

# HOME INSPECTION REPORT



AN EVALUATION OF THE CONDITION OF THE PROPERTY BY:

**REAL SPECT**  
HOME INSPECTIONS

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*Serving All of Southern Illinois*

1234 School House Road  
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Real Spect Home Inspections  
507 Lexington St.  
De Soto, IL 62924

# Real Spect Home Inspections

Page 1 of 19  
Example



## 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 1234 School House Road  
City Yourtown State US Zip 12345  
Contact Name Ima Goodagent  
Phone (111)-111-1111 Fax (111)-111-1111

### Client Information

Client Name Bob Smith  
Client Address 3212 Homestead Dr.  
City Yourtown State US Zip 12345  
Phone (111)-111-1234 Fax (111)-111-23456  
E-Mail buyer@usedhouse.com

### Inspection Company

Inspector Name Jim Johnson  
Company Name Real Spect Home Inspections  
Company Address 507 Lexington St.  
City De Soto State IL Zip 62924  
Phone (111)111-2111 Fax (111)111-2111  
E-Mail inspections@inspector.com  
File Number 22222  
Amount Received \$350.00

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 15 Entrance Faces Northwest  
Inspection Date 4/15/06  
Start Time 10:00am End Time 1:00pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 70 degrees  
Weather Partly cloudy Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection



## General Information (Continued)

Additions/Modifications Upgraded electrical service  
Permits Obtained Electrical How Verified Multiple Listing Service

## Lots and Grounds

**Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.**

1. Acceptable
2. Acceptable
3. Acceptable
4. Defective

Walks: Concrete

Steps/Stoops: Concrete

Patio: Pebble top

Deck: Treated wood / The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.

5. Acceptable
6. Acceptable
7. Marginal
8. Marginal

Balcony: Concrete

Porch: Concrete

Vegetation: Shrubs with some weeds

Retaining Walls: Railroad ties / The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



9. Acceptable
10. Acceptable, Defective

Basement Stairwell: Concrete

Grading: Moderate slope / The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



11. Acceptable
12. Acceptable
13. Acceptable
14. Acceptable

Swale: Adequate slope and depth for drainage

Window Wells: Drain present

Bsmt. Stairwell Drain: Surface drain

Exterior Surface Drain: Not present



## Lots and Grounds (Continued)

- 15. Acceptable Driveway: Concrete
- 16. Acceptable Fences: Split rail
- 17. Acceptable Lawn Sprinklers: Front and back yard

## Exterior Surface and Components

### Front Elevation Exterior Surface

- 1. Defective Type: Brick veneer / Loose half brick at front door.  
Remove and tuckpoint back in place.

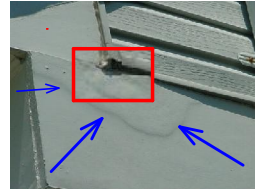


### 2nd Floor rear dormer Exterior Surface

- 2. Acceptable Type: Vinyl siding
- 3. Defective Trim: Composite material / Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



- 4. Acceptable Fascia: Composite material
- 5. Acceptable Soffits: Composite material
- 6. Acceptable Door Bell: Hard wired
- 7. Acceptable Entry Doors: Metal
- 8. Acceptable Patio Door: Vinyl sliding
- 9. Acceptable Windows: Vinyl
- 10. Not Present Storm Windows:
- 11. Not Inspected Window Screens:



## Exterior Surface and Components (Continued)

12. Acceptable	Basement Windows: Aluminum slider
13. Acceptable	Exterior Lighting: Surface mounted lamps front and rear
14. Acceptable	Exterior Electric Outlets: 110 VAC GFCI
15. Acceptable	Hose Bibs: Frost Free
16. Acceptable	Gas Meter: Exterior surface mount at side of home
17. Acceptable	Main Gas Valve: Located at main line

## Outbuilding

### East corner of lot Outbuilding

1. Acceptable	Exterior Surface: Vinyl siding
2. Acceptable	Roof: Fiberglass shingle
3. Acceptable	Roof Structure: Wood truss
4. Acceptable	Ceiling: Drywall
5. Acceptable	Walls: Drywall
6. Acceptable	Floor: Concrete
7. Acceptable	Foundation: Poured slab
8. Acceptable	Doors: Steel
9. Acceptable	Windows: Vinyl double hung
10. Acceptable	Electrical: 110 VAC outlets and lighting circuits
11. Acceptable	Plumbing: Copper
12. Acceptable	HVAC Source: Convection baseboard
13. Acceptable	Gutters: Aluminum
14. Acceptable	Downspouts: Aluminum
15. Not Present	Leader/Extension: Missing

## Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

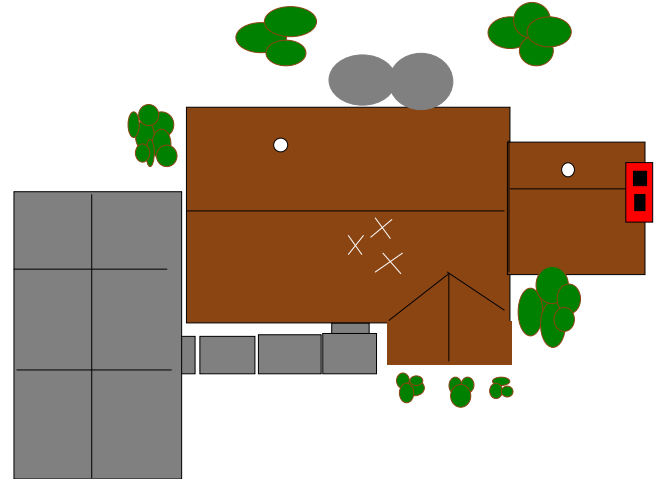
### Main Roof Surface

- Method of Inspection: On the roof
- Not Inspected Unable to Inspect: 30% / Height of the roof
- Defective Material: Fiberglass shingle / Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.



## Roof (Continued)

4. Type: Gable



5. Approx Age: 7

6. Acceptable

7. Acceptable

8. Not Present

9. Acceptable

10. Not Present

11. Acceptable

12. Acceptable

13. Defective

Flashing: Aluminum

Valleys: Preformed metal

Skylights:

Plumbing Vents: PVC

Electrical Mast: Underground utilities

Gutters: Aluminum

Downspouts: Aluminum

Leader/Extension: Underground conductors / **Reconnect to downspout where pulling loose.**



### Southeast Chimney

14. Acceptable

15. Acceptable

16. Acceptable

Chimney: Aluminum siding & frame covered 3 wall pipe

Flue/Flue Cap: Metal

Chimney Flashing: Aluminum

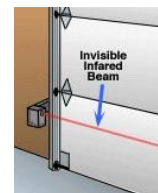




## Garage/Carport

### Left Elevation Garage

1. Type of Structure: Tuck under Car Spaces: 2
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Lift Master / The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch.  
Note: The light beam safety is operative.
5. Acceptable Service Doors: Metal
6. Acceptable Ceiling: Drywall
7. Acceptable Walls: Drywall
8. Marginal Floor/Foundation: Poured concrete / Cracked with minor displacement
9. Acceptable Hose Bibs: Frost Free
10. Acceptable Electrical: 110 VAC outlets and lighting circuits
11. Acceptable Smoke Detector: Hard wired with battery backup
12. Acceptable Heating: Air exchange ventilation
13. Acceptable Windows: Vinyl double hung



## Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

1. Service Size Amps: 150 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring: Not present
6. Acceptable Conductor Type: Romex
7. Acceptable Ground: Plumbing and rod in ground.
8. Acceptable Smoke Detectors: Hard wired with battery backup / Safety: Recommend replacing batteries every 6 months

### Basement Electric Panel

9. Marginal Manufacturer: General / Double taps noted in panel at several breakers. Recommend corrections
10. Max Capacity: 150 Amps
11. Acceptable Main Breaker Size: 150 Amps
12. Acceptable Breakers: CU/AL
13. Not Present Fuses: Not present





## Electrical (Continued)

- 14. Acceptable AFCI 110 volt
- 15. Acceptable GFCI Basement, garage, kitchen, bathrooms
- 16. Is the panel bonded? Yes

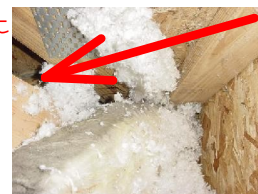
## Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Poured
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Steel I-Beam
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x10
- 7. Acceptable Piers/Posts: Poured piers and steel posts
- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Stairs/Handrails: Wood stairs with metal handrails
- 10. Acceptable Subfloor: Composite manufactured materials

