



John Client



123 Some Street
Somewhere, US 12345

Wiseman Home Inspection, LLC



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04/12/2021 05:14 PM
Prepared for: John Client
123 Some Street

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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

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.

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 Nick Wiseman
Company Name Wiseman Home Inspection, 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 No Not Applicable
Weather Partly sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Water Source City How Verified Multiple Listing Service



General Information (Continued)

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.

A NP NI M D

1. Driveway: Concrete
2. Walks: Concrete
3. Porch: Concrete - Settling away from foundation with surface cracks noted



4. Patio: Asphalt pavers
5. Grading: Moderate slope
6. Vegetation: Trees, Shrubs - Keep plantings trimmed away from foundation and roof areas
7. Window Wells: Drain present
8. Retaining Walls: Stone
9. Fences: Vinyl

Exterior

A NP NI M D

1st Floor Exterior Surface _____

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



Exterior (Continued)

2nd Floor Exterior Surface

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



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



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



16. Main Gas Valve: Located at gas meter



Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof



- 2. Unable to Inspect: 0%
- 3. Material: Fiberglass shingle
- 4. Type: Gable
- 5. Approximate Age: 5
- 6. Flashing: Metal
- 7. Plumbing Vents: Copper
- 8. Electrical Mast: Underground utilities
- 9. Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



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



Right side Chimney

- 12. Chimney: Brick

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Roof (Continued)

13. Flue/Flue Cap: Clay tile - Weather cap obstructed view of flue



14. Chimney Flashing: Galvanized

Garage

A NPNI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Overhead Door
5. Exterior Surface: Brick veneer
6. Roof: Asphalt shingle
7. Roof Structure: 2x6 Rafter
8. Service Doors: Wood - **Wood rot at bottom of door and frame**



9. Ceiling: Drywall
10. Walls: Drywall - **Hole(s) noted in walls**
11. Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**
12. Hose Bibs: Gate
13. Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**
14. Smoke Detector:
15. Windows: Vinyl Insulated
16. Gutters: Aluminum
17. Downspouts: Aluminum

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Electrical

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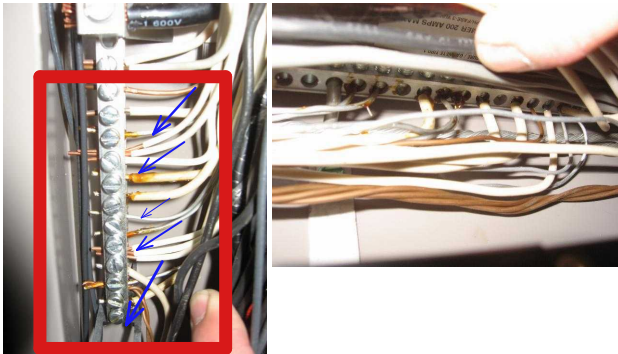
1. Service Size Amps: 200 Volts: 120/240 VAC

2. Service: Aluminum

3. 120 VAC Branch Circuits: Copper and aluminum - Evaluation by a licensed electrician is recommended, See aluminum wiring notes below

4. 240 VAC Branch Circuits: Copper

5. 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)



6. Conductor Type: Romex, Non-metallic sheathed cable

7. Ground: Plumbing and rod in ground

8. Smoke Detectors: Hard wired with battery back up and light

Basement Electric Panel

9. Manufacturer: Cutler-Hammer



10. Maximum Capacity: 200 Amps

11. Main Breaker Size: 200 Amps

12. Breakers: Copper

13. AFCI: 110 volt



Electrical (Continued)

14. GFCI: Present
15. Is the panel bonded? Yes No

Attic

A NP NI M D

Attached Garage Attic _____

1. Method of Inspection: In the attic
2. Unable to Inspect: 15% - Safety and footing
3. Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



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



5. Ventilation: Ridge and soffit vents
6. Insulation: Fiberglass loose fill
7. Insulation Depth: 4"
8. Wiring/Lighting: 110 VAC

Main Attic _____

9. Method of Inspection: In the attic
10. Unable to Inspect: 10% - Safety and footing
11. Roof Framing: 2x3/4 Truss



Attic (Continued)

12. 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



13. Ventilation: Gable vent(s), Ridge vent(s)
14. Insulation: Fiberglass loose fill
15. Insulation Depth: 6"

Structure

A NPNI M D

1. Structure Type: Wood frame
2. Foundation: Poured concrete
3. Differential Movement: Slight settlement present - Minor settlement at front porch, Cracks will require monitoring
4. Beams: Steel I-Beam
5. Bearing Walls: Wood frame
6. 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



