



HOME INSPECTION SERVICE

Phone:

Fax:

Email:

Report Information



Client Information

Client Name *****

Client Phone *****

Property Information

Property Address *****

Approximate Year Built 2005

Approximate Square Footage 3096

Number of Bedroom/Bath 4/3

Direction House Faces South

Inspection Information

Inspection Date 03-20-2010

Inspection Start/End Time 9:30am - 11:45am

Weather Conditions Sunny

Outside Temperature	65F
Price for Inspection(s)	\$225.00
The Scope of Inspection	It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

HOME INSPECTION SERVICE

Report Summary Page

Overall Summary

Section	Item#	Comments
Grounds	1.1.1	Concrete/Soil
Grounds	1.1.2	Satisfactory
Grounds	1.2.1	Concrete
Grounds	1.2.2	Satisfactory
Grounds	1.2.3	Concrete / Slab
Grounds	1.2.4	Satisfactory
Grounds	1.3.1	Satisfactory
Grounds	1.3.2	Appears Serviceble
Grounds	1.3.3	Needs Repair
Grounds	1.4.1	Block
Grounds	1.4.2	Satisfactory
Grounds	1.4.3	Need Replacing
Exterior	2.1.1	Wood single door
Exterior	2.1.2	Satisfactory
Exterior	2.1.3	Aliminum/Vinyl /double glass door
Exterior	2.1.4	Satisfactory
Exterior	2.2.1	Wood
Exterior	2.2.2	Stucco
Exterior	2.2.3	Satisfactory
Exterior	2.2.4	Satisfactory
Exterior	2.3.1	Double glass windows
Exterior	2.3.2	Aluminium/Vinyl/double glass window
Exterior	2.3.3	Satisfactory
Exterior	2.3.4	Satisfactory
Exterior	2.4.1	Front exterior side wall
Exterior	2.4.2	Satisfactory
Roofing	3.1.1	Ladder at eaves
Roofing	3.1.2	Gable
Roofing	3.1.3	Cement tile
Roofing	3.1.4	#2
Roofing	3.1.5	Satisfactory
Roofing	3.1.6	Satisfactory
Roofing	3.1.7	Satisfactory
Roofing	3.2.1	Metal
Roofing	3.2.2	Satisfactory
Roofing	3.3.1	2nd floor/in the hallway
Roofing	3.3.2	In the attic
Roofing	3.3.3	Wood
Roofing	3.3.4	Satisfactory
Roofing	3.3.5	Wood
Roofing	3.3.6	Satisfactory
Roofing	3.3.7	Ventilation appers adequate

Section	Item#	Comments
Roofing	3.3.8	Satisfactory
Roofing	3.3.9	Fiber
Roofing	3.3.10	Satisfactory
Roofing	3.3.11	Satisfactory
Heating/Air	4.1.1	In the attic
Heating/Air	4.1.2	Central system unit #2
Heating/Air	4.1.3	Gas
Heating/Air	4.1.4	Appears Serviceble
Heating/Air	4.1.5	Insul. flex duct
Heating/Air	4.1.6	Satisfactory
Heating/Air	4.1.7	Satisfactory
Heating/Air	4.1.8	Appears Serviceble
Heating/Air	4.2.1	Central system unit #2
Heating/Air	4.2.2	Electric/cooling system
Heating/Air	4.2.3	Appears Serviceble
Heating/Air	4.2.4	Appears Serviceble
Heating/Air	4.3.1	Living room
Heating/Air	4.3.2	Gas(satisfactory)Wood
Heating/Air	4.3.3	Satisfactory
Electrical	5.1.1	Copper
Electrical	5.1.2	#20
Electrical	5.1.3	Satisfactory
Electrical	5.1.4	Satisfactory
Electrical	5.2.1	Exterior wall
Electrical	5.2.2	Exterior wall
Electrical	5.2.3	Molded case circuit breakers
Electrical	5.2.4	Satisfactory
Electrical	5.3.1	Resistance to electrical energy, It;a>.
Electrical	5.3.2	GFCI
Electrical	5.4.1	Outside wall
Electrical	5.4.2	Satisfactory
Plumbing	6.1.1	Front of house between landscaping and side walk
Plumbing	6.1.2	Copper /Plastic /PVC
Plumbing	6.1.3	Satisfactory
Plumbing	6.2.1	PVC
Plumbing	6.2.2	Satisfactory
Plumbing	6.3.1	Plastic(PVC)
Plumbing	6.3.2	Satisfactory
Plumbing	6.4.1	PVC/DWV
Plumbing	6.4.2	Satisfactory
Plumbing	6.5.1	Exterior wall
Plumbing	6.5.2	Aluminum /copper
Plumbing	6.5.3	Satisfactory
Plumbing	6.6.1	Gas
Plumbing	6.6.2	In the garage
Plumbing	6.6.3	40 gallon
Plumbing	6.6.4	Satisfactory

