

Property Inspection Report



12345 Any Street
Hometown, IL. 00000

Prepared for: Mr. Customer

Prepared by: Mr. Home Inspector, Inc.
2670 Danford Way
Geneva, IL 60134



Mr. Home Inspector, Inc.

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. Driveway:** Asphalt; The driveway has settlement near the garage door with signs of previous repairs. Recommend repair or replacement of the driveway.

Exterior Surface and Components

- 2. Exterior Electric Outlets:** 120 VAC with Ground Fault Protection; The GFCI outlet at the side of the garage is loose from the wall and is missing a weatherproof cover. Recommend repair or replacement of the outlet by a license electrician.

Roof

- 3. North Chimney Flue/Flue Cap:** Concrete; The chimney cap is cracked and in need of repair to help prevent moisture penetration.

Garage/Carport

- 4. Front Garage Walls:** Drywall; There are several holes in the walls of the garage. Recommend repairs be made to prevent breach of firewall protection.

Attic

- 5. Hallway Attic Insulation Depth:** 6" Recommend additional insulation be added to the main attic for better efficiency. There is only 6 inches of insulation present.
- 6. Hallway Attic Bathroom Fan Venting:** Electric fan; The bathroom vent fans improperly terminate inside the attic area and could cause excessive moisture to build up inside the attic. Recommend having a qualified contractor extend vents to the exterior of the home.

Heating System

- 7. Basement Heating System Operation:** Functional at the time of the inspection ; Cleaning recommended. It is recommended that the furnace be cleaned and serviced by a qualified heating contractor annually to help maintain proper operation of the furnace.
- 8. Basement Heating System Blower Fan/Filter:** Direct drive with disposable filter; The blower door cut off switch has been taped over and bypassed. Recommend having a qualified heating contractor repair or replacement blower door cut out switch.

It is recommended that the furnace filter be changed every thirty days to maintain the efficiency of the furnace.
- 9. Basement Heating System Flue Pipe:** Double wall; Where the furnace flue piping enters the masonry chimney there is a large gap between the piping and the brick. Recommend sealing with appropriate sealer by a qualified heating contractor.

Bathroom

- 10. Master Bathroom Tub/Surround:** Cast Iron tub with ceramic tile surround; The master bath tub drains very slowly. Recommend cleaning of the drain.
- 11. 2nd floor hallway Bathroom Faucets/Traps:** Moen fixtures with a PVC trap; The left faucet in the upper hall bathroom has a leaking filter screen and is partially clogged. Recommend replacement of the filter screen.

Kitchen

- 12. 1st Floor Kitchen Dishwasher:** Kitchenaid; The dishwasher drain is improperly connected to the garbage disposal. This is an area for cross contaminating the water. Recommend having a qualified plumber install the dishwasher drain to the other side of the kitchen sink.



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Marginal Summary (Continued)

- 13. 1st Floor Kitchen Microwave:** Samsung; The light for the microwave that is for the stove cooking area doesn't work. Recommend replacement of the stove top light bulb.
- 14. 1st Floor Kitchen Electrical:** 120 VAC lighting and electric circuits; The kitchen wall outlets are not GFCI protected. Recommend adding GFCI outlets to the kitchen for safety near water.
- The wall switch to the right of the stove will not operate the can lights when the lights are turned off at the dimmer switch. Recommend evaluation and repairs be made by a qualified electrician.

Living Space

- 15. Basement Family Room; Closet:** Large; The basement closet doors on both sides have broken and missing door hardware and bind on the carpeting. Recommend repair or replacement of the doors.



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 12345 Any Street
City Home Town State IL. Zip 00000
Contact Name Your Real Estate Agent
Phone (000)123-4567 **Fax** (000)890 - 1234

Client Information

Client Name Mr. Customer
Client Address 12345 Any Street
City Home Town State IL. Zip 00000
E-Mail your@emailaddress

Inspection Company

Inspector Name Joe Schmalz
Illinois License Number 450.001155
Company Name Mr. Home Inspector, Inc.
Company Address 2670 Danford Way
City Geneva State IL Zip 60134
Phone 630-965-8017 **Fax** 630-845-8418
E-Mail joe@mr-home-inspector.com
File Number 12345 Any Street
Amount Received Invoiced

