

# Colvin Inspections

## Your Property Inspection Report



, Florida

Inspection prepared for: Sample Report  
Real Estate Agent: -

Date of Inspection: 9/26/2019 Time: 6:00pm

Age of Home: 1957 Size: 1646

Weather: Clear

Pre-Purchase, 4 Point, Wind Mitigation

Sample Inspection

Inspector: David Colvin  
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## **INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

### Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas		
Page 5 Item: 1	Roof	<ul style="list-style-type: none"> <li>• <b>Sagging / buckling on roof decking.</b></li> <li>• <b>- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.</b></li> <li>• <b>Numerous areas have repairs. This is uncommon for a 9 year old roof</b></li> <li>• <b>Pooling of water noted on cricket area of roof.</b></li> <li>• <b>Clean roof areas: Significant amounts of organic debris evident.</b></li> </ul>
Page 5 Item: 2	Gutters & Grading	<ul style="list-style-type: none"> <li>• <b>Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away, and keep water from areas such as driveways or walks.</b></li> </ul>
Page 5 Item: 3	Drives & Walks	<ul style="list-style-type: none"> <li>• <b>Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.</b></li> </ul>
Page 5 Item: 4	Siding	<ul style="list-style-type: none"> <li>• <b>Areas of eaves (Fascia / Soffit) are in need of paint, repairs or replacement.</b></li> <li>• <b>Some areas need priming and repainting (NOTE: Many houses built before 1978 have lead-based paint).</b></li> <li>• <b>Caulk and seal all gaps, cracks and openings.</b></li> <li>• <b>A/C Chase is not sealed. This acts as a highway for rodents and insects</b></li> <li>• <b>Hardi board used as siding for front storage area. Bottom is broken and starting to deteriorate</b></li> <li>• <b>Some wood deterioration noted at front eave trim Have repaired and inspected for wood-destroying insect damage.</b></li> <li>• <b>Eaves under front porch has been repaired with interior drywall compound.</b></li> </ul>
Page 7 Item: 5	Vegetation	<ul style="list-style-type: none"> <li>• <b>Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</b></li> <li>• <b>Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris &amp; dampness.</b></li> <li>• <b>Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.</b></li> </ul>
Page 7 Item: 6	Electrical, Exterior	<ul style="list-style-type: none"> <li>• <b>GFCI not present</b></li> <li>• <b>Exterior lights rated for interior</b></li> </ul>

Page 8 Item: 7	Doors	<ul style="list-style-type: none"> <li>• Rear entrance door does not securely close as light and air can enter.</li> </ul>
Page 8 Item: 8	Window Condition	<ul style="list-style-type: none"> <li>• Some window screens missing and some damaged.</li> </ul>
Attic		
Page 9 Item: 1	Attic	<ul style="list-style-type: none"> <li>• No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize conditioned air loss.</li> <li>• Live Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.</li> <li>• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.</li> <li>• Insulation averages 3 to 4 inches. Recommend installing more.</li> <li>• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &amp;/or have roofing contractor evaluate.</li> <li>• - Evidence of roof rafters bowing / cracking.</li> <li>• Insect damage or activity suspected. Consider further evaluation by a licensed exterminator.</li> <li>• Animal infestation is suspected, due to odor, waste, traps and/or poison or burrow holes in insulation.</li> </ul>
Electric, HVAC, Water Heater, Plumbing		
Page 10 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the <b>double tap</b> or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.</li> <li>• Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.</li> <li>• Dirt or rust buildup inside panel box.</li> <li>• Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.</li> </ul>
Page 12 Item: 2	HVAC Unit	<ul style="list-style-type: none"> <li>• Open permit with violations</li> <li>• Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.</li> </ul>
Page 12 Item: 3	Water Heater	<ul style="list-style-type: none"> <li>• Water Heater turned on with water supply shut off. This can cause the elements to burn out. Inspect before closing</li> </ul>
Interior Features		