Section	Item#	Comments
Interiors	7.1.1	Satisfactory
Interiors	7.1.2	Satisfactory
Interiors	7.1.3	Satisfactory
Interiors	7.1.4	Satisfactory
Interiors	7.1.5	Satisfactory
Interiors	7.1.6	Wood
Interiors	7.1.7	Satisfactory
Interiors	7.2.1	Satisfactory
Interiors	7.2.2	Satisfactory
Interiors	7.3.1	Satisfactory
Interiors	7.3.2	Satisfactory
Interiors	7.3.3	Yes,present.
Kitchen	8.1.1	Satisfactory
Kitchen	8.1.2	Satisfactory
Kitchen	8.1.3	Satisfactory
Kitchen	8.1.4	Satisfactory
Kitchen	8.2.1	Satisfactory
Kitchen	8.2.2	Satisfactory
Kitchen	8.3.1	Satisfactory
Kitchen	8.3.2	Satisfactory
Kitchen	8.3.3	Satisfactory
Kitchen	8.3.4	Satisfactory
Kitchen	8.3.5	Appears Serviceble
Kitchen	8.4.1	Gas
Kitchen	8.4.2	Satisfactory
Kitchen	8.4.3	Satisfactory
Kitchen	8.4.4	Satisfactory
Bath(s)	9.1.1	Satisfactory
Bath(s)	9.1.2	Satisfactory
Bath(s)	9.1.3	Satisfactory
Bath(s)	9.1.4	Satisfactory
Bath(s)	9.1.5	Satisfactory
Bath(s)	9.2.1	Satisfactory
Bath(s)	9.2.2	Satisfactory
Bath(s)	9.3.1	Satisfactory
Bath(s)	9.3.2	Satisfactory
Bath(s)	9.3.3	Satisfactory
Bath(s)	9.4.1	Satisfactory
Bath(s)	9.4.2	Satisfactory
Bath(s)	9.4.3	Satisfactory
Bath(s)	9.5.1	Satisfactory
Bath(s)	9.5.2	Satisfactory
Bath(s)	9.5.3	Satisfactory
Bath(s)	9.5.4	Satisfactory
Garage/Laundry	10.1.1	2 car garage
Garage/Laundry	10.1.2	Satisfactory
Garage/Laundry	10.1.3	Satisfactory

Section	Item#	Comments
Garage/Laundry	10.1.4	Satisfactory
Garage/Laundry	10.1.5	Satisfactory
Garage/Laundry	10.1.6	Satisfactory
Garage/Laundry	10.1.7	Satisfactory
Garage/Laundry	10.1.8	Not installed
Garage/Laundry	10.2.1	In the hallway next to the kitchen
Garage/Laundry	10.2.2	Satisfactory

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AS = Appears Serviceable
 NR = Needs Repair
 SA = Satisfactory
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 NI = Not Inspected
 RI = Recommended Improvement
M = Monitor

1 Grounds

1.1 Grading

1.1.1 Grading Slope Concrete/Soil

1.1.2 Grading Conditions SA Comments: Satisfactory

1.2 Driveway/Sidewalk & Walkways

1.2.1 Driveway/Sidewalk Material(s) Concrete

1.2.2 Driveway/Sidewalk Conditions SA Comments: Satisfactory



1.2.3 Foundation Concrete / Slab

1.2.4 Foundation Conditions SA Comments: Satisfactory

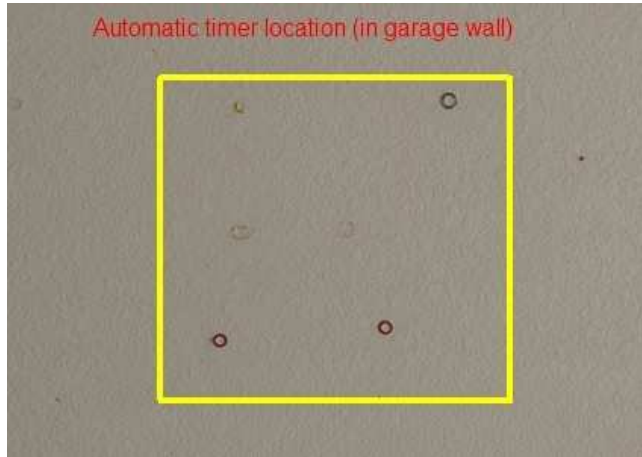
1.3 Vegetation

1.3.1 Vegetation Conditions SA Comments: Satisfactory

1.3.2 Sprinkler Systems AS Comments: Appears Serviceable

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Automatic timer not installed, recommend replacing.

