

API Home Inspection Report



1234 Inspection Street Wichita, Ks 67212

Prepared for: Sample

Prepared by: Amaris Property Inspections, LLC

Wichita, Ks



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Property and Client Information

Property Information

Property Address: 1234 Inspection Street

City: Wichita

State: Ks

Zip: 67212

Client: Sample

Client: Sample

Phone:

Phone: 316-123-4567

Email: sample@gmail.com

Agent: Sample

Phone: 316-123-4567

Email: realtor@email.com

Inspection Company

Inspector Name Michael Russell

Company Name Amaris Property Inspections, LLC

City: Wichita

State: Ks

Phone: 316-253-7241

Email: apiwichita@yahoo.com

Conditions

Occupancy status: Single-family occupied

Year built: 2010

Date of Inspection:

Start Time:

Your inspection date

8:30 am

Others Present: Buyer

Others Present: Buyers Agent

Others Present: Heartland Pest Control

Electric ON: Yes No Not Applicable

Gas ON: Yes No Not Applicable

Water ON: Yes No Not Applicable

Space Below Grade: Crawl Space

Garage: Attached

Weather Conditions:

Sky: Cloudy

Temp: 69

Wind: Breezy

Soil: Dry



Fees

Inspector Name: Michael Russell
 Company Name: API

Client Name: Sample
 Property Address: 1234 Inspection Street
 City, State Zip: Wichita, Ks 67212

<u>Services Performed:</u>	<u>Amount Due:</u>
Home Inspection	\$300.00 Up to 2499 Sq. Ft.
Termite Inspection	\$25.00
Radon Testing	\$125.00

Total Due: \$450.00

Thank you for choosing API to perform your Home Inspection!
 We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 316-253-7241 or email apiwichita@yahoo.com.



Understanding the Report

ORIENTATION:

For the purpose of this report, all directional references will be made as if one were standing in the front yard facing the house.

USE OF PHOTOS:

This report may include many photographs, which help to clarify the condition of a system or component at the time of the inspection. These photographs are intended to help you better understand what is documented in the report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions may be supported with photos.

SCOPE OF THE INSPECTION:

The observations and opinions expressed within this report are those of Amaris Property Inspections LLC and supersede any verbal comments. We inspect all of the systems, components, and conditions described in accordance with American Society of Home Inspectors (ASHI) Standards of Practice (SOP), which define the scope of the home inspection and what is required to be inspected. All items in the Standards are inspected but may be reported in a section of the Report under a different heading. Some components that are inspected and found to be functional may not necessarily appear in the report. It is recommended that you read ASHI SOP at: <http://www.comeinspector.org/Standards-of-Practice>.

An electronic copy of the Inspection Report will be delivered to the email address provided within 24 hours of completion. A copy of the Report will also be forwarded to your agent unless API is instructed otherwise by the client.

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

- | | | |
|-----------|----------------------|---|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

A NPNI M D



Understanding the Report (Continued)

The text in this Report is color coded for easy identification of defective and marginal items.

All text that is GREEN indicates subject matter that is for informative purposes only.
All text that is BLUE indicates information about an item that was deemed marginal.
All text that is RED indicates information about an item that has been identified as defective.

Quick reference summaries of marginal and defective items are provided at the end of this report.



Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Type of Roof: Hip & Valley
 Inspection Method: On roof

- 1. Material: Dimensional Asphalt Composition
- 2. Number of layers: 1
- 3. Approximate age: Less than 5 years
- 4. Flashing:
- 5. Valleys: Asphalt shingle
- 6. Plumbing Vents:
- 7. Attic Vents: Box Vents
- 8. Electrical Mast: Wall mount
- 9. Chimney:
- 10. Flue/Flue Cap: Consider adding flu cap similar to one pictured.



