SINGLE FAMILY HOME INSPECTION

123 Main St,

Brooklyn Park, MN 55429

Sample

Inspector

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1: INSPECTION DETAILS

Information

In Attendance
Client

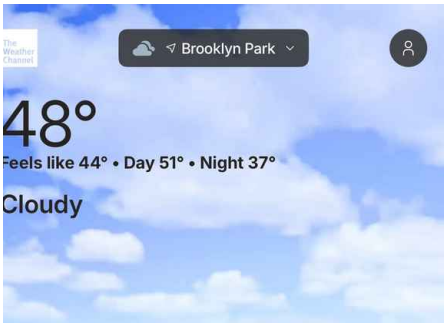
Occupancy
Occupied

Style
Multi-level

Temperature (approximate)
48 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy



2: ROOF

Information

Inspection Method
Roof

Roof Type/Style
Hip

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

3: EXTERIOR

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Siding, Flashing & Trim: Siding Material
Vinyl

Exterior Doors: Exterior Entry Door
Steel

Walkways, Patios & Driveways: Driveway Material
Asphalt

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Decks, Balconies, Porches & Steps: Material
Wood

Observations

3.2.1 Siding, Flashing & Trim

Repair Needed

CRACKING - MINOR

NORTH

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project


3.4.1 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

3.4.2 Walkways, Patios & Driveways

Repair Needed

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

3.6.1 Eaves, Soffits & Fascia

Repair Needed

GAP

FRONT ENTRANCE

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified roofing professional.

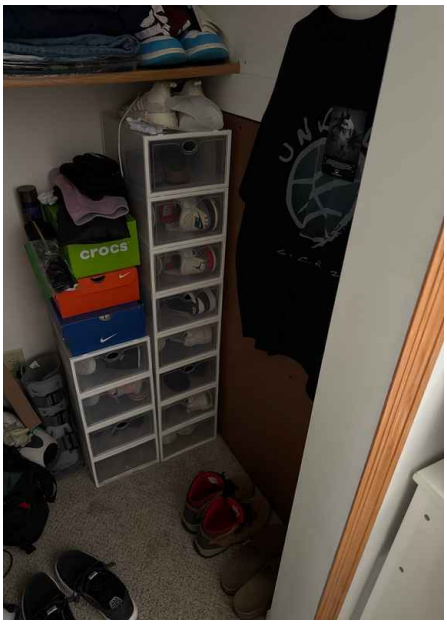
4: BASEMENT, CRAWLSPACE & STRUCTURE

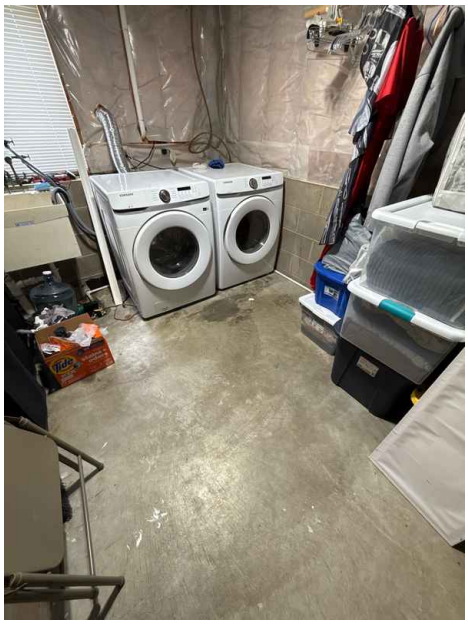
Information

Inspection Method
Visual

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Plywood





Floor Structure: Basement/Crawlspace Floor
Concrete

Sump Pump: Location
Not accessible

Limitations

General

LIMITATIONS / OBSTRUCTIONS

Access to the crawlspace was obstructed by personal items and stored belongings at the access point. As a result, the inspector was unable to enter or fully evaluate the crawlspace. Conditions within this area are unknown. It is recommended that access be cleared and the crawlspace be re-inspected by a qualified professional to ensure there are no concealed defects or concerns.