1.3.3 Sprinkler Valve

NR

Comments: Needs Repair



Automatic anti-siphon sprinkler valves not installed in back side of the house, recommend replacing.

1.4 Fence/ Wall

1.4.1 Wall Material

Block

1.4.2 Wall Conditions

SA

Comments: Satisfactory

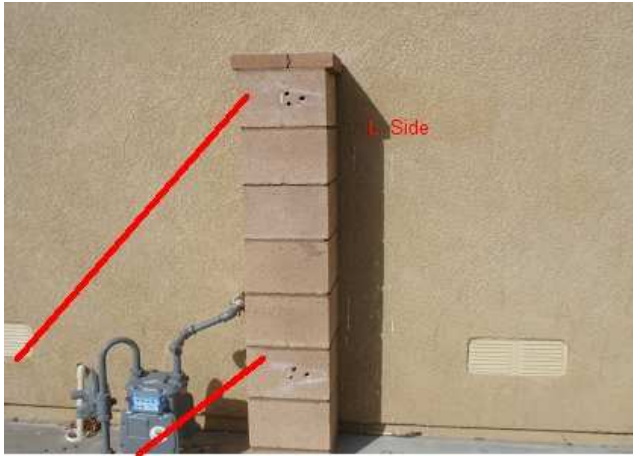
1.4.3 Fence Gates

NR

Comments: Need Replacing

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2 Exterior

2.1 Front Entrance

2.1.1 Front Entrance Type

Wood single door

2.1.2 Front Entrance Conditions

SA

Comments: Satisfactory

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2.1.3 Rear Entrance Type Aluminum/Vinyl /double glass door

2.1.4 Rear Entrance Conditions **SA** Comments: Satisfactory



2.2 Exterior Walls

2.2.1 Structure Type Wood

2.2.2 Exterior Wall Covering Stucco

2.2.3 Exterior Wall & Trim Conditions **SA** Comments: Satisfactory

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Recommend repair/painting

2.2.4 Eave/Soffit/Fascia Conditions SA Comments: Satisfactory

2.3 Exterior Windows/Doors

2.3.1 Window Type Double glass windows

2.3.2 Window Material(s) Aluminium/Vinyl/double glass window

2.3.3 Window Conditions SA Comments: Satisfactory

2.3.4 Exterior Door Conditions SA Comments: Satisfactory

2.4 Exterior Water Faucet(s)

2.4.1 Faucet Location Front exterior side wall

2.4.2 Faucet Conditions SA Comments: Satisfactory

3 Roofing

3.1 Roof Covering

3.1.1 Method of Inspection Ladder at eaves

3.1.2 Roof Style Gable

3.1.3 Roof Covering Material Cement tile

3.1.4 Number of Layers #2

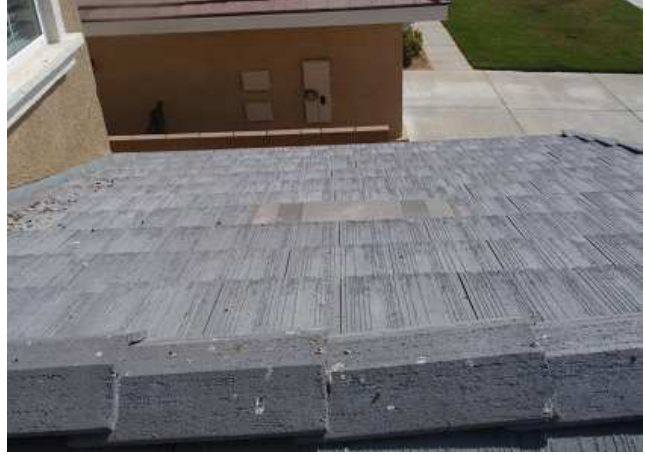
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3.1.5 Roof Condition

SA

Comments: Satisfactory



3.1.6 Flashing Conditions

SA

Comments: Satisfactory

3.1.7 Condition of Roof Penetrations

SA

Comments: Satisfactory

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3.2 Chimney

3.2.1 Chimney Material

Metal

3.2.2 Chimney Condition

SA

Comments: Satisfactory

3.3 Attic

3.3.1 Access Location

2nd floor/in the hallway

3.3.2 Method of Inspection

In the attic

3.3.3 Roof Frame Type

Wood

3.3.4 Roof Frame Condition

SA

Comments: Satisfactory



3.3.5 Ceiling Frame Type

Wood

3.3.6 Ceiling Frame Condition

SA

Comments: Satisfactory

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3.3.7 Attic Ventilation Type Ventilation appears adequate