Page 14 Item: 1	Kitchen	<ul style="list-style-type: none"> <li>• Tub with stains from presumed past leaks noted.</li> <li>• Countertop edge loose on side with dishwasher and sink. Re-fasten.</li> <li>• Waterline on rear of refrigerator detached and spun 180 degrees. This is causing water to spray onto wall and floor behind refrigerator</li> <li>• GFCI trip test failed. Hot and ground reversed</li> </ul>
Page 14 Item: 2	Master Bath	<ul style="list-style-type: none"> <li>• GFCI trip test failed. No power to outlet. Have evaluated by a licensed electrician</li> <li>• Sink drain does not have a serviceable trap. Recommend installing removable P-trap</li> </ul>
Page 14 Item: 3	Bath #2	<ul style="list-style-type: none"> <li>• Sink drain has substandard plumbing repairs. Remove flexpipe and install correct sink drainpipe</li> </ul>
Page 15 Item: 5	Interior Electric	<ul style="list-style-type: none"> <li>• Phone outlet cover missing</li> <li>• Hot-neutral reversed outlet present in kitchen. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.</li> <li>• Open ground (or 2-wire) outlets present in front bedroom. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.</li> <li>• Smoke detectors missing in bedrooms. Installation recommended.</li> </ul>
Page 15 Item: 6	Floors, Ceilings & Walls	<ul style="list-style-type: none"> <li>• Minor settlement cracks noted, which is normal for a house of this age.</li> <li>• Past or present ceiling leak stains, dry at time of inspection.</li> <li>• Some ceiling sagging noted in kitchen. It appears that some sagging had occurred from the nailing points, and the ceiling was textured and painted without being fully re-attached in all areas. This may now be more difficult to accomplish without marring the existing finish.</li> <li>• Ceiling fan low in living room.</li> <li>• Evidence of water intrusion noted on many flooring areas. Recommend replacing and monitoring</li> <li>• Crack(s) at front floor bump out. It appears the floor was extended and wood was used. The extension was not properly weatherproof or vented. Recommend evaluation by a licensed contractor</li> </ul>
Page 15 Item: 7	Doors	<ul style="list-style-type: none"> <li>• Numerous doors have damage or are not attached.</li> </ul>
Page 15 Item: 8	Windows	<ul style="list-style-type: none"> <li>• Many windows do not lock. The ones tested were extremely difficult to open and close. Recommend replacement of required windows</li> </ul>
<b>General Notes</b>		
Page 19 Item: 1	General Notes	<b>This Residential Inspection Report is a sample, to represent a reporting style. This is not a valid, paid report for anyone to use in a real estate transaction.</b>

## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Roof

Materials: Composition shingles

5-8 year life expectancy

Observations:

- Maintenance Tip: Weather permitting, keep debris cleared from roof **valley**s to extend life of roof.
- **Sagging / buckling on roof decking.**
- **- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.**
- **Numerous areas have repairs. This is uncommon for a 9 year old roof**
- **Pooling of water noted on cricket area of roof.**
- **Clean roof areas: Significant amounts of organic debris evident.**

### 2. Gutters & Grading

Information: Vinyl Gutter

Observations:

- **Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away, and keep water from areas such as driveways or walks.**

### 3. Drives & Walks

Information: Concrete driveway, Concrete sidewalk.

Observations:

- **Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.**

### 4. Siding

Information: Concrete slab, block walls, stucco exterior

Observations:

- **Areas of eaves (Fascia / Soffit) are in need of paint, repairs or replacement.**
- **Some areas need priming and repainting (NOTE: Many houses built before 1978 have lead-based paint).**
- **Caulk and seal all gaps, cracks and openings.**
- **VC Chase is not sealed. This acts as a highway for rodents and insects**
- **Hardi board used as siding for front storage area. Bottom is broken and starting to deteriorate**
- **Some wood deterioration noted at front eave trim Have repaired and inspected for wood-destroying insect damage.**
- **Eaves under front porch has been repaired with interior drywall compound.**



Hardi board used as siding for front storage area. Bottom is broken and starting to deteriorate



Some wood deterioration noted at front eave trim. Have repaired and inspected for wood-destroying insect damage.



