



Home Inspection Report

Prepared for: John Client

123 Some Street
Somewhere, US 12345

Inspected by:
Umar Wyatt
Accurate Home Inspections LLC

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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 123 Some Street
City Somewhere State US Zip 12345

Client Information

Client Name John Client
Client Address 2222 Client Street
City Client Place State Client Place Zip 12345
Phone 513-795-2222 Email john@client.org
Referrer Name Sally Referrer
Phone 513-795-5791 Email sally@goodagents.com

Inspection Company

Inspector Name Umar Wyatt
Company Name Accurate Home Inspections LLC
Address 1234 Company Lane
City Somewhere State US Zip 12345
Phone 123-555-1234
Email me@myinspectioncompany.com Web www.myinspectioncompany.com
Amount Due 425 Amount Received 425

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 31 years Entrance Faces East
Start Time: 9:00 End Time: 11:45
Inspection Date 10/01/2019
Utilities On Yes
Weather Partly sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Water Source City How Verified Multiple Listing Service
Sewage Disposal City How Verified Multiple Listing Service

Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

- Acceptable Driveway: Concrete
- Acceptable Walks: Concrete
- Defective Porch: Concrete - Settling away from foundation with surface cracks noted



- Acceptable Patio: Asphalt pavers
- Acceptable Grading: Moderate slope
- Marginal Vegetation: Trees, Shrubs - Keep plantings trimmed away from foundation and roof areas
- Acceptable Window Wells: Drain present
- Acceptable Retaining Walls: Stone
- Acceptable Fences: Vinyl

Exterior

1st Floor Exterior Surface

- Marginal Type: Brick veneer - Some damaged bricks, Recommend sealing brick with penetration sealer products



2nd Floor Exterior Surface

- Marginal Type: Vinyl siding - Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation

Exterior (Continued)

Type: (continued)



Marginal Trim: Aluminum - Chalking noted due to age, Loose nails in areas
Acceptable Fascia: Aluminum
Marginal Soffits: Vinyl - Loose/sagging at front porch
Acceptable Door Bell: Hard wired
Acceptable Entry Doors: Wood
Marginal Patio Door: Vinyl sliding - Resecure loose handle hardware, Screen damage noted
Marginal Windows: Vinyl insulated - Reseal caulking at window perimeters at brick window openings



Acceptable Window Screens: Metal
Acceptable Basement Windows: Vinyl casement
Acceptable Exterior Lighting: Surface mount
Acceptable Exterior Electric Outlets: 110 VAC GFCI
Marginal Hose Bibs: Gate - Properly secure fixture(s) to exterior wall with fasteners
Acceptable Gas Meter: Exterior surface mount at side of home - Rust present, Keep bushes and shrubs away from meter



Acceptable Main Gas Valve: Located at gas meter

Roof

Main Roof Surface

Method of Inspection: On roof



Acceptable Unable to Inspect: 0%
Acceptable Material: Fiberglass shingle
Type: Gable
Approximate Age: 5
Acceptable Flashing: Metal
Acceptable Plumbing Vents: Copper
Acceptable Electrical Mast: Underground utilities
Marginal Gutters: Aluminum - **Loose nails, Sagging gutters at front and rear**



Acceptable Downspouts: Aluminum
Marginal Leader/Extension: Splash blocks - **Splash block(s) not properly installed**



Right side Chimney

Acceptable Chimney: Brick
Not Inspected Flue/Flue Cap: Clay tile - Weather cap obstructed view of flue



Roof (Continued)

Acceptable Chimney Flashing: Galvanized

Garage

Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Insulated aluminum

Acceptable Door Operation: Mechanized

Acceptable Door Opener: Overhead Door

Acceptable Exterior Surface: Brick veneer

Acceptable Roof: Asphalt shingle

Acceptable Roof Structure: 2x6 Rafter

Defective Service Doors: Wood - **Wood rot at bottom of door and frame**



Acceptable Ceiling: Drywall

Marginal Walls: Drywall - **Hole(s) noted in walls**

Marginal Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**

Acceptable Hose Bibs: Gate

Marginal Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**

Not Present Smoke Detector:

Acceptable Windows: Vinyl Insulated

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

Electrical

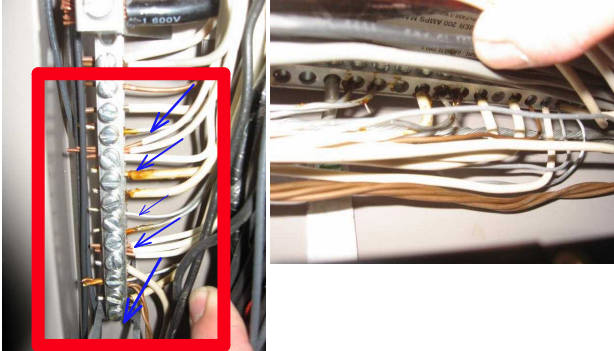
Service Size Amps: 200 Volts: 120/240 VAC

Acceptable Service: Aluminum

Marginal 120 VAC Branch Circuits: Copper and aluminum - *Evaluation by a licensed electrician is recommended, See aluminum wiring notes below*

Acceptable 240 VAC Branch Circuits: Copper

Marginal Aluminum Wiring: Present at several circuits - *Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)*



Acceptable Conductor Type: Romex, Non-metallic sheathed cable

Acceptable Ground: Plumbing and rod in ground

Acceptable Smoke Detectors: Hard wired with battery back up and light

Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers: Copper

Acceptable AFCI: 110 volt

Acceptable GFCI: Present

Is the panel bonded? Yes

Attic

Attached Garage Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 15% - Safety and footing

Marginal Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



Marginal Sheathing: Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



Acceptable Ventilation: Ridge and soffit vents

Acceptable Insulation: Fiberglass loose fill

Acceptable Insulation Depth: 4"

Acceptable Wiring/Lighting: 110 VAC

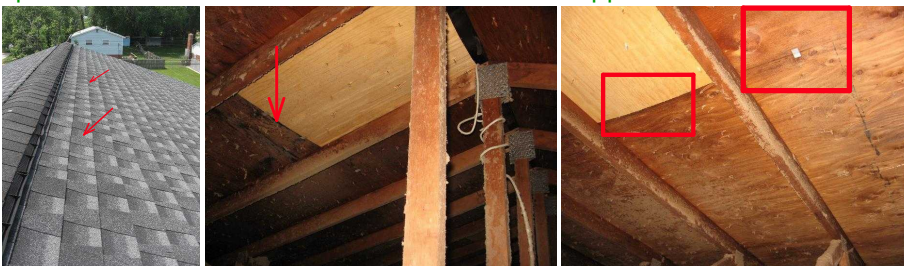
Main Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 10% - Safety and footing

Acceptable Roof Framing: 2x3/4 Truss

Marginal Sheathing: Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed



Acceptable Ventilation: Gable vent(s), Ridge vent(s)

Acceptable Insulation: Fiberglass loose fill

Acceptable Insulation Depth: 6"

Structure

- Acceptable Structure Type: Wood frame
- Acceptable Foundation: Poured concrete
- Acceptable Differential Movement: Slight settlement present - Minor settlement at front porch, Cracks will require monitoring
- Acceptable Beams: Steel I-Beam
- Acceptable Bearing Walls: Wood frame
- Marginal Joists/Trusses: 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



- Acceptable Piers/Posts: Steel posts
- Acceptable Floor/Slab: Composite wood or plywood - Floor finishes over concrete - limited view
- Acceptable Stairs/Handrails: Wood stairs with wood handrails
- Acceptable Subfloor: Plywood

Basement

Main Basement

- Acceptable Unable to Inspect: 0%



- Acceptable Ceiling: Suspended Acoustical System - Evidence of past water staining
- Acceptable Walls: Drywall
- Marginal Floor: Carpet - Carpet stains noted
- Acceptable Floor Drain: Surface drain
- Acceptable Doors: Hollow wood
- Acceptable Windows: Vinyl casement

Basement (Continued)

Marginal Electrical: 110 VAC - Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector



Acceptable HVAC Source: Air exchange ventilation
Acceptable Insulation: Fiberglass insulation at rim joist areas
Acceptable Ventilation: Windows
Acceptable Sump Pump: Submerged
Acceptable Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

Main AC System

Acceptable A/C System Operation: Appears serviceable
Acceptable Condensate Removal: Plastic tubing
Acceptable Exterior Unit: Pad mounted



