marginal Defective Not Inspected Not Present

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2015 Sample Report

Comments:

Heat Source: Register Radiant Wall Unit Ceiling Cable Not Present

Comments:

Note: Outlets are randomly tested where accessible.

No Electrical Switches Present: No Electrical Outlets Present:

Comments:

SECTION 4.12 -- Other Interior Items

Interior Windows:

Material: Wood Vinyl Metal
Style: Single hung Double hung Casement Awning
Slide-by Stationary Bow/Bay

Insulated Glass Evidence of Leaking Cracked Glass Needs Putty

Some windows wrapped in plastic - energy efficiency is questionable

Condensation staining on some windows may indicate air leakage or excessive humidity levels

Comments:

Stairs and Balconies: Acceptable Marginal Defective Not Present

No Railings Present Loose Railings

Baluster spacing greater than 4 inches Loose Treads

Inadequate Stringer support Inconsistent Tread Width Safety Hazard

Comments:

PLEASE NOTE: *Soot and creosote buildup, and fireplace design, in most cases, inhibits visibility of the flue and/or liner. Therefore, it is recommended that the flue be cleaned and re-examined before use, and annually thereafter. **Caution: Dampers must be opened on all wood fireplaces, conventional vent gas fireplaces, and wood-burning stoves to prevent carbon monoxide hazards.***

Fireplace: Location #1 Living Room Location #2 Location #3
Type: Vent-less Gas Log B-Vented Gas Log Conventional Vent Gas Log
Wood Wood-burning Stove Blower Present

Damper: Acceptable Defective Not Inspected Not Present
Not needed due to design

Firebox: Acceptable Defective Not Inspected Not Present
Loose and/or Cracked Mortar/Brick

Comments:

Ceiling Fans: Acceptable Marginal Defective Not Present

Noisy Shakes Excessively Support Inadequate

Comments:

PLEASE NOTE: Smoke alarm requirements vary. Current NEW Building Standards usually require a smoke alarm in each bedroom and immediately adjacent to each bedroom. However, older homes will very seldom meet this standard. As a minimum recommendation, Star Home Inspections recommends a smoke alarm within six feet of all bedrooms.

Smoke Alarms: Acceptable Marginal Defective Not Present

Carbon Monoxide Detector: Acceptable Marginal Defective Not Present

Comments:

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SECTION 4.13 -- Attic Area

Attic spaces have many limitations in terms of visibility and accessibility. Visibility is always limited by insulation – it is impractical to remove insulation to see what is under it or concealed. Many times, vaulted ceiling and wall areas are simply not visible. In today’s world of high energy costs, R-38 to R-48 is considered the accepted standard for ceiling insulation. In order to actually traverse attic spaces, requires one to walk on the tops of ceiling joists. This presents a dilemma to the home inspector, since the tops of ceiling joists are what must be walked on and are usually buried in a few to several inches of insulation. Disturbing the insulation to find a surface that can be walked on, almost always results in a reduction in the quality of the insulation. Therefore, the inspector must use his/her own discretion as to what location the attic space can be viewed from. This means that most of the time, every square foot of attic space cannot be viewed without degrading the energy efficiency of the home or risk damage to the ceilings.

The following information applies to only what was visible.

Location of access/s: Garage and Second Story Bedroom Closet

Access: Stairs Pull down Scuttle Interior Door None
 Accessibility and visibility limited by: Insulation Finished Walls and/or Ceilings
 Closet Shelving Stored Items
 Limited Access Unsafe Conditions
 Attic was viewed from: Attic Access - entered to shoulders Entered
 Not inspected - no or inadequate provided access

Roof Structure: Rafters Trusses Rafter/Truss Spacing 24 inches
 Support: 2 x 4 2 x 6 2 x 8 Other:
 Condition: Acceptable Marginal Defective Not Visible
 Cracked Framing
 Other comments:

Sheathing: Plywood Solid Planking OSB (chipboard) Other:
 Condition: Acceptable Marginal Defective Not Visible
 Ceiling structure: Trusses Wood Joist
 Comments:

Insulation: Fiberglass Cellulose Rockwool Other:
 Installed in: Floor Rafters Walls
 Approximate Depth or Thickness (inches): 0-3" (poor) 3-5" (fair)
 5-7" (average) 7-10" (good) greater than 10" (best)
 R-Value of Attic Insulation: R-32 to R-38
 R-Value over the Garage: R-11 to R-19
 Comments: The R-Values above apply to what was visible. A thermal scan shows insulation deficiencies in a few areas -- see summary for comments

Vapor Barrier: Acceptable Defective Not Visible Not Present
 Plastic/Kraft Paper Installed Improperly

Water Stains: Around Chimney Roof Boards Other:
 Chimney Chase: Acceptable Defective Not Visible Not Present
 Needs Work
 Structural Problems Observed
 Comments:

Fans Exhausted to Attic: Not Visible

2015 Sample Report

Vents are Not Screened to keep out Pests:

Ventilation: **Acceptable** **Inadequate** Not Visible Not Present

Evidence of Inadequate Ventilation:

Vents Covered with Insulation Cracked Sheathing Sheathing Delamination
Nails Have Stained the Wood Mold and Mildew
Soffit Vents not present or inadequate for size of attic
Excessive heat build-up on day of inspection

Comments: (See Summary, SUBSECTION A, for Dryer Vent)

SECTION 4.14 -- Plumbing

Water service:

Water supply: City/Public Shutoff Location: Basement

Water lines: Copper Galvanized Plastic Unknown (due to slab on grade)

Poor Overall Water Pressure:

Drain, Waste, & Vent: Copper Galvanized Cast iron Plastic
Unknown (due to slab on grade) Supported Insulated

Poor Overall Waste Discharge:

Comments:

Lead (other than solder joints): Service entry
No Ground Jumper on Water Meter (required in some areas)

Hose Bibs: **Acceptable** **Defective** Not Present
Not tested due to cold temperatures

Hose bibs are not frost-free in design (requires winterization in cold weather):

Comments: (See Summary, SUBSECTION B, for Comments)

Well pump: N/A Submersible Jet/shallow Jet/deep
Location: In Well In Garage In Basement
In Crawlspace In Well Pit/Well house

Pressure gauge is inoperable:

Pressure switch maintains pressure between and pounds/inch²

Pressure Tank not charged with air

Pump is short cycling - eventually leading to pump failure:

Sanitary pump: **Acceptable** **Defective** Not Present Check Valve: Yes No
Covered, vented and sealed: Yes No High-Water Alert Installed: Yes No

Comments:

Water heater: Brand Name: Rheem

Gas Electric

Capacity: 40 Gallons Approximate age: 5 year/s

Relief Valve Not Present: **Improper Extension:** **Missing Extension**

Copper Tubing used for gas line (possible code violation):

Insulation Blanket Obstructs View

Faulty Flue Connection Missing Divertor Rust/corrosion Present

Cross Connections:

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2015 Sample Report

Comments:

SECTION 4.15 -- Electrical Service

Main Panel: Location: Basement Fuses Breakers
GFCI (*Ground Fault Circuit Interrupter*) Breakers Present:
AFCI (*Arc Fault Circuit Interrupter*) Breakers Present:

Main Service: Underground Appears Grounded

Meter Base Rating:200 amps
Entrance Cable Rating:200 amps Type of Entrance Cable:Aluminum
Service Panel Rating:200 amps
Aluminum service connections properly coated with anti-oxidant:
Observed "Tapping Before the Main":

Branch wiring:
Type of Metal: Type 1:Copper Type 2:None Type 3: None
Type of Wire: Type 1:Romex Type 2:None Type 3: None Type 4: None

Indications of Excess Heat(scorching/melted insulation)
Overfused Branch Circuits Incorrectly Sized Breakers Rust and/or Corrosion
Double Tapping Loose Connections Improper Splices
No Main Disconnect Open Knockouts Insufficient Access

Comments:

Safety Hazards:
Open Grounds: None Present
Reverse Polarity by Water None Present
Exposed Wire Splices: Yes No Location/s: N/A
Uncovered Junction Boxes: Yes No Location/s: N/A

Sub Panel(s): Location #1 Garage Location #2 Location #3

Recommend evaluation by licensed electrician

Comments:

SECTION 4.16 -- Heating

It is important for the client to understand the limitations of inspecting heat exchangers. Even under the most ideal circumstances, only one third to one half of the heat exchanger is visible without total disassembly. Total disassembly is beyond the scope of this type of investigation, and requires a complete tear-down of the unit -- approaching the cost of a new furnace. It is recommended that a carbon monoxide detector be installed in homes with gas furnaces to monitor carbon monoxide levels.