Eaves under front porch has been repaired with interior drywall compound.



A/C Chase is not sealed. This acts as a highway for rodents and insects



Stucco repair requires sealing and paint



Hole in ev

## 5. Vegetation

### Observations:

- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.
- **Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.**
- **Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.**
- **Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.**



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

## 6. Electrical, Exterior

### Observations:

- **GFCI not present**
- **Exterior lights rated for interior**



Exterior lights rated for interior



GFCI Trip fail, wired incorrect

## 7. Doors

### Observations:

- **Rear entrance door does not securely close as light and air can enter.**



## 8. Window Condition

Observations:

- **Some window screens missing and some damaged.**

## Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

### 1. Attic

#### Observations:

- Viewed from Hatch
- Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic, which could promote conditions conducive to mold growth.
- **No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize conditioned air loss.**
- **Live Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.**
- **Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.**
- **Insulation averages 3 to 4 inches. Recommend installing more.**
- **Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.**
- **- Evidence of roof rafters bowing / cracking.**
- **Insect damage or activity suspected. Consider further evaluation by a licensed exterminator.**
- **Animal infestation is suspected, due to odor, waste, traps and/or poison or burrow holes in insulation.**

## Electric, HVAC, Water Heater, Plumbing

**Electric:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

**Heat:** The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

### 1. Electrical Panel

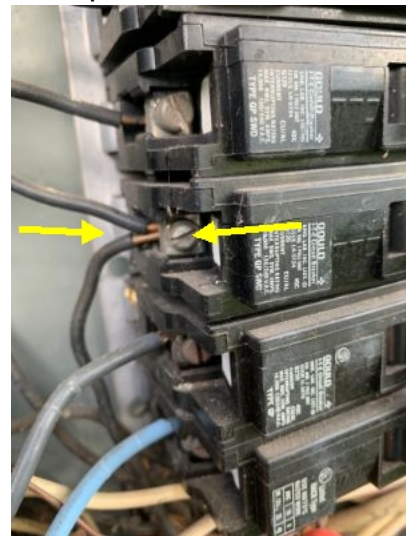
Materials: Overhead Service, 200 Amp Service, Bryant , Panel box located at exterior.

Observations:

- **Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.**
- **Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.**
- **Dirt or rust buildup inside panel box.**
- **Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.**



Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.



Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.

## 2. HVAC Unit

Information: Rheem , electric furnace, in hallway closet, Main shutoff: Breaker

Observations:

- Recommend installation of carbon monoxide alarm in the home, and monthly testing of smoke alarms to ensure proper operation.
- **Open permit with violations**
- **Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.**



## 3. Water Heater

Information: Electric water heater (Shutoff at panel box), 50 +/- gallons, Water shut off: Street / meter, Bradford White, Utility/Laundry Room

Observations:

- **Water Heater turned on with water supply shut off. This can cause the elements to burn out. Inspect before closing**

#### 4. Plumbing Info

**Materials:** Copper supply lines; plastic vent, waste & drain lines

**Observations:**

- Water turned off; Plumbing and water accessories could not be evaluated. Have seller or representative turn water on and verify proper operation in time for Buyer's Final Walk-Through, prior to closing.

## Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

### 1. Kitchen

Observations:

- Kitchen Appliances: Range, Microwave, Refrigerator, dishwasher
- **Tub with stains from presumed past leaks noted.**
- **Countertop edge loose on side with dishwasher and sink. Re-fasten.**
- **Waterline on rear of refrigerator detached and spun 180 degrees. This is causing water to spray onto wall and floor behind refrigerator**
- **GFCI trip test failed. Hot and ground reversed**

### 2. Master Bath

Observations:

- **GFCI trip test failed. No power to outlet. Have evaluated by a licensed electrician**
- **Sink drain does not have a serviceable trap. Recommend installing removable P-trap**

### 3. Bath #2

Observations:

- Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- **Sink drain has substandard plumbing repairs. Remove flexpipe and install correct sink drainpipe**

### 4. Plumbing & Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.
- No appliances, visual inspection only.

## 5. Interior Electric

### Observations:

- **Phone outlet cover missing**
- **Hot-neutral reversed outlet present in kitchen. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.**
- **Open ground (or 2-wire) outlets present in front bedroom. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.**
- **Smoke detectors missing in bedrooms. Installation recommended.**

## 6. Floors, Ceilings & Walls

### Observations:

- - Textured ceiling of an unknown date, in a house built before 1982. This material may contain asbestos. Experts recommend keeping ceiling painted to encapsulate the material, and not disturbing it. For more information on asbestos in homes, visit: <http://www.cpssc.gov/CPSC/PUBS/PUBS/453.html>.
- **Minor settlement cracks noted, which is normal for a house of this age.**
- **Past or present ceiling leak stains, dry at time of inspection.**
- **Some ceiling sagging noted in kitchen. It appears that some sagging had occurred from the nailing points, and the ceiling was textured and painted without being fully re-attached in all areas. This may now be more difficult to accomplish without marring the existing finish.**
- **Ceiling fan low in living room.**
- **Evidence of water intrusion noted on many flooring areas. Recommend replacing and monitoring**
- **Crack(s) at front floor bump out. It appears the floor was extended and wood was used. The extension was not properly weatherproof or vented. Recommend evaluation by a licensed contractor**

## 7. Doors

### Observations:

- Maintenance Tip: Caulk or grout recommended at door - floor junctions, where applicable, to prevent water that is carried in by foot traffic from entering under the flooring.
- **Numerous doors have damage or are not attached.**

## 8. Windows

### Observations:

- **Many windows do not lock. The ones tested were extremely difficult to open and close. Recommend replacement of required windows**



## **What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

# General Notes

## 1. General Notes

### Observations:

**Final Walk-Through:** This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice.

**Pictures -** Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

**Fire and carbon monoxide protection –** By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: [www.cpssc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpssc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).

**Cost to repair -** There are several places you can go to get approximate costs to repair something. A good online source is [www.homeinspectorlocator.com/resources/costtorepair.htm](http://www.homeinspectorlocator.com/resources/costtorepair.htm). I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! ([www.doneright.com](http://www.doneright.com)), Angie’s List ([www.angieslist.com](http://www.angieslist.com)), and the Better Business Bureau ([www.bbb.org](http://www.bbb.org)).

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

**Discussion, verbal (Discussion prior to report delivery) –** Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Older homes typically do not have GFCI outlets. A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use GFCI protection. Some motors have sufficient electrical losses to cause a GFCI to trip, so GFCI circuits generally should not be used for appliances with motors, such as refrigerators, dishwashers, disposals, etc. The GFCI works by sensing a difference in the flow of current from the hot wire through the neutral. If that difference is about 5 milliamps or more, the circuit will trip, or disconnect. The GFCI actually assumes that if the current is not flowing in the neutral, it is flowing through something else, quite often a person. A GFCI has a line side (incoming power) and a load side (outgoing power). The receptacle will not work if the

incoming power is connected to the load side of the receptacle. Connect the incoming power to the line marked terminals and the continuation of the circuit (the next outlet) to the load terminals. The one GFCI will protect all of the following outlets connected in this way. Even if you don't have a continuation of the circuit, connect the power to the line side of the receptacle. GFCI outlets typically have a test button that should cause the circuit to trip. Operate the test button after installation and regularly thereafter to be sure it works properly.

Pre-Owned Homes - We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

**This Residential Inspection Report is a sample, to represent a reporting style. This is not a valid, paid report for anyone to use in a real estate transaction.**

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.