7. Piers/Posts: Steel posts
8. Stairs/Handrails: Wood stairs with wood handrails
9. Subfloor: Plywood



Basement

A NPNI M D

Main Basement

1. Unable to Inspect: 0%



2. Ceiling: Suspended Acoustical System - Evidence of past water staining
3. Walls: Drywall
4. Floor: Carpet - Carpet stains noted
5. Floor Drain: Surface drain
6. Doors: Hollow wood
7. Windows: Vinyl casement
8. Electrical: 110 VAC - Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector



9. HVAC Source: Air exchange ventilation
10. Insulation: Fiberglass insulation at rim joist areas
11. Ventilation: Windows
12. Sump Pump: Submerged
13. Basement Stairs/Railings: Wood stairs with wood handrails



Air Conditioning

A NPNI M D

Main AC System

1. A/C System Operation: Appears serviceable
2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted



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

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Appears functional



2. Manufacturer: Ducane
3. Type: Forced air Capacity: 100,000 BTUHR
4. Area Served: Whole house Approximate Age: 6



Heating System (Continued)

5. Fuel Type: Natural gas
6. Heat Exchanger: 5 Burner
7. Unable to Inspect: 20%
8. Blower Fan/Filter: Direct drive with electronic filter
9. Distribution: Metal duct
10. Draft Control: Automatic
11. Flue Pipe: Double wall
12. Controls: Limit switch
13. Humidifier: General - **Inoperative - Requires service/replacement**
14. Thermostats: Single Zone
15. Suspected Asbestos: No

Fireplace/Wood Stove

A NPNI M D

Family Room Fireplace

1. Fireplace Construction: Masonry
2. Type: Wood burning
3. Fireplace Insert: Standard
4. Smoke Chamber: Brick
5. Flue: Clay tile
6. Damper: Metal
7. Hearth: Raised

Plumbing

A NPNI M D

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper
4. Drain Pipes: Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**





Plumbing (Continued)

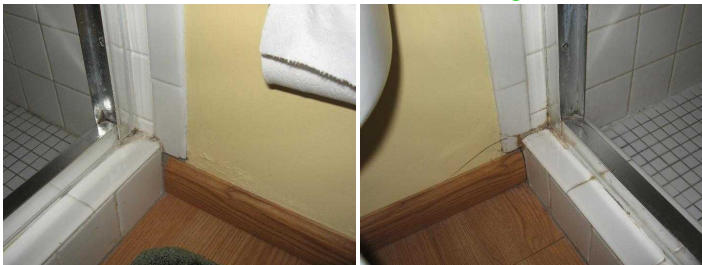
- 5. Service Caps: Accessible
 - 6. Vent Pipes: Copper
 - 7. Gas Service Lines: Black Iron
- Utility Room Water Heater _____
- 8. Water Heater Operation: Functional at time of inspection
 - 9. Manufacturer: Ruud
 - 10. Type: Natural gas Capacity: 40 Gal.
 - 11. Approximate Age: 9 Area Served: Whole house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

Bathroom

A NPNI M D

Master Bathroom _____

- 1. Ceiling: Drywall
- 2. Walls: Drywall
- 3. Floor: Laminated flooring - **Gapping noted in planks**
- 4. Doors: Hollow wood
- 5. Windows: Vinyl Insulated
- 6. Electrical: GFCI
- 7. Counter/Cabinet: Wood
- 8. Sink/Basin: One piece sink/counter top
- 9. Faucets/Traps: Delta
- 10. Shower/Surround: Ceramic tile - **Leaking at corner of door frame**



- 11. Toilets: Porcelain
- 12. HVAC Source: Air exchange ventilation
- 13. Ventilation: Window

2nd Floor Hall Bathroom _____

- 14. Closet: Large - **Alignment needed at closet doors**
- 15. Ceiling: Drywall
- 16. Walls: Drywall
- 17. Floor: Laminated flooring - **Gapping noted in planks**
- 18. Doors: Hollow wood

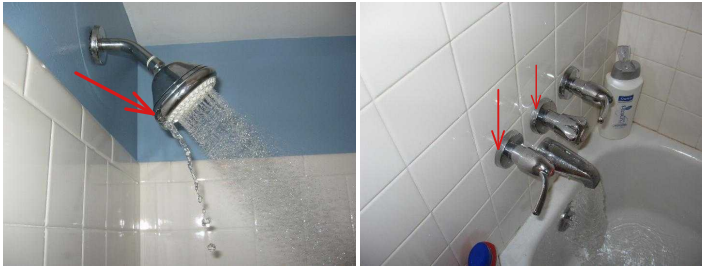
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Bathroom (Continued)