3.3.8 Attic Ventilation Condition SA Comments: Satisfactory

3.3.9 Attic Insulation Type Fiber

3.3.10 Attic Insulation Condition SA Comments: Satisfactory



3.3.11 Attic Fan Condition SA Comments: Satisfactory

4 Heating/Air

4.1 Heating

4.1.1 Location of Unit In the attic

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4.1.2 Heating Type Central system unit #2

4.1.3 Energy Source Gas

4.1.4 Unit Condition AS Comments: Appears Serviceable



2nd floor heating unit not turning on/recomend certified technition.

4.1.5 Distribution Type Insul. flex duct

4.1.6 Distribution Conditions SA Comments: Satisfactory



4.1.7 Ventilation Conditions SA Comments: Satisfactory

4.1.8 Thermostat Condition AS Comments: Appears Serviceable

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4.2 Air Conditioning/Cooling

4.2.1 Type of Cooling System	Central system unit #2
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4.2.2 A/C Unit Power	Electric/cooling system
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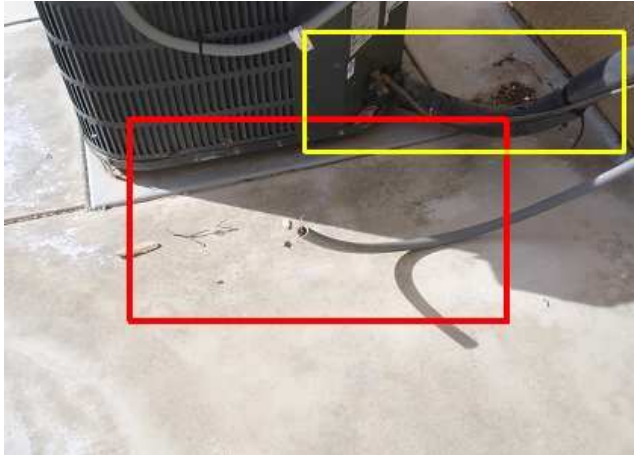
4.2.3 A/C Unit Conditions	AS Comments: Appears Serviceable
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4.2.4 A/C Line Conditions	AS Comments: Appears Serviceable
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4.3 Fireplace

4.3.1 Fireplace Location Living room

4.3.2 Fireplace Type Gas(satisfactory)Wood

4.3.3 Fireplace Conditions **SA** Comments: Satisfactory



5 Electrical

5.1 Service Drop/Weatherhead

5.1.1 Electrical Service Type/Material Copper

5.1.2 Number of Conductors #20

5.1.3 Electrical Service Condition **SA** Comments: Satisfactory

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5.1.4 Grounding Conditions

SA

Comments: Satisfactory

5.2 Main Electrical Panel

5.2.1 Main Disconnect Location

Exterior wall

5.2.2 Electric Panel Location

Exterior wall

5.2.3 Circuit Protection Type

Molded case circuit breakers

5.2.4 Electric Panel Conditions

SA

Comments: Satisfactory

5.3 Wiring/Conductors

5.3.1 Conductor Type

Resistance to electrical energy, It;a>.

5.3.2 Wiring Method

GFCI

5.4 Electrical Subpanel(s)

5.4.1 Subpanel Location(s)

Outside wall

5.4.2 Subpanel Conditions

SA

Comments: Satisfactory



6 Plumbing

6.1 Water Main Line

6.1.1 Main Shut-off Location

Front of house between landscaping and side walk

6.1.2 Main Line Material

Copper /Plastic /PVC

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6.1.3 Main Line & Valve Conditions

SA

Comments: Satisfactory

6.2 Water Supply Lines

6.2.1 Supply Line Material

PVC

6.2.2 Supply Line Conditions

SA

Comments: Satisfactory

6.3 Drain/Waste Lines

6.3.1 Drain Line Material

Plastic(PVC)

