



1234 School House Road
Yourtown, US 12345



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. Grading: Flat to negative pitch Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade



4. Swale: Pooling due to overgrowth Extensive overgrowth has clogged culvert drainage



5. 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
6. Window Wells: Drain not visible Debris blocking well, weed overgrowth, Uncover well drain



Exterior Surface and Components

7. Perimeter Walls Exterior Surface Type: Brick with Block Backup Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.



8. Patio Door: Wood and Glass Slider Screen door missing
9. Window Screens: Vinyl mesh Screen is torn and will need repair
10. 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

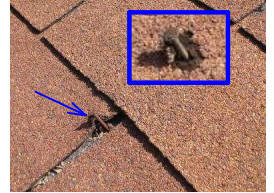




Summary (Continued)

Roof

11. Main Roof Surface Material: Fiberglass shingle Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")



12. Flashing: Galvanized Metal Inadequate flashing, prone to possible leaks



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

14. Leader/Extension: Leaking Damaged drain tile piping



15. Rear Elevation Chimney Chimney: Brick Chimney requires tuck point repairs



16. Rear Elevation Chimney Flue/Flue Cap: Concrete Noted crack(s) in crown



Garage/Carport

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

Electrical

18. 120 VAC Branch Circuits: Copper Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.



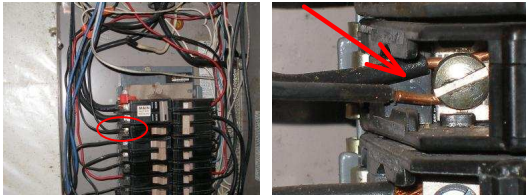


Summary (Continued)

19. Ground: Plumbing and rod in ground insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended



20. 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



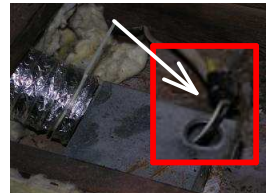
Structure

21. Differential Movement: Stair step crack with displacement Cracks will require monitoring
22. Piers/Posts: Steel posts Post bolts are loose



Attic

23. Main Attic Ventilation: Roof only Insufficient ventilation for size of structure, missing soffit ventilation
24. Main Attic Insulation Depth: 3"-5" Recommend additional insulation be installed, redistribute evenly where disturbed
25. Main Attic Attic Fan: Direct drive Critter damage noted at exhaust fan shroud screening
26. Main Attic Wiring/Lighting: 110 VAC lighting circuit Exposed wiring at fixture



27. Main Attic Bathroom Fan Venting: Electric fan Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay





Summary (Continued)

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

Basement

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



30. Main Basement Electrical: 110 VAC **Reversed polarity exists at several basement outlets**



31. Main Basement Moisture Location: Various spots along perimeter walls



32. Main Basement Basement Stairs/Railings: Wood stairs with no handrails



Air Conditioning

33. 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**

Heating System

34. 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

35. Main Water Shutoff: Basement **Wrench being used as shut off handle - corrections required**





Summary (Continued)

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



37. Drain Pipes: Galvanized, Cast iron Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating

38. Gas Service Lines: Black Iron Missing termination cap at exterior abandoned gas line



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

40. Basement Water Heater Flue Pipe: Single wall Install screws at exhaust vent piping fittings, loose piping at chimney



Bathroom

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



Kitchen

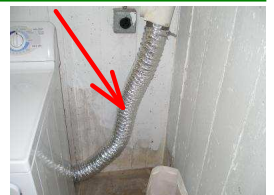
42. Main Level Kitchen Electrical: 110 VAC/220 VAC Non-GFCI circuit

43. Main Level Kitchen Plumbing/Fixtures: Various materials used Amateur installation of drain/trap



Laundry Room/Area

44. 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





Definitions

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Marginal	Item is not fully functional and requires repair or servicing.
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 Will Singer
Company Name Your Company Name Here
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

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
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. Marginal 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





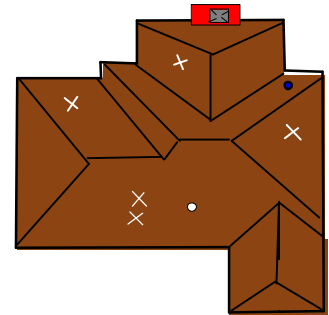
Roof

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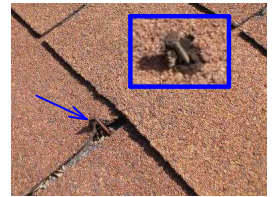
Main Roof Surface

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

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





Roof (Continued)

- 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

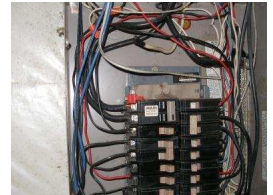
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1. Service Size Amps: 125 Volts: 110-240 VAC

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

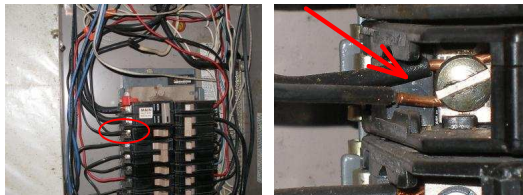
Basement Electric Panel

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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- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

- 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

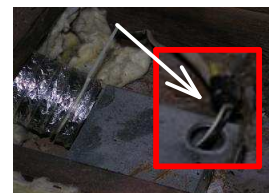
Attic

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





Attic (Continued)

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

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

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

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**



9. Not Present **Sump Pump:**

10. Defective **Moisture Location:** Various spots along perimeter walls





Basement (Continued)

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

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:
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
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





Plumbing (Continued)

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
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



Bathroom (Continued)

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



11. Acceptable Counter Tops: Laminate
12. Acceptable Cabinets: Wood
13. Acceptable Pantry: Small
14. Acceptable Ceiling: Plaster
15. Acceptable Walls: Plaster
16. Acceptable Floor: Vinyl floor covering Worn areas noted (minor)
17. Acceptable Doors: Hollow wood
18. Acceptable Windows: Wood casement
19. 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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- | | |
|---------------|--|
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

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 |



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|---------------|-------------------------------------|
| 7. Acceptable | Washer Drain: Drains to laundry tub |
| 8. Acceptable | Floor Drain: Surface drain |