- 19. Windows: Vinyl Insulated
- 20. Electrical: GFCI
- 21. Counter/Cabinet: Wood
- 22. Sink/Basin: One piece sink/counter top
- 23. Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**



- 24. Tub/Surround: Porcelain tub and ceramic tile surround
- 25. Toilets: Porcelain
- 26. HVAC Source: Air exchange ventilation
- 27. Ventilation: Window

1st Floor Hall Half Bathroom

- 28. Ceiling: Drywall
- 29. Walls: Drywall
- 30. Floor: Ceramic tile - **Cracked tile noted**



- 31. Doors: Solid wood
- 32. Windows: Vinyl Insulated
- 33. Electrical: GFCI
- 34. Counter/Cabinet: Laminate and wood
- 35. Sink/Basin: One piece sink/counter top
- 36. Faucets/Traps: Delta fixtures with a metal trap
- 37. Toilets: Porcelain
- 38. HVAC Source: Air exchange ventilation
- 39. Ventilation: Window



Bedroom

A NPNI M D

2nd Floor Master Bedroom

1. Closet: Walk In and Large
2. Ceiling: Drywall
3. Walls: Drywall
4. Floor: Carpet
5. Doors: Solid wood
6. Windows: Vinyl Insulated
7. Electrical: 110 VAC
8. HVAC Source: Air exchange ventilation
9. Smoke Detector: Hard wired with battery back up and light

Middle Bedroom

10. Closet: Large
11. Ceiling: Drywall
12. Walls: Drywall
13. Floor: Carpet
14. Doors: Hollow wood
15. Windows: Vinyl Insulated
16. Electrical: 110 VAC
17. HVAC Source: Air exchange ventilation
18. Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Southeast Bedroom

19. Closet: Large
20. Ceiling: Drywall
21. Walls: Drywall
22. Floor: Carpet
23. Doors: Solid wood
24. Windows: Vinyl Insulated
25. Electrical: 110 VAC
26. HVAC Source: Air exchange ventilation
27. Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Southwest Bedroom

28. Closet: Large
29. Ceiling: Drywall
30. Walls: Drywall
31. Floor: Hardwood
32. Doors: Hollow wood
33. Windows: Vinyl Insulated
34. Electrical: 110 VAC
35. HVAC Source: Air exchange ventilation
36. Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway



Kitchen

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Frigidaire
2. Disposal: General Electric
3. 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



4. Air Gap Present? Yes No

5. Refrigerator: Amana
6. Microwave: General Electric
7. Sink: Stainless Steel - Chipping at drain
8. Electrical: 110 VAC GFCI
9. Plumbing/Fixtures: Stainless Steel
10. Counter Tops: Solid Surface
11. Cabinets: Wood - Loose cabinet door hinges
12. Pantry: Large
13. Ceiling: Drywall
14. Walls: Drywall
15. Floor: Ceramic tile
16. Doors: Hollow wood
17. Windows: Vinyl Insulated - Insulated glass unit seal failure



18. HVAC Source: Air exchange ventilation



Living Space

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1st Floor Living Space

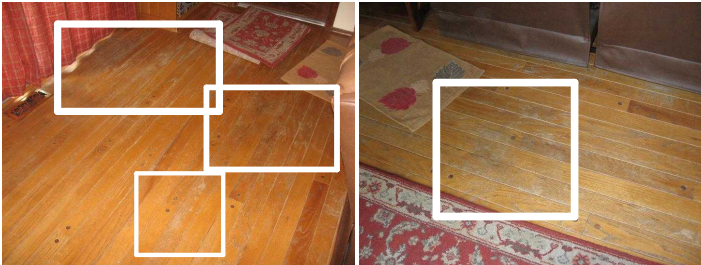
1. Closet: Various - Missing door glides at bypass closet door in Foyer



2. Ceiling: Drywall

3. Walls: Drywall

4. Floor: Ceramic tile, Carpet, Hardwood - Worn wood finish in Family room



5. Doors: Solid wood

6. Windows: Vinyl Insulated

7. Electrical: 110 VAC - Replace missing dimmer switch in Dining room



8. HVAC Source: Air exchange ventilation

9. Smoke Detector: Hard wired with battery back up and light

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Laundry Room/Area

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Basement Laundry Room/Area

1. Ceiling: Exposed framing
2. Walls: Concrete
3. Floor: Poured
4. Doors: Hollow wood
5. Electrical: 110 VAC
6. Smoke Detector: Hard wired with battery back up and light
7. HVAC Source: Air exchange ventilation
8. Laundry Tub: Concrete
9. Laundry Tub Drain: Copper
10. Washer Hose Bib: Gate valves
11. Washer and Dryer Electrical: 120/240 VAC
12. Dryer Vent: Metal flex
13. Washer Drain: Drains to laundry tub
14. 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**