- 11. Chimney Flashing:
- 12. Gutters:
- 13. Downspouts: One or more downspouts terminate close to the house, which can lead to water pooling along foundation wall. Downspout extenders a minimum of 5' in length on all downspouts is recommended. See important note in "Structure" section.





Grounds, Drives, Walks, and Porches

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Driveway: Concrete - Heavy cracks in surface and uneven settling noted. The driveway is settling toward the house, creating a negative drain. Recommend replacing, foam injection, or mud jacking the settled areas to create positive drain.



2. Walks: Concrete - Heavy cracks in surface and uneven settling noted. The driveway is settling toward the house, creating a negative drain. Recommend replacing, foam injection, or mud jacking the settled areas to create positive drain.



3. Patio: Concrete
 4. Steps: Concrete
 5. Porch: Concrete
 6. Deck:
 7. Drainage: See driveway section.

Low area along back of house could allow water to pool near the foundation. Recommend adding soil to promote positive drain.



8. Vegetation:
 9. Window Wells:
 10. Fences:

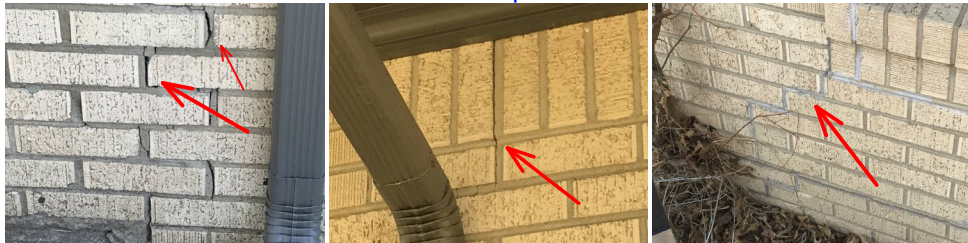


Exterior Components & Surfaces

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Wall Surface: Brick, Wood - Stair-step cracks noted. Recommend monitoring over time.



2. Trim: Wood - Caulking around windows is showing signs of wear. Recommend qualified painter to repair caulking as needed.



3. Fascia: Wood
 4. Soffits: Wood - Loose soffit vent noted on south end. Recommend reattaching.



5. Door Bell:
 6. Entry Doors: Storm door closer has failed and no longer closes the door. Also, no catch chain present on this door. Recommend replacing the closer and adding a catch chain to prevent damage from the door being caught by the wind.

No catch chain present on sunroom storm door. Also, door is difficult to open. Recommend adding catch chain and replacement of door handle/latch.



Exterior Components & Surfaces (Continued)

Entry Doors: (continued)



7. Patio Door:

8. Windows:

Windows for sunroom not properly installed and could allow water into sunroom. Recommend qualified window contractor for correction.



9. Window Screens:

10. Exterior Lighting:

11. Electric:

12. Hose Bibs:

13. Gas Meter:

14. Gas Valve:

Note:

Proper maintenance of caulking and paint can significantly extend the life of exterior components.



Garage/Carport

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Type of Structure: Attached

Number Of Car Spaces: 2

- 1. Roof:
- 2. Gutters:
- 3. Downspouts:
- 4. Exterior Surface:
- 5. Ceiling:
- 6. Interior Walls:
- 7. Floor/Foundation:
- 8. Garage Doors: Door damaged at top. Recommend repair by qualified overhead door contractor.



- 9. Door Operation: Unable to inspect due to door being disconnected from opener. Likely disconnected due to damaged door.
- 10. Door Opener:
- 11. Man Doors:
- 12. Electrical:
- 13. Plumbing:
- 14. HVAC:



Attic

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A NP NI M D

Access Point: Garage
 Method of Inspection: Entered Attic

- 1. Roof Framing:
- 2. Roof Sheathing: Dimensional wood
- 3. Insulation: Blown in
- 4. Insulation Depth: 6"
- 5. Ventilation:
- 6. Wiring/Lighting:
- 7. Moisture Present:

Note:

Not all portions of the attic space were inspected due to limited visibility and access inherent with constructions design and insulation practices.