Number of Units: 1 Brand Name: Rheem Model: 111111111111 Serial # 222222222222
Age: 14 year/s
Fuel - Unit 1: Natural Gas Type: Forced Air
Unit 2: None Type: None
Other:

2015 Sample Report

Heat Exchanger: Visual Exam Sealed Unit Electronic Detector Not Present
Acceptable Marginal Defective Not Visible
Unusual Flame Pattern Rusted Heat Exchanger Soot Buildup Cracked

No Visible Signs of a faulty unit were noted on the day of the inspection
Overdue for Servicing - Recommend cleaning, servicing, and re-evaluation before settlement

Distribution: Ductwork Radiators Convectors
Acceptable Marginal Defective Not Visible
Detached Ducts Missing Cold Air Return
Cold air return less than 13 feet from combustion air No allowance for combustion air
Inadequate Flue Draft Suspected

Filter: Washable Disposable Electronic
Acceptable Marginal Defective Not Visible Not Present
Needs cleaned/replaced Missing Improper Installation Improperly Sized

Vent pipes Acceptable Marginal Defective Not Visible Not Present

Humidifier: None Noted Not Evaluated Needs Cleaning

Operation: When turned on by thermostat: Fired Did Not Fire
Temperature Rise Checked: Yes No
Differential Within Range: Yes No
Comments: (See Summary, SUBSECTION A, for Comments)

Supplemental Heat Present: Yes No
Location:
Type:
Condition:

SECTION 4.17 -- Air Conditioning

Type: Central Air Heat Pump Window units

Operation: When turned on by thermostat: Fired Did Not Fire
Not operated due to low outside temperature
Temperature Drop Checked: Yes No
Differential Within Range: Yes No
Comments:

SECTION 4.18 -- Foundation

Please note: The inspector does not have the luxury of time to observe active movement along settlement cracks in the foundation/basement. Also, it is impossible to observe the extent of water infiltration unless it is raining intensely on the day of the inspection. Although the inspector is skilled at noting indirect evidence that suggests the presence/absence of these issues, it is impossible to determine with a single inspection if movement is active and ongoing, or the extent of water infiltration.

Basement: Not Present
 Accessibility and visibility limited by: Insulation Limited Access Unsafe Conditions
 Finished Walls, Floor Coverings and/or Ceilings Stored Items/Cluttered Conditions

Basement Stairs: Acceptable Marginal Defective Not Present
 No Railings present Loose Railings Baluster spacing greater than 4 inches
 Loose Treads Inadequate Stringer Support Inconsistent Tread Width
 Water Damaged Support **Safety Hazard**
 Comments:

Foundation Walls: Poured Concrete Block Stone Wood Brick Other:

Typical Stress Cracks: Leaning/bowing (excessive displacement):
 Mortar Deterioration: Horizontal Cracks:
 Vertical Cracking: Step Cracking:

No unusual cracks or movement apparent:
 Interior foundation walls not visible due to limitations noted above
 Freshly patched and painted:

Floor: Concrete Dirt/gravel Carpet/tile
 Condition: Acceptable Stress Cracks/Limited Movement
 Basement floors not visible due to limitations noted above
Sheared Cracks/Significant Movement

Girders/Interior Support: Steel Wood Interior Block Wall Interior Studded Wall
 Condition: Acceptable Marginal Defective Not Inspected Not Present Not Visible
 Pest and/or Water Damage Noted Rusted Support Inadequate
Need Repairs