## Attic

### Northeast Attic

- 1. Method of Inspection: In the attic
- 2. Not Inspected Unable to Inspect: 10% / Cathedral or vaulted ceiling
- 3. Acceptable Roof Framing: 2x4 Truss
- 4. Acceptable Sheathing: Strand board
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Defective Insulation: Fiberglass / Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
- 7. Acceptable Insulation Depth: 12"
- 8. Acceptable Vapor Barrier: Plastic
- 9. Acceptable Attic Fan: Direct drive
- 10. Acceptable House Fan: Direct drive with manual controls
- 11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 12. Marginal Moisture Penetration: Previous water penetration noted
- 13. Acceptable Bathroom Fan Venting: Electric fan







## Basement

### Main Basement

1. Not Inspected Unable to Inspect: 20% / Storage boxes, Storage shelves
2. Acceptable Floor Drain: Surface drain
3. Acceptable Doors: Hollow wood
4. Acceptable Windows: Vinyl slider
5. Acceptable Electrical: 110 VAC GFCI
6. Acceptable HVAC Source: Air exchange ventilation
7. Acceptable Insulation: Fiberglass
8. Not Present Ventilation:
9. Not Present Sump Pump:
10. Acceptable Moisture Location: None found
11. Acceptable Bsmt Stairs/Railings: Wood stairs with metal handrails

## Crawl Space

### East Crawl Space

1. Method of Inspection: In the crawl space
2. Not Inspected Unable to Inspect: 40% / Insulation obstructed complete view of foundation walls
3. Acceptable Access: Wood door
4. Marginal Moisture Penetration: Visible evidence / Owner disclosed previous moisture concerns- see seller's disclosure
5. Moisture Location: Wall crack-Previous leak
6. Acceptable Moisture Barrier: Plastic under gravel
7. Marginal Ventilation: Open to basement / No ventilation to exterior present
8. Acceptable Insulation: Fiberglass
9. Acceptable Vapor Barrier: Plastic
10. Acceptable Sump Pump: Submerged
11. Acceptable Electrical: 110 VAC

## Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

### Main AC System

1. Acceptable A/C System Operation: Appears serviceable
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Left side
4. Manufacturer: Lennox
5. Model Number: AA1CJ030-A Serial Number: 3-509859083
6. Area Served: Whole building Approximate Age: 7
7. Fuel Type: 220 VAC Temperature Differential: 22\*
8. Type: Central A/C Capacity: 2.5 Ton



## Air Conditioning (Continued)

- |                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| 9. Marginal    | Visible Coil: Copper core with aluminum fins / Coils require cleaning |
| 10. Acceptable | Refrigerant Lines: Low pressure and high pressure                     |
| 11. Acceptable | Electrical Disconnect: Breaker disconnect                             |
| 12. Acceptable | Exposed Ductwork: Metal                                               |
| 13. Acceptable | Blower Fan/Filters: Direct drive with disposable filter               |
| 14. Acceptable | Thermostats: Programmable                                             |



## Fireplace/Wood Stove

### Family Room Fireplace

- |                       |                               |
|-----------------------|-------------------------------|
| 1. Not Present        | Freestanding Stove:           |
| 2. Acceptable         | Fireplace Construction: Stone |
| 3. Type: Wood burning |                               |
| 4. Not Present        | Fireplace Insert:             |
| 5. Acceptable         | Smoke Chamber: Brick          |
| 6. Acceptable         | Flue: Tile                    |
| 7. Acceptable         | Damper: Metal                 |
| 8. Acceptable         | Hearth: Raised                |

## Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

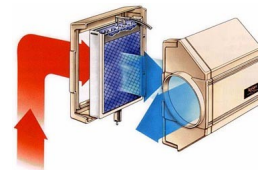
### Basement Heating System

- |                               |                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------|
| 1. Acceptable                 | Heating System Operation: Appears functional                                      |
| 2. Manufacturer: Lennox       |                                                                                   |
| 3. Model Number: 23495-320945 | Serial Number: 43p93=24985=30                                                     |
| 4. Type: Forced air           | Capacity: 100,000 BTUHR                                                           |
| 5. Area Served: Whole Bldg    | Approximate Age: 7                                                                |
| 6. Fuel Type: Natural gas     |                                                                                   |
| 7. Acceptable                 | Heat Exchanger: 5 Burner / Recommend inspection by a qualified heating specialist |
| 8. Unable to Inspect: 40%     |                                                                                   |
| 9. Acceptable                 | Blower Fan/Filter: Direct drive with disposable filter                            |
| 10. Acceptable                | Distribution: Metal duct                                                          |
| 11. Not Present               | Circulator:                                                                       |
| 12. Acceptable                | Draft Control: Automatic                                                          |
| 13. Acceptable                | Flue Pipe: Double wall                                                            |
| 14. Acceptable                | Controls: Limit switch                                                            |
| 15. Not Present               | Devices:                                                                          |



## Heating System (Continued)

16. Acceptable      Humidifier: April-Aire / Humidifier water panel has excessive buildup. Recommend cleaning periodically. See illustration for water panel location.



17. Acceptable      Thermostats: Programmable  
18. Not Present  
19. Acceptable      Suspected Asbestos: No

## Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

1. Acceptable      Service Line: Copper  
2. Acceptable      Main Water Shutoff: Basement  
3. Acceptable      Water Lines: Copper  
4. Acceptable      Drain Pipes: PVC  
5. Acceptable      Service Caps: Accessible  
6. Acceptable      Vent Pipes: PVC  
7. Acceptable      Gas Service Lines: Cast iron

### Basement Water Heater

8. Acceptable      Water Heater Operation: Appeared servicable at time of inspection  
9. Manufacturer: State  
10. Model Number: PRV50 NBRT0 Serial Number: J957470005  
11. Type: Natural gas Capacity: 50 Gal.  
12. Approximate Age: 7 Area Served: Whole building  
13. Acceptable      Flue Pipe: Single wall  
14. Defective      TPRV and Drain Tube: Missing drain tube / Missing drain tube





## Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Master Bathroom Bathroom

- |               |                                                                                     |
|---------------|-------------------------------------------------------------------------------------|
| 1. Acceptable | Closet: Large                                                                       |
| 2. Acceptable | Ceiling: Drywall                                                                    |
| 3. Acceptable | Walls: Drywall                                                                      |
| 4. Acceptable | Floor: Carpet                                                                       |
| 5. Acceptable | Doors: Hollow wood                                                                  |
| 6. Acceptable | Windows: Vinyl double hung                                                          |
| 7. Acceptable | Electrical: 110 VAC outlets and lighting circuits                                   |
| 8. Acceptable | Counter/Cabinet: Laminate and wood                                                  |
| 9. Acceptable | Sink/Basin: Corian                                                                  |
| 10. Defective | Faucets/Traps: Moen fixtures with a PVC trap / <b>Leaking trap, repair required</b> |



- |                 |                                                           |
|-----------------|-----------------------------------------------------------|
| 11. Acceptable  | Tub/Surround: Fiberglass tub and ceramic tile surround    |
| 12. Acceptable  | Shower/Surround: Fiberglass pan and ceramic tile surround |
| 13. Not Present | Spa Tub/Surround:                                         |
| 14. Acceptable  | Toilets: 3 Gallon Tank                                    |
| 15. Acceptable  | HVAC Source: Air exchange ventilation                     |
| 16. Acceptable  | Ventilation: Electric ventilation fan and window          |

## Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Kitchen

- |                     |                                                                                                                                                                                                                                                                                                                                                               |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Acceptable       | Cooking Appliances: General Electric                                                                                                                                                                                                                                                                                                                          |
| 2. Acceptable       | Ventilator: Air Care                                                                                                                                                                                                                                                                                                                                          |
| 3. Acceptable       | Disposal: In-Sinkerator                                                                                                                                                                                                                                                                                                                                       |
| 4. Defective        | Dishwasher: General Electric / <b>SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or <a href="http://www.geappliancerecall.com">www.geappliancerecall.com</a> for rebate info on replacement and/or supplemental rewiring option of existing unit.</b> |
| 5. Air Gap Present? | Yes Air gap hose improperly connected                                                                                                                                                                                                                                                                                                                         |
| 6. Acceptable       | Trash Compactor: In-Sinkerator                                                                                                                                                                                                                                                                                                                                |
| 7. Marginal         | Refrigerator: Frigidaire / <b>Loose or damaged door seal</b>                                                                                                                                                                                                                                                                                                  |
| 8. Acceptable       | Microwave: Amana                                                                                                                                                                                                                                                                                                                                              |
| 9. Acceptable       | Sink: Porcelain                                                                                                                                                                                                                                                                                                                                               |