Kitchen

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

- 1. Ceiling:
- 2. Walls:
- 3. Floor:
- 4. Doors: Door drags on floor. Recommend trimming the bottom of the door to allow smooth operation.





Kitchen (Continued)

5. Windows: One window wouldn't open. Recommend window contractor.



6. Counter Tops:
 7. Cabinets:
 8. Electrical: Faulty GFCI outlet- noted at north side of sink. Recommend replacing the outlet.

Non-grounded outlets noted.



9. Stove/Range:
 10. Microwave:
 11. Hood Vent:
 12. Refrigerator:
 13. Dishwasher:
 14. Sink:
 15. Disposal:
 16. Plumbing/Fixtures:
 17. Trash Compactor:
 18. HVAC Supply:



Living, Dining, & Family Spaces

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A NP NI M D

Living Space

- 1. Closet:
- 2. Ceiling:
- 3. Walls:
- 4. Floor:
- 5. Doors:
- 6. Windows:
- 7. Electrical: Outlets are 2 prong non grounded. Also, be aware that there minimal outlets located throughout the house.
- 8. HVAC Supply:
- 9. Smoke Detector: Recommend adding a smoke detector in hallway near bedrooms.



Bedrooms:

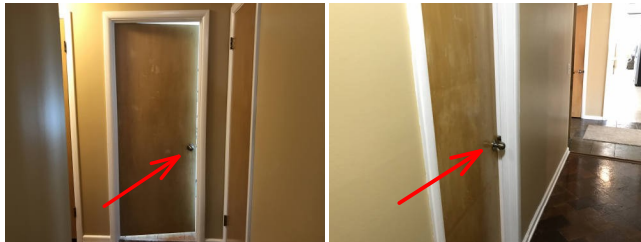
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A NP NI M D

Bedroom

- 1. Closet:
- 2. Ceiling:
- 3. Walls:
- 4. Floor:
- 5. Doors:

Southwest and north bedroom doors not latching. Recommend adjustment.



- 6. Windows: None of the bedroom windows will open. Likely painted shut. Recommend a handyman or window contractor for correction.
- 7. Electrical: Evidence of arcing in outlet on north wall of north bedroom. Recommend replacing this outlet.



- 8. HVAC Supply:
- 9. Smoke Detector:



Bathrooms:

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A NP NI M D

Bathroom

1. Ceiling:

2. Walls:

3. Floor:

4. Doors: Master bathroom door will not close. Recommend carpenter or handyman for repair.

5. Windows:

6. Closet:

7. Electrical: Signs of arcing in master bathroom outlet. Recommend replacing this outlet.



8. Counter/Cabinet:

9. Sink:

10. Faucets/Traps:

11. Tub:

12. Shower: Shower door in master bathroom sticking. Recommend adjustment or replacement.



13. Toilets:

14. HVAC Supply:

15. Ventilation:



Laundry Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Basement Laundry Room/Area

- | | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-----------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: | |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: | |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: | |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: | |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: | Several windows won't open. Likely painted shut. |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: | |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hose Bib: | |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: | |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line: | |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dryer Vent: | Doesn't vent to the outside. Recommend running vent to exterior of home. |



- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------|
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Plumbing: |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Supply: |



Electrical

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A NP NI M D

Recessed in wall Electric Panel

Service Size Amps: 60 Volts: 120/240
Maximum Capacity: No single main breaker exists

- 1. [X][][][][] Manufacturer: Cutler-Hammer
2. [X][][][][] Svc. Conductors: Aluminum
3. [][X][][][] Main Breaker Size:
4. [X][][][][] 120 V Circuits: Copper
5. [X][][][][] 240 V Circuits: Aluminum
6. [][X][][][] Aluminum Wiring:
7. [X][][][][] Conductor Type:
8. [X][][][][] Ground:
9. [X][][][][] Breakers:
10. [X][][][][] Fuses: Blade type
11. [][][][X][] Other: The house has a 60A service. 100A is generally considered the minimum for modern households. Recommend upgrading electrical service to a minimum of 100A.
Is the panel bonded? [X] Yes [] No