Manufacturer: Rheem
Area Served: Whole house Approximate Age: 7
Fuel Type: 110 VAC Temperature Differential: 16 degrees
Type: Central A/C Capacity: 3 Ton
Acceptable Visible Coil: Copper core with aluminum fins
Acceptable Refrigerant Lines: Serviceable condition
Acceptable Electrical Disconnect: Breaker disconnect
Acceptable Exposed Ductwork: Metal
Acceptable Blower Fan/Filters: Direct drive with electronic filter
Acceptable Thermostats: Single Zone

Heating System

Basement Heating System

Acceptable Heating System Operation: Appears functional



Manufacturer: Ducane

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Whole house Approximate Age: 6

Fuel Type: Natural gas

Acceptable Heat Exchanger: 5 Burner

Unable to Inspect: 20%

Acceptable Blower Fan/Filter: Direct drive with electronic filter

Acceptable Distribution: Metal duct

Acceptable Draft Control: Automatic

Acceptable Flue Pipe: Double wall

Acceptable Controls: Limit switch

Defective Humidifier: General - **Inoperative - Requires service/replacement**

Acceptable Thermostats: Single Zone

Suspected Asbestos: No

Fireplace/Wood Stove

Family Room Fireplace

Acceptable Fireplace Construction: Masonry

Type: Wood burning

Acceptable Fireplace Insert: Standard

Acceptable Smoke Chamber: Brick

Acceptable Flue: Clay tile

Acceptable Damper: Metal

Acceptable Hearth: Raised

Plumbing

Acceptable Service Line: Copper
Acceptable Main Water Shutoff: Basement
Acceptable Water Lines: Copper
Defective Drain Pipes: Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**



Acceptable Service Caps: Accessible
Acceptable Vent Pipes: Copper
Acceptable Gas Service Lines: Black Iron
Utility Room Water Heater
Acceptable Water Heater Operation: Functional at time of inspection
Manufacturer: Ruud
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 9 Area Served: Whole house
Acceptable Flue Pipe: Single wall metal
Acceptable TPRV and Drain Tube: Brass/Copper

Bathroom

Master Bathroom
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Marginal Floor: Laminated flooring - **Gapping noted in planks**
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl Insulated
Acceptable Electrical: GFCI
Acceptable Counter/Cabinet: Wood
Acceptable Sink/Basin: One piece sink/counter top
Acceptable Faucets/Traps: Delta

Bathroom (Continued)

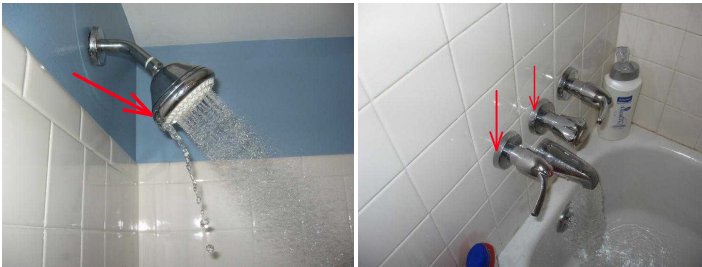
Marginal Shower/Surround: Ceramic tile - **Leaking at corner of door frame**



Acceptable Toilets: Porcelain
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Window

2nd Floor Hall Bathroom

Marginal Closet: Large - **Alignment needed at closet doors**
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Marginal Floor: Laminated flooring - **Gapping noted in planks**
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl Insulated
Acceptable Electrical: GFCI
Acceptable Counter/Cabinet: Wood
Acceptable Sink/Basin: One piece sink/counter top
Defective Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**



Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
Acceptable Toilets: Porcelain
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Window

1st Floor Hall Half Bathroom

Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Marginal Floor: Ceramic tile - **Cracked tile noted**

Bathroom (Continued)

Floor: (continued)



- Acceptable Doors: Solid wood
- Acceptable Windows: Vinyl Insulated
- Acceptable Electrical: GFCI
- Acceptable Counter/Cabinet: Laminate and wood
- Acceptable Sink/Basin: One piece sink/counter top
- Acceptable Faucets/Traps: Delta fixtures with a metal trap
- Acceptable Toilets: Porcelain
- Acceptable HVAC Source: Air exchange ventilation
- Acceptable Ventilation: Window