Marginal Summary (Continued)

Roof

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



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

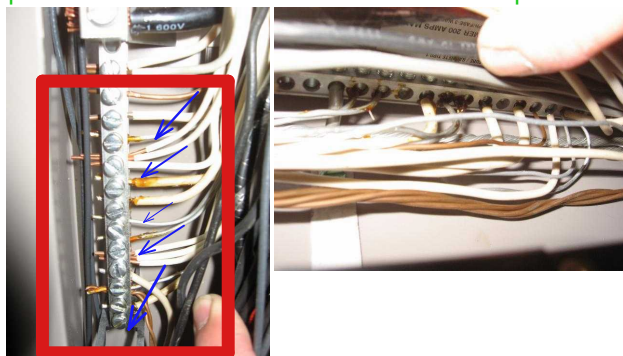


Garage

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

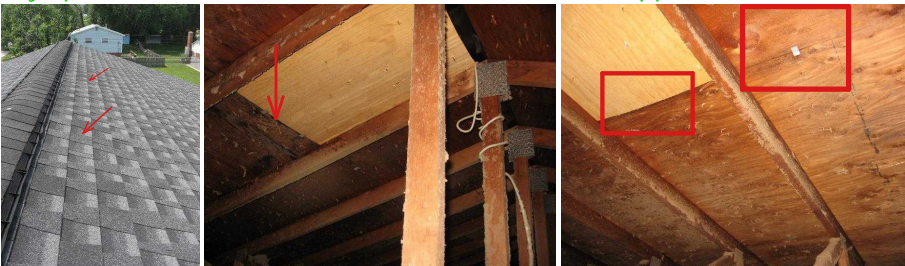
16. Attached Garage Attic Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



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

Structure (Continued)

Joists/Trusses: (continued)



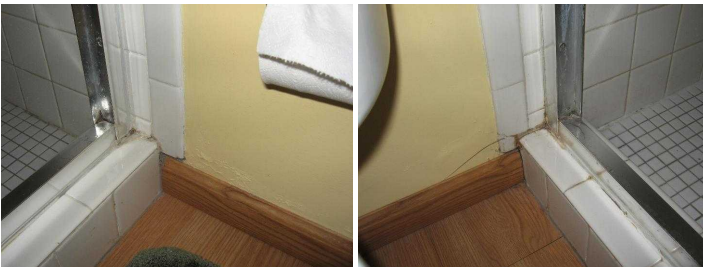
Basement

- 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**

Marginal Summary (Continued)

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



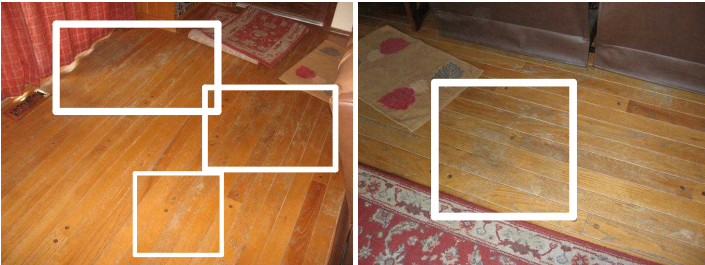
28. 1st Floor Kitchen Sink: Stainless Steel - Chipping at drain

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

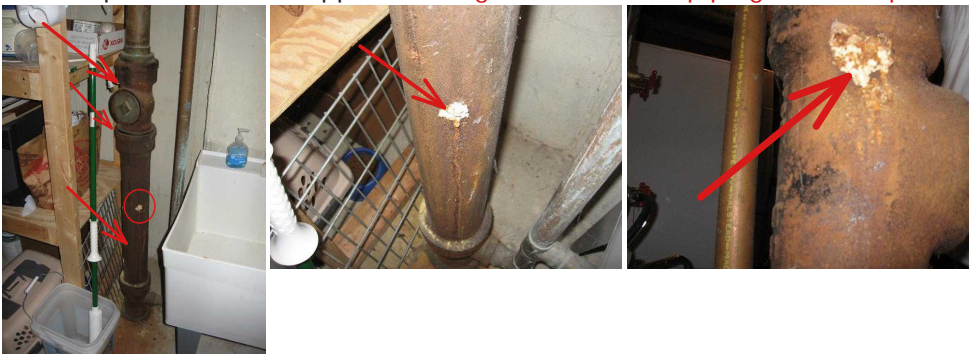
2. Attached Garage Service Doors: Wood - Wood rot at bottom of door and frame



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





Defective Summary (Continued)

Bathroom

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



Kitchen

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