Plumbing

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

- 1. [X][][][][] Service Line:
2. [X][][][][] Main Shutoff:
3. [X][][][][] Water Lines:
4. [X][][][][] Drain Pipes:
5. [X][][][][] Vent Pipes:
6. [X][][][][] Gas Lines:

Utility Room Water Heater

- 7. [X][][][][] Operation: Functional at time of inspection



Plumbing (Continued)

- 8. Flue Pipe:
 - 9. TPRV:
 - 10.
- Manufacturer: Bradford-White
 Type: Natural gas
 Capacity: 40 Gal.
 Approximate Age: Less than 5 years
 Area Served: Whole house

Note:
Water heaters have a typical life span of 10-12 years on average.

Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Rear of house AC System _____

Manufacturer: Carrier
 Type: Central A/C
 Estimated Cap.: 2.5 Ton
 Estimated Age: 18 years - *Functional, but beyond expected service life.*
 Area Served: Whole house

- 1. Exterior Unit:
- 2. Refrigerant Lines:
- 3. Electric Disconnect:
- 4. Visible Coil:
- 5. A/C Operation:
- 6. Condensate Drain:
- 7. Blower Fan:
- 8. Thermostat:
- 9. Exposed Ductwork:
- 10. Temp. Differential:

Note:
- Air conditioning equipment can only be safely operated when the outside temperature has been above 60 degrees for at least 24 hours.



Air Conditioning (Continued)

- It is recommended to have air conditioning equipment serviced annually by a qualified heating and air contractor.

-Condenser/compressor units have a typical life span of around 15 years on average.

Heating System

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Utility room Heating System _____

Manufacturer: Bryant
 Type: Boiler system
 Estimated Age: over 50 years - **Functional, but beyond expected service life.**
 Area Served: Whole house
 Fuel Type: Natural gas

1. Heat Exchanger: **Heavy rusting present, which could indicate a cracked heat exchanger. Recommend a qualified HVAC (boiler specialist) for further review and estimate of repair.**



2. Blower Fan:



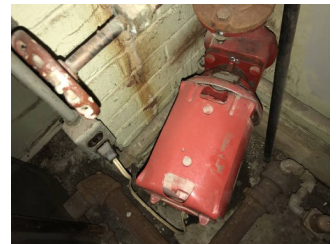
Heating System (Continued)

3. Cabinet: **Rust noted at bottom. See heat exchanger**



- 4. System Operation:
- 5. Distribution:
- 6. Temp. Differential:
- 7. Flue Pipe:
- 8. Thermostat:
- 9. Humidifier:
- 10. Other:

Circulating pump noisy when operated. This pump should be silent. Recommend qualified HVAC (boiler specialist) for further evaluation and repair.



11. Back-flow preventer **No back-flow preventer present on water supply line. Recommend adding back-flow preventer to prevent cross contamination.**



Suspected Asbestos: No

Note:

- It is recommended to have the heating equipment serviced annually by a qualified heating and air contractor.
- Heating units have a typical life span of around 20 years on average.



Fireplace/Wood Stove

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A NP NI M D

1st Floor Fireplace _____

Type: Wood burning

- 1. Construction: Brick
- 2. Smoke Chamber:
- 3. Flue: Recommend cleaning.
- 4. Damper: Metal
- 5. Gas Service:
- 6. Hearth:

Note:

- This is a limited visual inspection. Not all components and portions of the flue pipe can be seen.

- Service and cleaning annually by a qualified chimney sweep is recommended.



