



Home Inspection Report



123 Somewhere Street
Yourtown, US 12345

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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 Somewhere Street
City Yourtown State US Zip 12345
Contact Name Sam Goodagent
Phone 123-555-1234
Email sam@goodagents.com

Client Information

Client Name Bob Client
Client Address 1234 Client Drive
City Somewhere State OH Zip 12345
Phone 123-555-2345
Email bob@clients.com

Inspection Company

Inspector Name Doug Halstead
Company Name Doug Halstead Home Inspections
Address 1234 Company Lane
City Somewhere State US Zip 12345
Phone 111-222-3333
Email info@yourinspectioncompany.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 30 Entrance Faces East
Inspection Date 05/03/2017
Electric On Yes
Gas/Oil On Yes
Water On Yes
Weather Partly cloudy 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.

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



- 4. Acceptable Patio: Asphalt pavers
- 5. Acceptable Grading: Moderate slope
- 6. Marginal Vegetation: Trees, Shrubs - **Keep plantings trimmed away from foundation and roof areas**

Exterior

1st Floor Exterior Surface

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



2nd Floor Exterior Surface

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



- 3. Marginal Trim: Aluminum - **Chalking noted due to age, Loose nails in areas**
- 4. Acceptable Fascia: Aluminum

Exterior (Continued)

- 5. Marginal Soffits: Vinyl - Loose/sagging at front porch
- 6. Acceptable Door Bell: Hard wired
- 7. Acceptable Entry Doors: Wood
- 8. Marginal Patio Door: Vinyl sliding - Resecure loose handle hardware, Screen damage noted
- 9. Marginal Windows: Vinyl insulated - Reseal caulking at window perimeters at brick window openings



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

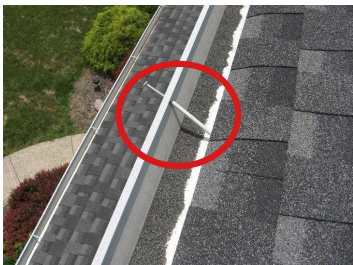


- 14. Acceptable Main Gas Valve: Located at gas meter

Roof

Main Roof Surface

- 1. Method of Inspection: Ladder at eaves
- 2. Acceptable Material: Fiberglass shingle
- 3. Type: Gable
- 4. Acceptable Flashing: Metal
- 5. Acceptable Plumbing Vents: Copper
- 6. Acceptable Electrical Mast: Underground utilities
- 7. Marginal Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



Roof (Continued)

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



Right side Chimney

- 10. Acceptable Chimney: Brick
- 11. Acceptable Chimney Flashing: Galvanized

Garage

Attached Garage

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



- 9. Acceptable Ceiling: Drywall
- 10. Marginal Walls: Drywall - **Hole(s) noted in walls**
- 11. Marginal Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**
- 12. Marginal Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**
- 13. Not Present Smoke Detector:
- 14. Acceptable Gutters: Aluminum
- 15. Acceptable Downspouts: Aluminum

Electrical

1. Service Size Amps: 200 Volts: 120/240 VAC
 2. Acceptable Service: Aluminum
 3. Marginal 120 VAC Branch Circuits: Copper and aluminum - **Evaluation by a licensed electrician is recommended, See aluminum wiring notes below**
 4. Acceptable 240 VAC Branch Circuits: Copper
 5. 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)**
 6. Acceptable Conductor Type: Romex, Non-metallic sheathed cable
 7. Acceptable Ground: Plumbing and rod in ground
 8. Acceptable Smoke Detectors: Hard wired with battery back up and light
- Basement Electric Panel
-
9. Acceptable Manufacturer: Cutler-Hammer
 10. Maximum Capacity: 200 Amps
 11. Acceptable Main Breaker Size: 200 Amps
 12. Acceptable AFCI: 110 volt
 13. Acceptable GFCI: Present

Final Comments

This is a place to enter any final comments that will appear in the inspection report after the body of the report.

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)**

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**