Bedroom

2nd Floor Master Bedroom

- Acceptable Closet: Walk In and Large
- Acceptable Ceiling: Drywall
- Acceptable Walls: Drywall
- Acceptable Floor: Carpet
- Acceptable Doors: Solid wood
- Acceptable Windows: Vinyl Insulated
- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Air exchange ventilation
- Acceptable Smoke Detector: Hard wired with battery back up and light

Middle Bedroom

- Acceptable Closet: Large
- Acceptable Ceiling: Drywall
- Acceptable Walls: Drywall
- Acceptable Floor: Carpet
- Acceptable Doors: Hollow wood
- Acceptable Windows: Vinyl Insulated
- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Air exchange ventilation
- Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Southeast Bedroom

- Acceptable Closet: Large
- Acceptable Ceiling: Drywall

Bedroom (Continued)

Acceptable Walls: Drywall
Acceptable Floor: Carpet
Acceptable Doors: Solid wood
Acceptable Windows: Vinyl Insulated
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Air exchange ventilation
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway
Southwest Bedroom

Acceptable Closet: Large
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Acceptable Floor: Hardwood
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl Insulated
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Air exchange ventilation
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Kitchen

1st Floor Kitchen

Acceptable Cooking Appliances: Frigidaire
Acceptable Disposal: General Electric
Marginal Dishwasher: Maytag - Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



Air Gap Present? No

Acceptable Refrigerator: Amana
Acceptable Microwave: General Electric
Marginal Sink: Stainless Steel - Chipping at drain
Acceptable Electrical: 110 VAC GFCI
Acceptable Plumbing/Fixtures: Stainless Steel
Acceptable Counter Tops: Solid Surface
Acceptable Cabinets: Wood - Loose cabinet door hinges
Acceptable Pantry: Large
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall

Kitchen (Continued)

Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow wood
Defective Windows: Vinyl Insulated - **Insulated glass unit seal failure**

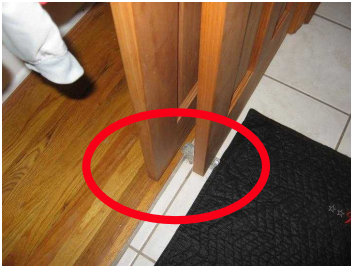


Acceptable HVAC Source: Air exchange ventilation

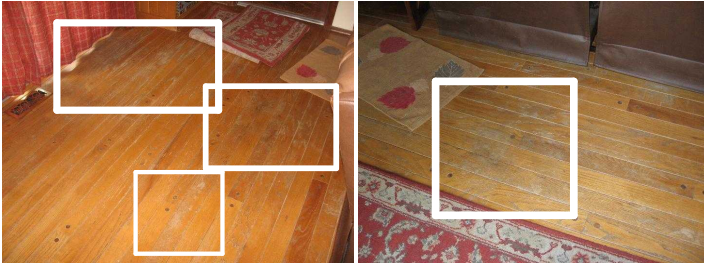
Living Space

1st Floor Living Space

Marginal Closet: Various - **Missing door glides at bypass closet door in Foyer**



Acceptable Ceiling: Drywall
Acceptable Walls: Drywall
Marginal Floor: Ceramic tile, Carpet, Hardwood - **Worn wood finish in Family room**



Acceptable Doors: Solid wood
Acceptable Windows: Vinyl Insulated
Acceptable Electrical: 110 VAC - Replace missing dimmer switch in Dining room



Living Space (Continued)

Acceptable HVAC Source: Air exchange ventilation
Acceptable Smoke Detector: Hard wired with battery back up and light

Laundry Room/Area

Basement Laundry Room/Area

Acceptable Ceiling: Exposed framing
Acceptable Walls: Concrete
Acceptable Floor: Poured
Acceptable Doors: Hollow wood
Acceptable Electrical: 110 VAC
Acceptable Smoke Detector: Hard wired with battery back up and light
Acceptable HVAC Source: Air exchange ventilation
Acceptable Laundry Tub: Concrete
Acceptable Laundry Tub Drain: Copper
Acceptable Washer Hose Bib: Gate valves
Acceptable Washer and Dryer Electrical: 120/240 VAC
Acceptable Dryer Vent: Metal flex
Acceptable Washer Drain: Drains to laundry tub
Acceptable Floor Drain: Surface drain

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.

