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Home Inspection Report

Prepared For:

Sample Report

West Salem Restoration

Property Address:

1492

Columbus St

Winston-salem, NC 27104

Inspected on Mon, Sep 1 2014 at 2:38 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	7
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	4 Bedrooms 2 Full Baths
Door Faces:	Southwest
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Gravel Condition: Satisfactory
Walkways:	Pavers Condition: Satisfactory
Steps/Stoops:	Concrete, Brick, Wood Condition: Repair or Replace
Patios/Decks:	Wood Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Aluminum Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Repair or Replace
Balconies:	
Railings:	Wood Condition: Repair or Replace



Comment 1:
Holes in siding.



Figure 1-1

(Exterior continued)



Comment 2:
Rot present on side entry door.



Figure 2-1



Comment 3:
Pests have eaten into wood railing
Need Professional licensed contractor to evaluate.



Figure 3-1

(Exterior continued)



Comment 4:
Some cracks in foundation
Recommend licensed contractor evaluate.



Figure 4-1



Comment 5:
Motion light staying on
Recommend licensed electrician further evaluate.



Figure 5-1

(Exterior continued)



Comment 6:
Loose siding.



Figure 6-1

Garage

Garage Type:

Garage Size:

Door Opener:

Opener Safety Feature:

Exterior

Exterior Covering:

Exterior Trim Material:

Roofing

Inspection Method:

Roofing Material:

Approximate Roof Age:

Ventilation Present:

Gutters & Downspouts:

(Garage continued)

Structure

Wall Structure:
Ceiling Structure:
Roof Structure:
Roof Sheathing:

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	7
Ventilation Present:	Soffit, Gable Ends, Ridge Vents Condition: Satisfactory
Vent Stacks:	
Chimney :	
Sky Lights:	
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Vinyl Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block Condition: Cracks present recommend licensed contractor inspect entire foundation

(Structure continued)

Signs of Water Penetration:

Prior Waterproofing: Perimeter Drain
Condition: Satisfactory

Floor Structure: Wood Frame
Condition: Satisfactory

Subflooring: Oriented Strand Board
Condition: Satisfactory

Wall Structure: Wood Frame
Condition: Satisfactory

Attic

Attic Entry: Laundry room hide away stairs

Roof Framing Type: Wood Trusses
Condition: Satisfactory

Roof Deck Material: Oriented Strand Board
Condition: Satisfactory

Vent Risers: Not Present

Insulation: Blown In Cellulose
Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method: From Access
Vapor Retarder: Installed, Partial, Ground not 100% covered
Condition: Satisfactory

Underfloor Insulation: Fiberglass Batts
Condition: Missing several pieces

Ventilation Present: Yes
Condition: Satisfactory

Moisture Condition: Dry
Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel, Inside utility closet near side entry
Service Panel Location:	Utility closet
Service Panel Manufacturer:	Siemens
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected
	Condition: Satisfactory

Sub Panel

Location:	Utility Closet
Service Line Material:	Generator
Overcurrent Protection:	
Branch Circuit Wiring:	
GFCI/AFCI Breakers:	

(Sub Panel continued)



Comment 7:
Generator sub panel.



Figure 7-1

HVAC

HVAC System Type: Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Gibson
Heating Fuel:	
Input BTUs:	
Output BTUs:	
Approximate Age:	7
Filter Type:	Disposable, Space guard filter in attic
	Condition: Satisfactory
Output Temperature:	

(Heating continued)

Type of Distribution: Metal Ducting, Flexible Ducting
Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric
Type of Equipment: Split System
Condition: Satisfactory
Condenser Make: Gibson
Condensor Size: 36,000 BTU (3 Tons)
Condenser Approximate Age: 7
Expansion Coil Make: Gibson
Expansion Coil Size:
Expansion Coil Approximate Age: 7
Condensate Drainage:
AC Supply Air Temp:
AC Return Air Temp:
AC Temperature Drop:

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Public

(Plumbing continued)

Supply Pipe Material: PEX, Durapex, Have licensed plumber evaluate all pex fittings since it was installed in 2007, pex installed between 1996 and 2010 has a problem with corrosion in acidic water
Condition: Satisfactory

Location of Main Water Shutoff: Crawlspace, Inside door on floor joist

Sewer System: Septic System

Waste Pipe Material: PVC
Condition: Satisfactory

Sump Pump:

Location of Fuel Shutoff:

Water Heater

Manufacturer: General Electric

Fuel: Electric

Capacity: 40 gal

Approximate Age: 7

Temp & Pressure Relief Valve: Present With Blow Off Leg
Condition: Satisfactory

Fuel Disconnect:

Seismic Straps Installed:

Bathrooms

Bathroom #1

Location: Master

Bath Tub: Recessed
Condition: Satisfactory

Shower: In Tub
Condition: Satisfactory

Sink(s): Double Vanity
Condition: Satisfactory

Toilet: Standard Tank
Condition: Satisfactory

Bidet:

(Bathroom #1 continued)

Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #2

Location:	Hall Off Kitchen
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Further Evaluation Required
Bidet:	
Shower Walls:	
Tub Surround:	
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator
GFCI Protection:	Outlets Condition: Satisfactory

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	
Range:	LG Condition: Satisfactory
Cooktop:	
Range Hood:	
Refrigerator:	General Electric Condition: Satisfactory
Dishwasher:	Maytag Condition: Satisfactory
Microwave:	General Electric Condition: Satisfactory
Disposal:	Badger Condition: Satisfactory
Washer:	Admiral Condition: Satisfactory
Dryer:	Admiral Condition: Satisfactory

Laundry

Built In Cabinets:	
Laundry Sink:	Plumbing is in place for a sink
Dryer Venting:	To Exterior
GFCI Protection:	Yes
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	
Dryer:	

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Wood Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Weather stripping torn on rear door
Entry Door Materials:	
Interior Door Materials:	
Fireplace:	



Comment 8:
Torn weatherstripping.



Figure 8-1

Report Summary

Exterior

1) Holes in siding.



Figure 1-1

2) Rot present on side entry door.



Figure 2-1

3) Pests have eaten into wood railing
Need Professional licensed contractor to evaluate.

(Report Summary continued)



Figure 3-1

4) Some cracks in foundation
Recommend licensed contractor evaluate.



Figure 4-1

5) Motion light staying on
Recommend licensed electrician further evaluate.

(Report Summary continued)



Figure 5-1

6) Loose siding.



Figure 6-1

(Report Summary continued)

Electrical: Sub Panel

7) Generator sub panel.



Figure 7-1

Interior

8) Torn weatherstripping.



Figure 8-1