Crawl Space

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A NP NI M D

Main Crawl Space

Method of Inspection:	In the crawl space
1. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Access:	Open
2. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Moisture Present:	
3. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Moisture Barrier:	
4. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Ventilation:	
5. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Insulation:	
6. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Vapor Barrier:	
7. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Foundation:	Horizontal crack with minor displacement noted on east foundation wall. Recommend further evaluation by a structural engineer or foundation contractor.



8. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Piers/Posts:	Poured piers and steel beams
9. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sump Pump:	
10. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Electrical:	
11. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> HVAC Source:	



Structure

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A NP NI M D

- | | | | | | | | | |
|-------------------------------------|--|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-----------------|---|
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 2. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: | Poured |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 3. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Movement: | Horizontal crack with displacement noted. See crawl space section |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | |
| 4. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 5. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 7. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 8. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 9. | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"><input checked="" type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td><td style="width: 20px; height: 20px;"><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: | Dimensional wood |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

Note:

Not all structural components are visible for inspection due to floor, wall, and ceiling finishes.
 General statement in regards to the importance of proper drainage to protect the foundation:
 When soil settles next to the foundation, depressed soil areas are created that can pond water. This situation leads to saturated soil adjacent to the homes foundation. When soil is saturated it loses some of its load carrying capacity or bearing capacity. Shallow foundations such as garage and crawlspace foundations are more susceptible to saturated soil than the deeper basement foundations. These shallow foundations will tend to settle vertically downward over time when subjected to saturated soil and these shallow foundations will generally settle vertically downward at a faster rate than a deeper basement foundation. The deeper basement foundation walls will tend to be pushed inwards by external soil pressure (due to expansive clay) when subjected to saturated soil. The corners of a homes foundation, where the gutter downspouts are located, tend to settle at a faster rate than the rest of the home because more water is being discharged onto the ground near the downspouts and the soil stays saturated longer than at locations away from the downspouts. Foundations located below the base of roof valleys are also subjected to more water being discharged off of the roof during heavier rain events. Garden edging such as brick or concrete pave stones, landscape timber, steel edging or plastic edging placed parallel (within approximately four to six feet) to basement foundation walls can create a planter effect which can hold water adjacent to a home's foundation walls. This leads to saturated soil adjacent to the homes foundation which can accelerate the vertical downward settlement of shallow crawlspace and garage foundations and the inward movement of the homes deeper basement foundation walls due to external soil pressure. During times of drought the clay content in the soil shrinks and can leave voids beneath the garage and crawlspace foundations. When this occurs then the weight of the structure will settled downwards to try and fill these voids.



Understanding Summaries

MARGINAL indicates item may be functioning, but not as intended or at full capacity. Repair or service in the near future is recommended.

DEFECTIVE indicates item is damaged, unable to perform its intended function, or presents a safety concern. Immediate repair or replacement is recommended.

Final comments:

The intention of the Home Inspection is to identify safety hazards and items that could be costly to repair. Minor items, and items that are beyond the scope of the inspection may be listed. This is done as a courtesy, and it should be understood that not all minor defects are listed.

Home warranty programs are available to home buyers that can protect the buyer in the event of failure of a major component. The purchase of a home warranty is recommended. All work that is recommended in this report should be performed by a qualified contractor.

This inspection represents the visual condition of the home at the time of inspection. Problems may and sometimes do occur between the date of inspection and occupancy of the home.



Marginal 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.

Roof

1. Downspouts: One or more downspouts terminate close to the house, which can lead to water pooling along foundation wall. Downspout extenders a minimum of 5' in length on all downspouts is recommended. See important note in "Structure" section.

Exterior Components & Surfaces

2. Wall Surface: Brick, Wood - Stair-step cracks noted. Recommend monitoring over time.
3. Trim: Wood - Caulking around windows is showing signs of wear. Recommend qualified painter to repair caulking as needed.
4. Soffits: Wood - Loose soffit vent noted on south end. Recommend reattaching.