Lots and Grounds

1. Vegetation: Trees, Shrubs - **Keep plantings trimmed away from foundation and roof areas**

Exterior

2. 1st Floor Exterior Surface Type: Brick veneer - **Some damaged bricks, Recommend sealing brick with penetration sealer products**



3. 2nd Floor Exterior Surface Type: Vinyl siding - **Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation**



4. Trim: Aluminum - **Chalking noted due to age, Loose nails in areas**
5. Soffits: Vinyl - **Loose/sagging at front porch**
6. Patio Door: Vinyl sliding - **Resecure loose handle hardware, Screen damage noted**
7. Windows: Vinyl insulated - **Reseal caulking at window perimeters at brick window openings**



8. Hose Bibs: Gate - **Properly secure fixture(s) to exterior wall with fasteners**

Roof

9. Gutters: Aluminum - **Loose nails, Sagging gutters at front and rear**

Roof (Continued)

Gutters: (continued)



10. Leader/Extension: Splash blocks - **Splash block(s) not properly installed**

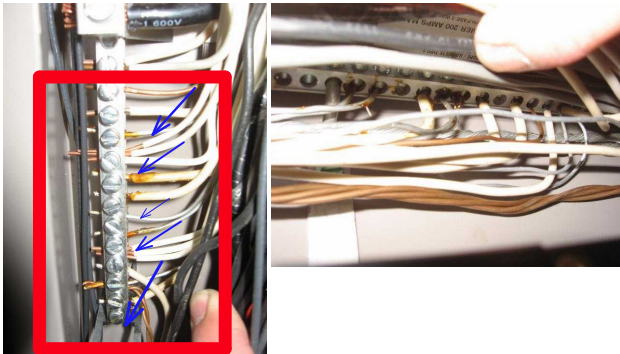


Garage

- 11. Attached Garage Walls: Drywall - **Hole(s) noted in walls**
- 12. Attached Garage Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**
- 13. Attached Garage Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**

Electrical

- 14. 120 VAC Branch Circuits: Copper and aluminum - **Evaluation by a licensed electrician is recommended, See aluminum wiring notes below**
- 15. Aluminum Wiring: Present at several circuits - **Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)**



Marginal Summary (Continued)

Attic

16. Attached Garage Attic Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



17. Attached Garage Attic Sheathing: Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



18. Main Attic Sheathing: Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed



Structure

19. Joists/Trusses: 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



Marginal Summary (Continued)

Basement

- 20. Main Basement Floor: Carpet - Carpet stains noted
- 21. Main Basement Electrical: 110 VAC - Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector



Bathroom

- 22. Master Bathroom Floor: Laminated flooring - Gapping noted in planks
- 23. Master Bathroom Shower/Surround: Ceramic tile - Leaking at corner of door frame



- 24. 2nd Floor Hall Bathroom Closet: Large - Alignment needed at closet doors
- 25. 2nd Floor Hall Bathroom Floor: Laminated flooring - Gapping noted in planks
- 26. 1st Floor Hall Half Bathroom Floor: Ceramic tile - Cracked tile noted



Kitchen

- 27. 1st Floor Kitchen Dishwasher: Maytag - Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



Marginal Summary (Continued)

28. 1st Floor Kitchen Sink: Stainless Steel - Chipping at drain
Living Space

29. 1st Floor Living Space Closet: Various - Missing door glides at bypass closet door in Foyer



30. 1st Floor Living Space Floor: Ceramic tile, Carpet, Hardwood - Worn wood finish in Family room



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.

Lots and Grounds

1. Porch: Concrete - **Settling away from foundation with surface cracks noted**



Garage

2. Attached Garage Service Doors: Wood - **Wood rot at bottom of door and frame**



Heating System

3. Basement Heating System Humidifier: General - **Inoperative - Requires service/replacement**

Plumbing

4. Drain Pipes: Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**



Bathroom

5. 2nd Floor Hall Bathroom Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**

Bathroom (Continued)

Faucets/Traps: (continued)



Kitchen

6. 1st Floor Kitchen Windows: Vinyl Insulated - Insulated glass unit seal failure

