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Property Inspection Report







Client(s): **Sample Client**
Property address: **123 Main Streetytown USA**
Inspection date: **Friday, January 21, 2022**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|--|------------------------|--------------------------------------|
|  | Safety | Poses a safety hazard |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Comment | For your information |


Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 2022-1
Time started: 2:00 pm
Time finished: 4:45pm
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), Sunny
Temperature during inspection: Freezing
Type of building: Single family
Buildings inspected: One house, One detached garage

Exterior and Foundation


Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood fiber
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Unfinished basement, Finished basement
Foundation/stem wall material: Concrete block

- 1)  Some sections of siding and/or trim were missing. Recommend that a qualified person repair, replace or install siding or trim as necessary.

One piece of corner flashing missing on Northeast corner of house. Other pieces of corner flashing appear loose. Caulking in a couple of areas, exterior door trim and corners is separated.



Photo 1-1

- 2)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking

grout, resilient caulks and epoxy sealants.


3)  The paint in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 3-1



Photo 3-2


4)  Caulk was deteriorated in some areas. For example, around doors, at siding butt joints and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <https://www.reporthost.com/?CAULK>



Photo 4-1



Photo 4-2

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.


5)  Water Shut off for house.



Photo 5-1

Garage or Carport

Type: Detached

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage interior: Appeared serviceable

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.


6)  Electrical service in garage.



Photo 6-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 100
System ground: Ground rod(s) in soil
Condition of sub-panel(s): Appeared serviceable, 40 amp service supplying garage.
Location of main service panel #A: Basement
Location of main disconnect: Breaker at top of main service panel
Branch circuit wiring type: non-metallic sheathed, copper
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Installed and appear to be functioning properly at this time
Carbon monoxide alarms installed: Yes and appeared to be working property at this time



7)  Wire splices were exposed and were not contained within a covered junction box. Outlet box in back storage had wire splices outside of junction box. Wires did not appear to be energized. Outside service disconnect panel at northwest corner of house has wires capped with wire nuts exposed. The panel appeared to be switched off.



Photo 7-1



Photo 7-2

8)  Few receptacles were installed in one area of finished basement area. There are covers in place although receptacles were no present by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.


9)  Electrical power shut off



Photo 9-1



Photo 9-2

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation

pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: Manufactured May 2016.

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Condition of venting system: Appeared serviceable

10) **i** Gas Shut off for water heater.



Photo 10-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s):

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: Manufactured November 2017. roughly 4 years old. S.N. 1711443962.

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 80,000 BTU's.

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Type: Packaged unit

11) **i** The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system. Condensing unit is new, Manufactured in 2021.

12) **i** Gas shut locations for Furnace.



Photo 12-1

13) **i** Main gas shut off location.



Photo 13-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of sinks and related plumbing: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Laundry room/area

Gas supply for laundry equipment present: Yes

14) **+** The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if

necessary. For more information, visit:

<https://www.reporhost.com/?DRYER>

I was unable to determine if this duct is UL2158A listed and marked for safe dryer venting.

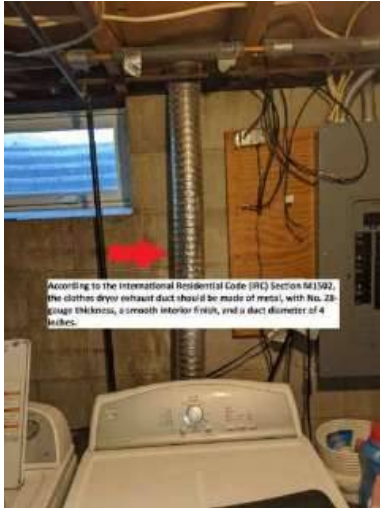


Photo 14-1



Photo 14-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Ceiling insulation material: Fiberglass roll or batt, Cellulose loose fill

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents


15)  Soffit vents should be cleaned of dust.



Photo 15-1

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