Kitchen

5. Doors: Door drags on floor. Recommend trimming the bottom of the door to allow smooth operation.

Living, Dining, & Family Spaces

6. Living Space Electrical: Outlets are 2 prong non grounded. Also, be aware that there minimal outlets located throughout the house.
7. Living Space Smoke Detector: Recommend adding a smoke detector in hallway near bedrooms.

Bedrooms:

8. Bedroom Doors: Southwest and north bedroom doors not latching. Recommend adjustment.

Bathrooms:

9. Bathroom Shower: Shower door in master bathroom sticking. Recommend adjustment or replacement.

Electrical

10. Recessed in wall Electric Panel Other: The house has a 60A service. 100A is generally considered the minimum for modern households. Recommend upgrading electrical service to a minimum of 100A.

Air Conditioning

11. Estimated Age: 18 years - Functional, but beyond expected service life.

Heating System

12. Estimated Age: over 50 years - Functional, but beyond expected service life.

Crawl Space

13. Main Crawl Space Foundation: Horizontal crack with minor displacement noted on east foundation wall. Recommend further evaluation by a structural engineer or foundation contractor.

Structure

14. Movement: Horizontal crack with displacement noted. See crawl space section



Defective 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.

Grounds, Drives, Walks, and Porches

1. Driveway: Concrete - Heavy cracks in surface and uneven settling noted. The driveway is settling toward the house, creating a negative drain. Recommend replacing, foam injection, or mud jacking the settled areas to create positive drain.
2. Walks: Concrete - Heavy cracks in surface and uneven settling noted. The driveway is settling toward the house, creating a negative drain. Recommend replacing, foam injection, or mud jacking the settled areas to create positive drain.
3. Drainage: See driveway section.

Low area along back of house could allow water to pool near the foundation. Recommend adding soil to promote positive drain.

Exterior Components & Surfaces

4. Entry Doors: Storm door closer has failed and no longer closes the door. Also, no catch chain present on this door. Recommend replacing the closer and adding a catch chain to prevent damage from the door being caught by the wind.

No catch chain present on sunroom storm door. Also, door is difficult to open. Recommend adding catch chain and replacement of door handle/latch.
5. Windows: Windows for sunroom not properly installed and could allow water into sunroom. Recommend qualified window contractor for correction.

Garage/Carport

6. Garage Doors: Door damaged at top. Recommend repair by qualified overhead door contractor.

Kitchen

7. Windows: One window wouldn't open. Recommend window contractor.
8. Electrical: Faulty GFCI outlet- noted at north side of sink. Recommend replacing the outlet.

Non-grounded outlets noted.

Bedrooms:

9. Bedroom Windows: None of the bedroom windows will open. Likely painted shut. Recommend a handyman or window contractor for correction.
10. Bedroom Electrical: Evidence of arcing in outlet on north wall of north bedroom. Recommend replacing this outlet.



Defective Summary (Continued)

Bathrooms:

11. Bathroom Doors: Master bathroom door will not close. Recommend carpenter or handyman for repair.
12. Bathroom Electrical: Signs of arcing in master bathroom outlet. Recommend replacing this outlet.

Laundry Area

13. Basement Laundry Room/Area Windows: Several windows won't open. Likely painted shut.
14. Basement Laundry Room/Area Dryer Vent: Doesn't vent to the outside. Recommend running vent to exterior of home.

Heating System

15. Utility room Heating System Heat Exchanger: Heavy rusting present, which could indicate a cracked heat exchanger. Recommend a qualified HVAC (boiler specialist) for further review and estimate of repair.
16. Utility room Heating System Cabinet: Rust noted at bottom. See heat exchanger
17. Utility room Heating System Other: Circulating pump noisy when operated. This pump should be silent. Recommend qualified HVAC (boiler specialist) for further evaluation and repair.
18. Utility room Heating System Back-flow preventer: No back-flow preventer present on water supply line. Recommend adding back-flow preventer to prevent cross contamination.