Columns: Steel Wood Concrete Block
 Condition: Acceptable Marginal Defective Not Inspected Not Present Not Visible
 Pest and/or Water Damage Noted Rusted Support/Spacing Inadequate
Need Repairs Spacing Exceeds Acceptable Tolerances

Floor Structure: Joists Trusses I-Joists 2 x 10 Wood Metal
 Condition: Acceptable Marginal Defective Not Inspected Not Present Not Visible
 Pest and/or Water Damage Noted Rusted Support/Spacing Inadequate
Need Repairs

Sill Plates/Band Joists:
 Condition: Acceptable Marginal Defective Not Inspected Not Present Not Visible
 Pest and/or Water Damage Noted Rusted Support/Spacing Inadequate
Need Repairs

2015 Sample Report

Basement moisture:

Walls: Fresh Old stains Efflorescence
Floors: Fresh Old stains Efflorescence
Ceiling: Fresh Old stains Efflorescence

Basement Drainage: Sump Pump: Yes No Working: Yes No
Battery or Hydraulic Back-up: Yes No Working: Yes No

Sump Pump Pit Not Covered - Safety Hazard for Small Children

Floor Drain: Yes No Not Visible

Comments:

Crawlspace: Not Present

Location of Access:

Accessibility and Visibility Limited by: Insulation Finished Walls and/or Ceilings
Stored Items/Cluttered Conditions Limited Access Unsafe Conditions

Viewed from:

Part of Basement Separate Area Not Observed
Insulation: Yes No Under floor Walls Band joists/Box sills

Foundation Walls: Poured Concrete Block Stone Wood Brick Other:

Typical Stress Cracks: **Leaning/Bowing (excessive displacement):**
Mortar Deterioration: Horizontal Cracks:
Vertical Cracking: Step Cracking:

Interior foundation walls not visible due to limitations noted above

No unusual cracks or movement apparent:

Recommend evaluation by engineer

Floor: Dirt/Gravel Concrete

Vapor barrier: Present Not Present Needed Evidence of Water Seepage:
Acceptable **Marginal** **Defective** Not Inspected Not Visible

Vapor barrier not present, but no signs of problems were apparent:

Standing water or water staining on vapor barrier

Ventilation: Yes No

Ventilation present, but appears to be inadequate:

Ventilation not present, but no signs of ventilation problems were apparent:

Comments:

Girders: Steel Wood Interior Block Wall
Condition: **Acceptable** **Marginal** **Defective** Not Inspected Not Present Not Visible
Pest and/or Water Damage Noted Rusted Support Inadequate
Sagging or warped structural members indicating past water issue
Need Repairs

Columns: Steel Wood Concrete Block
Condition: **Acceptable** **Marginal** **Defective** Not Inspected Not Present Not Visible
Pest and/or water damage noted Rusted Support/Spacing Inadequate
Spacing exceeds acceptable tolerances
Need Repairs

Floor Structure: Joists Trusses I-Joists 2 x Wood Metal

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2015 Sample Report

Condition: **Acceptable** **Marginal** **Defective** Not Inspected Not Present Not Visible
Pest and/or Water Damage Noted Rusted Support/Spacing Inadequate
Need Repairs

Sill Plates/Band Joists:

Condition: **Acceptable** **Marginal** **Defective** Not Inspected Not Present Not Visible
Pest and/or Water Damage Noted Rusted Support/Spacing Inadequate
Need Repairs

Moisture:

Evidence of Condensation/Excess Moisture on Wood Floor Components: **Yes** No
Walls: Fresh Old Stains Efflorescence
Floors: Fresh Old Stains Efflorescence
Ceiling: Fresh Old Stains Efflorescence
Evidence of Suspected Organic Growth (mold/fungus)
Stains on Sub Floor: Yes No Not Visible

Sump Pump: **Yes** **No** Working: **Yes** **No**
Sump pump is not present, but doesn't appear to be needed:
Comments:

Slab on Grade: Not Present

Type of Slab: Monolithic: Floating: Not Visible:
Accessibility and visibility limited by: Carpet/Floor Coverings Stored Items
Limited Access Vegetation

Slab on grade: Not Visible Signs of Settlement: **Yes** **No**
Comments:

2015 Sample Report