

# Home Inspection Report



1234 School House Road  
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: The Neighborhood Home Inspector, LLC  
9600 Colerain Ave., Suite 110  
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## Definitions

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

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.

## 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 Michael Parker  
Company Name The Neighborhood Home Inspector, LLC  
Address 9600 Colerain Ave., Suite 110  
City Cincinnati State OH Zip 45251  
Phone 513-522-7362 Fax 513-729-4683  
E-Mail info@palm-tech.com  
File Number 22222  
Amount Received \$350.00





### Conditions

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

## General Information (Continued)

Permits Obtained Electrical How Verified Multiple Listing Service

## Lots and Grounds

- |                |   |   |
|----------------|---|---|
| 1. Marginal    | Driveway: Asphalt, Typical cracks in surface with weed growth   |   |
| 2. Acceptable  | Walks: Concrete   |   |
| 3. Acceptable  | Steps/Stoops: Concrete  |   |
| 4. Acceptable  | Porch: Concrete   |   |
| 5. Marginal    | Patio: Concrete Paver, Uneven pavers causing trip hazard along with weed growth   |   |
| 6. Not Present | Deck:   |   |
| 7. Acceptable  | Grading: Flat to negative pitch, Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade   |    |
| 8. Defective   | Swale: Pooling due to overgrowth, Extensive overgrowth has clogged culvert drainage   |   |
| 9. Defective   | Vegetation: Trees, Shrubs/Weeds, Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick |  |
| 10. Marginal   | Window Wells: Drain not visible, Debris blocking well, weed overgrowth, Uncover well drain  |  |
| 11. Acceptable | Fences: Picket  |   |

## Exterior Surface and Components

### 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

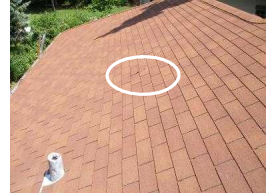
2. Acceptable Type: T1-11 Plywood Siding  
3. Acceptable Trim: Wood  
4. Acceptable Fascia: Wood  
5. Acceptable Soffits: Wood, [See attic ventilation notes](#)  
6. Acceptable Door Bell: Hard wired  
7. Acceptable Entry Doors: Wood  
8. Marginal Patio Door: Wood and Glass Slider, **Screen door missing**  
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



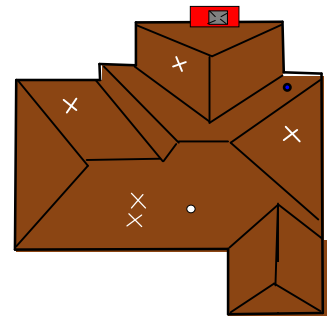
## Roof

### 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

### 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

- 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

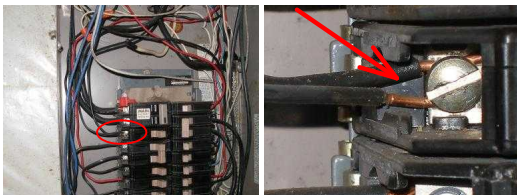


- 8. Acceptable Smoke Detectors: Battery operated

### Basement Electric Panel

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- 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

- 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

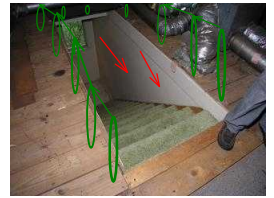
### Main Attic

- 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
  
- 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



## Attic (Continued)

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



## Basement

### 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



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

### 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

### 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

## Heating System (Continued)

- 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

- 1. Acceptable Service Line: 3/4" Copper
- 2. Defective Main Water Shutoff: Basement, Wrench being used as shut off handle - corrections required
- 3. Marginal Water Lines: Galvanized and copper, Copper to galvanized supply piping connections lacks dielectric unions
- 4. Marginal Drain Pipes: Galvanized, Cast iron, Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: Cast iron
- 7. Defective Gas Service Lines: Black Iron, Missing termination cap at exterior abandoned gas line



### Basement Water Heater

- 8. Marginal Water Heater Operation: Corrections required, Condensation sill not installed prior to water heater gas valve
- 9. Manufacturer: A.O. Smith
- 10. Model Number: 3409FD0G0 Serial Number: 0304-494567
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 4 Area Served: Whole building



## Plumbing (Continued)

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



14. Acceptable TPRV and Drain Tube: Copper

## Bathroom

### Hall Bathroom

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



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

## Kitchen

### Main Level Kitchen

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



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

## Bedroom

### 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

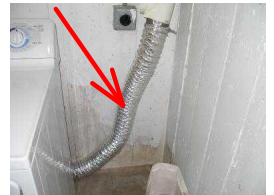
### Main Floor Living Space

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

### Basement Laundry Room/Area

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



## Summary

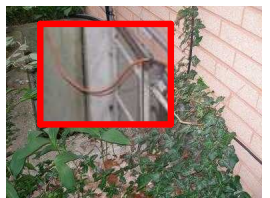
### Lots and Grounds

1. Driveway: Asphalt, Typical cracks in surface with weed growth
2. Patio: Concrete Paver, Uneven pavers causing trip hazard along with weed growth
3. Swale: Pooling due to overgrowth, Extensive overgrowth has clogged culvert drainage
4. 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
5. Window Wells: Drain not visible, Debris blocking well, weed overgrowth, Uncover well drain



### Exterior Surface and Components

6. Perimeter Walls Exterior Surface Type: Brick with Block Backup, Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.
7. Patio Door: Wood and Glass Slider, Screen door missing
8. Window Screens: Vinyl mesh, Screen is torn and will need repair
9. Exterior Lighting: Surface mount, Temporary, Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet



### Roof

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



## Summary (Continued)

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



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

13. Leader/Extension: Leaking, **Damaged drain tile piping**



14. Rear Elevation Chimney Chimney: Brick, **Chimney requires tuck point repairs**



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



## Garage/Carport

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

## Electrical

17. 120 VAC Branch Circuits: Copper, **Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.**



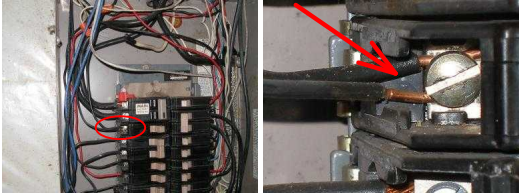
18. Ground: Plumbing and rod in ground, **insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended**



19. 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**

## Electrical (Continued)

Breakers: (continued)



## Structure

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



## Attic

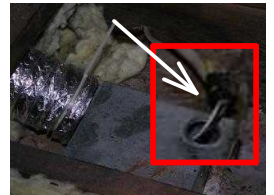
- 22. Main Attic Ventilation: Roof only, Insufficient ventilation for size of structure, missing soffit ventilation



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

- 24. Main Attic Attic Fan: Direct drive, Critter damage noted at exhaust fan shroud screening

- 25. Main Attic Wiring/Lighting: 110 VAC lighting circuit, Exposed wiring at fixture



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



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



## Summary (Continued)

### Basement

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



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



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



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



### Air Conditioning

32. 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

33. 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

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



## Summary (Continued)

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



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

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



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



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



## Bathroom

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



## Kitchen

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

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



## Summary (Continued)

### Laundry Room/Area

43. 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