5: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
120 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage North
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

6: KITCHEN

Information

Dishwasher: Brand
Kitchen
Samsung

Refrigerator: Brand
LG

Range/Oven/Cooktop: Range/Oven Brand
LG

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Exhaust Hood Type
Vented

7: MASTER BEDROOM

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Observations

7.3.1 Windows

Repair Needed

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

8: BEDROOM 2

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Observations

8.3.1 Windows

Repair Needed

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

9: BEDROOM 3

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

10: BEDROOM 4

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

11: BEDROOM 5

Information

Windows: **Window Type**
Double-hung

Windows: **Window Manufacturer**
Unknown

Floors: **Floor Coverings**
Carpet

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Popcorn

12: BATHROOM 1

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Hose

13: BATHROOM 2

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Hose

14: LIVING ROOM

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
LVP

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Observations

14.3.1 Floors

Repair Needed

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified flooring contractor

15: LAUNDRY ROOM

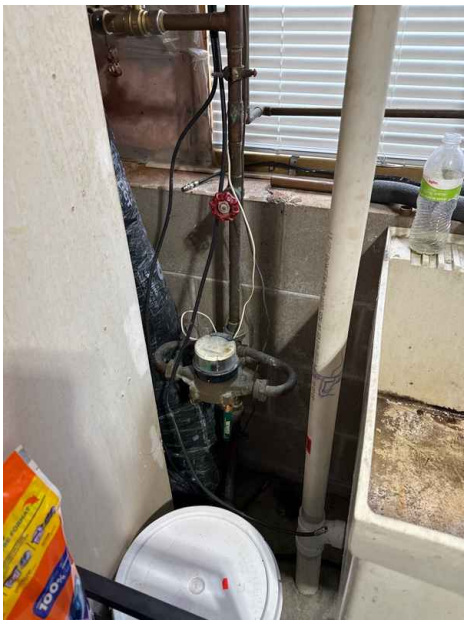
Information

Filters
Whole house conditioner

Water Source
Public

Dryer Vent
Metal (Flex)

Main Water Shut-off Device: Location
Basement



Dryer Power Source
Gas, 110 Volt

Flooring Insulation
None

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
PVC

Exhaust Systems: Exhaust Fans
Fan Only

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Richmond

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Basement

16: UTILITY ROOM

Information

Cooling Equipment: Brand
Ruud

Cooling Equipment: Energy Source/Type
Central Air Conditioner

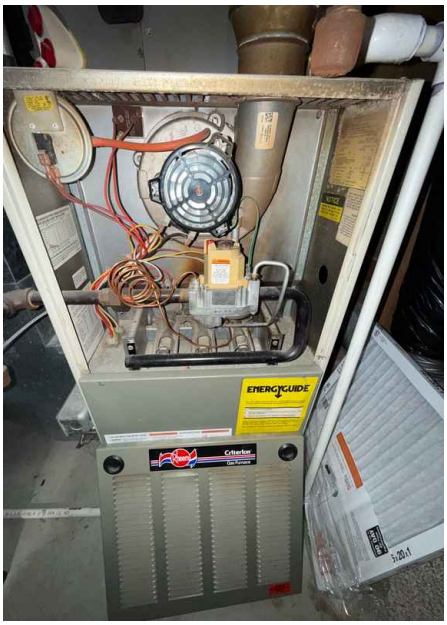
Cooling Equipment: Location
Exterior North

Cooling Equipment: SEER Rating
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Heating Equipment: Brand
Rheem



Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

Heating Equipment: AFUE Rating

80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Distribution System: Ductwork

Non-insulated

Distribution System: Configuration

Central

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

17: MISC. INTERIOR

Information

Countertops & Cabinets:
Countertop Material
Granite

Countertops & Cabinets:
Cabinetry
Wood

18: ATTIC

Information

Attic Insulation: R-value
38

Attic Insulation: Insulation Type
Blown

Ventilation: Ventilation Type
Passive, Soffit Vents

STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the

amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Misc. Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.