6.3.2 Drain Line Conditions

SA

Comments: Satisfactory

6.4 Plumbing Vent System

6.4.1 Plumbing Vent Pipe Material

PVC/DWV

6.4.2 Plumbing Vent Condition

SA

Comments: Satisfactory

6.5 Gas/Oil Fuel Systems

6.5.1 Main Shut-off Location

Exterior wall

6.5.2 Fuel Line Material

Aluminum /copper

6.5.3 Fuel Line Conditions

SA

Comments: Satisfactory

6.6 Water Heater(s)

6.6.1 Water Heater Type

Gas

6.6.2 Water Heater Location

In the garage

6.6.3 Water Heater Capacity

40 gallon

6.6.4 Water Heater Condition

SA

Comments: Satisfactory

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7 Interiors

7.1 Walls/Ceilings/Floors

7.1.1 Wall Conditions SA Comments: Satisfactory

7.1.2 Ceiling Conditions SA Comments: Satisfactory

7.1.3 Floor Conditions SA Comments: Satisfactory

7.1.4 Closet Conditions SA Comments: Satisfactory

7.1.5 Heating Source Conditions SA Comments: Satisfactory

7.1.6 Staircase Material Wood

7.1.7 Staircase Conditions SA Comments: Satisfactory



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7.2 Windows/Doors

7.2.1 Interior Window Conditions SA Comments: Satisfactory

7.2.2 Interior Door Conditions SA Comments: Satisfactory

Sliding door blinds not installed/recommend replacing.

7.3 Electrical Conditions

7.3.1 Electrical Conditions SA Comments: Satisfactory

7.3.2 Lighting Conditions SA Comments: Satisfactory

7.3.3 Smoke Detectors Present? Yes,present.

8 Kitchen

8.1 Walls/Ceilings/Floors

8.1.1 Wall Conditions SA Comments: Satisfactory

8.1.2 Ceiling Conditions SA Comments: Satisfactory

8.1.3 Floor Conditions SA Comments: Satisfactory

8.1.4 Heat Source Conditions SA Comments: Satisfactory

8.2 Electrical Conditions

8.2.1 Electrical Conditions SA Comments: Satisfactory



Cover - receptacles missing/recommend riplace

8.2.2 Lighting Conditions SA Comments: Satisfactory

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8.3 Kitchen Sink/Counter Tops/Cabinets

8.3.1 Counter Condition SA Comments: Satisfactory

8.3.2 Cabinet Conditions SA Comments: Satisfactory

8.3.3 Sink Plumbing Conditions SA Comments: Satisfactory

8.3.4 Sink Faucet Condition SA Comments: Satisfactory



Around sink need caulking.

8.3.5 Garbage Disposal Condition AS Comments: Appears Serviceable



8.4 Appliances

8.4.1 Stove/Range Type Gas

8.4.2 Stove/Range Condition SA Comments: Satisfactory

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8.4.3 Hood/Fan Conditions

SA

Comments: Satisfactory



8.4.4 Dishwasher Condition

SA

Comments: Satisfactory

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9 Bath(s)

9.1 Walls/Ceilings/Floors

9.1.1 Wall Conditions	SA	Comments: Satisfactory
9.1.2 Ceiling Conditions	SA	Comments: Satisfactory
9.1.3 Floor Conditions	SA	Comments: Satisfactory
9.1.4 Closet Conditions	SA	Comments: Satisfactory
9.1.5 Heat Source Conditions	SA	Comments: Satisfactory

9.2 Windows/Doors

9.2.1 Bathroom Window Conditions	SA	Comments: Satisfactory
9.2.2 Bathroom Door Conditions	SA	Comments: Satisfactory

9.3 Electrical Conditions

9.3.1 Electrical Conditions	SA	Comments: Satisfactory
9.3.2 Lighting Conditions	SA	Comments: Satisfactory
9.3.3 Ventilation Fan Conditions	SA	Comments: Satisfactory

9.4 Bathroom Sink

9.4.1 Counter/Cabinet Conditions	SA	Comments: Satisfactory
9.4.2 Sink Plumbing Conditions	SA	Comments: Satisfactory

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9.4.3 Sink Faucet Condition

SA

Comments: Satisfactory

9.5 Shower/Tub/Toilet

9.5.1 Shower Enclosure Condition

SA

Comments: Satisfactory

9.5.2 Tub Condition

SA

Comments: Satisfactory

9.5.3 Faucet Condition

SA

Comments: Satisfactory

9.5.4 Toilet Condition

SA

Comments: Satisfactory

10 Garage/Laundry**10.1 Garage**

10.1.1 Garage Type

2 car garage

10.1.2 Wall Conditions

SA

Comments: Satisfactory

10.1.3 Ceiling Conditions

SA

Comments: Satisfactory

10.1.4 Floor Conditions

SA

Comments: Satisfactory

10.1.5 Door Conditions

SA

Comments: Satisfactory

10.1.6 Vehicle Door Conditions

SA

Comments: Satisfactory



10.1.7 Electrical/Lighting

SA

Comments: Satisfactory

10.1.8 Automatic Door Opener

Not installed

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10.2 Laundry Room

10.2.1 Laundry Room Location

In the hallway next to the kitchen

10.2.2 Laundry Room Conditions

SA

Comments: Satisfactory