## Kitchen (Continued)

10. Acceptable	Electrical: 110 VAC GFCI
11. Defective	Plumbing/Fixtures: PVC / Hot/Cold water operation reversed
12. Acceptable	Counter Tops: Laminate
13. Acceptable	Cabinets: Laminate and composite materials
14. Acceptable	Pantry: Large
15. Acceptable	Ceiling: Drywall
16. Acceptable	Walls: Drywall
17. Marginal	Floor: Linoleum / Cuts or minor damage in flooring- repair/replace as required
18. Acceptable	Doors: Hollow wood
19. Marginal	Windows: Vinyl double hung / Hard operation-needs improvements for ease of operation
20. Acceptable	HVAC Source: Air exchange ventilation

## Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 2nd Floor Bedroom

1. Acceptable	Closet: Walk In
2. Acceptable	Ceiling: Drywall
3. Acceptable	Walls: Drywall
4. Acceptable	Floor: Carpet
5. Acceptable	Doors: Hollow wood
6. Acceptable	Windows: Vinyl double hung
7. Acceptable	Electrical: 110 VAC outlets and lighting circuits
8. Acceptable	HVAC Source: Air exchange ventilation
9. Acceptable	Smoke Detector: Hard wired with battery back up

## Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Family Room Living Space

1. Acceptable	Closet: None
2. Acceptable	Ceiling: Drywall
3. Acceptable	Walls: Drywall
4. Acceptable	Floor: Hardwood
5. Acceptable	Doors: Hollow wood
6. Acceptable	Windows: Vinyl double hung
7. Acceptable	Electrical: Outlets, lighting and ceiling fan
8. Acceptable	HVAC Source: Air exchange ventilation
9. Acceptable	Smoke Detector: Hard wired with battery back up



## Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Laundry Room/Area

- |                 |                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Acceptable   | Closet: Single small                                                                                                                                  |
| 2. Acceptable   | Ceiling: Drywall                                                                                                                                      |
| 3. Acceptable   | Walls: Drywall                                                                                                                                        |
| 4. Acceptable   | Floors: Ceramic tile                                                                                                                                  |
| 5. Acceptable   | Doors: Hollow wood                                                                                                                                    |
| 6. Acceptable   | Windows: Vinyl double hung                                                                                                                            |
| 7. Acceptable   | Electrical: 110 VAC/220 VAC                                                                                                                           |
| 8. Acceptable   | Smoke Detector: Air exchange ventilation                                                                                                              |
| 9. Acceptable   | HVAC Source: Air exchange ventilation                                                                                                                 |
| 10. Acceptable  | Laundry Tub: PVC                                                                                                                                      |
| 11. Acceptable  | Laundry Tub Drain: PVC                                                                                                                                |
| 12. Marginal    | Washer Hose Bib: Multi-port / Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses |
| 13. Acceptable  | Washer and Dryer Electrical: 110-240 VAC                                                                                                              |
| 14. Acceptable  | Dryer Vent: Rigid metal                                                                                                                               |
| 15. Acceptable  | Dryer Gas Line: Insulflex                                                                                                                             |
| 16. Not Present | Washer Drain: Floor drain                                                                                                                             |
| 17. Acceptable  | Floor Drain: Surface drain                                                                                                                            |







## Cost Estimate Summary

Client Name: Bob Smith  
Property Address: 1234 School House Road  
Yourtown, US 12345

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Deck: Correct structural issues to current standards	\$ 500	\$ 1500
Grading: Landscaping correction	\$ 50	\$ 150
<u>Roof</u>		
Material: Shingle repairs noted	\$ 100	\$ 200
<u>Electrical</u>		
Manufacturer: Correct double taps at 3 breakers	\$ 100	\$ 150
<u>Air Conditioning</u>		
Visible Coil: HVAC service/cleaning	\$ 125	\$ 180
<u>Plumbing</u>		
TPRV and Drain Tube: Drain tube replacement	\$ 50	\$ 100
<u>Kitchen</u>		
Dishwasher: <i>Safety Correction- slide switch fire hazard</i>	\$ 200	\$ 500
Repair Total	\$ 1125	\$ 2780

### Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Trim: Replace damaged areas as required	\$ 500	\$ 1000
Replacement Total	\$ 500	\$ 1000
Cost Estimate Total	\$ 1625	\$ 3780

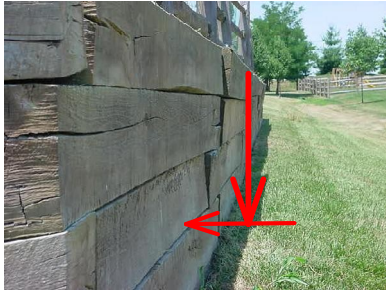


## Marginal Summary

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.

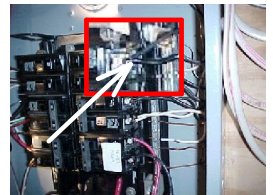
### Lots and Grounds

1. Vegetation: Shrubs with some weeds
2. Retaining Walls: Railroad ties / The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



### Garage/Carport

3. Left Elevation Garage Floor/Foundation: Poured concrete / Cracked with minor displacement  
Electrical
4. Basement Electric Panel Manufacturer: General / Double taps noted in panel at several breakers. Recommend corrections



### Attic

5. Northeast Attic Moisture Penetration: Previous water penetration noted

### Crawl Space

6. East Crawl Space Moisture Penetration: Visible evidence / Owner disclosed previous moisture concerns- see seller's disclosure
7. East Crawl Space Ventilation: Open to basement / No ventilation to exterior present

### Air Conditioning

8. Main AC System Visible Coil: Copper core with aluminum fins / Coils require cleaning



### Kitchen

9. 1st Floor Kitchen Refrigerator: Frigidaire / Loose or damaged door seal



## Marginal Summary (Continued)

10. 1st Floor Kitchen Floor: Linoleum / Cuts or minor damage in flooring- repair/replace as required
11. 1st Floor Kitchen Windows: Vinyl double hung / Hard operation-needs improvements for ease of operation

## Laundry Room/Area

12. 1st Floor Laundry Room/Area Washer Hose Bib: Multi-port / Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses



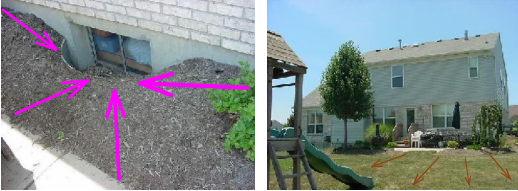


## Defective Summary


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. **Deck:** Treated wood / The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
2. **Grading:** Moderate slope / The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



### Exterior Surface and Components

3. **Front Elevation Exterior Surface Type:** Brick veneer / Loose half brick at front door. Remove and tuckpoint back in place.
- 
4. **Trim:** Composite material / Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.
    1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
    2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
    3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.





## Defective Summary (Continued)

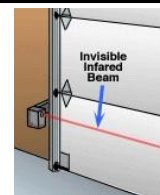
### Roof

5. Main Roof Surface Material: Fiberglass shingle / Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
6. Leader/Extension: Underground conductors / Reconnect to downspout where pulling loose.



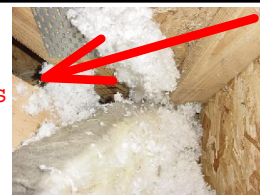
### Garage/Carport

7. Left Elevation Garage Door Opener: Lift Master / The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.



### Attic

8. Northeast Attic Insulation: Fiberglass / Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



### Plumbing

9. Basement Water Heater TPRV and Drain Tube: Missing drain tube / Missing drain tube



### Bathroom

10. Master Bathroom Bathroom Faucets/Traps: Moen fixtures with a PVC trap / Leaking trap, repair required





## Defective Summary (Continued)

### Kitchen

11. 1st Floor Kitchen Dishwasher: General Electric / SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.
12. 1st Floor Kitchen Plumbing/Fixtures: PVC / Hot/Cold water operation reversed