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Yes
Estimated Age 25-30 years **Entrance Faces** West
Inspection Date 02/23/2010
Start Time 9:00 **End Time** 11:45
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 45
Weather Cloudy **Soil Conditions** Damp
Space Below Grade Finished Basement
Building Type Single Family **Garage** Attached
Sewage Disposal City **How Verified** Multiple Listing Service
Water Source City **How Verified** Multiple Listing Service



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General Information (Continued)

Additions/Modifications Finished Basement;
Permits Obtained N/A **How Verified** Visual Inspection

Lots and Grounds

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1. **Driveway:** Asphalt; The driveway has settlement near the garage door with signs of previous repairs.
Recommend repair or replacement of the driveway.
2. **Walks:** Paver;
3. **Steps/Stoops:** Paver;
4. **Deck:** Stained wood;
5. **Grading:** Minor slope;
6. **Swale:** Adequate slope and depth for drainage
7. **Vegetation:** Trees & Shrubs;
8. **Window Wells:** Covered
9. **Retaining Walls:** Stone
10. **Exterior Surface Drain:** Surface drain

Exterior Surface and Components

* Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection.

* Additional defects may be found when repairs are made to items listed in this report or when remodeling is done on the exterior. We can not be held responsible for any hidden defects found after the inspection.

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Main Exterior Surface

1. **Type:** Partial masonry and vinyl siding;
2. **Trim:** Aluminum and wood;
3. **Fascia:** Aluminum;
4. **Soffits:** Aluminum;
5. **Door Bell:** Hard wired;
6. **Entry Doors:** Metal;
7. **Patio Door:** Vinyl sliding;
8. **Windows:** Wood double hung & Casement;
9. **Window Screens:** Vinyl mesh;
10. **Basement Windows:** Aluminum slider
11. **Exterior Lighting:** Surface mounted lamps front and rear
12. **Exterior Electric Outlets:** 120 VAC with Ground Fault Protection; The GFCI outlet at the side of the garage is loose from the wall and is missing a weatherproof cover. Recommend repair or replacement of the outlet by a license electrician.
13. **Hose Bibs:** Gate Valves - Frost Proof;
14. **Gas Meter:** Exterior surface mount at the side of the home;
15. **Main Gas Valve:** Located at gas meter



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Roof

* This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will watertight in the future.
 * Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

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Main Roof Surface

1. **Method of Inspection:** Ground level with binoculars;
2. **Material:** Asphalt shingle;
3. **Type:** Gable
4. **Approximate Age:** 1-5 years
5. **Flashing:** Aluminum
6. **Plumbing Vents:** PVC
7. **Electrical Mast:** Underground utilities;
8. **Gutters:** Aluminum;
9. **Downspouts:** Aluminum;
10. **Leader/Extension:** Aluminum;

North Chimney

11. **Chimney:** Brick;
12. **Flue/Flue Cap:** Concrete; The chimney cap is cracked and in need of repair to help prevent moisture penetration.
13. **Chimney Flashing:** Metal;

Garage/Carport

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Front Garage

1. **Type of Structure:** Attached **Car Spaces:** 2
2. **Garage Doors:** Metal;
3. **Door Operation:** Mechanized;
4. **Door Opener:** Lift Master
5. **Exterior Surface:** Vinyl siding;
6. **Roof:** Asphalt shingle;
7. **Roof Structure:** Rafters;
8. **Service Doors:** Metal
9. **Ceiling:** Drywall;
10. **Walls:** Drywall; There are several holes in the walls of the garage. Recommend repairs be made to prevent breach of firewall protection.
11. **Floor/Foundation:** Poured concrete;
12. **Electrical:** 120 Ground Fault Protected;
13. **Windows:** Wood double hung;
14. **Gutters:** Aluminum;
15. **Downspouts:** Aluminum;
16. **Leader/Extensions:** Aluminum;



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Electrical

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1. **Service Size Amps: 200 Volts: 120-240 VAC**
2. **Service: Copper;**
3. **120 VAC Branch Circuits: Copper;**
4. **240 VAC Branch Circuits: Copper**
5. **Conductor Type: Romex**
6. **Ground: Plumbing and rod in ground**
7. **Smoke Detectors: Hard wired with battery back up;**

Basement Electric Panel

8. **Manufacturer: Square D;**
9. **Maximum Capacity: 200Amps;**
10. **Main Breaker Size: 200Amps;**
11. **Breakers: CUAL and HACR type breakers;**
12. **GFCI: At GFCI receptacles only;**
13. **Is the panel bonded? Yes No**

Structure

* Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.

* Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

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1. **Structure Type: Wood frame**
2. **Foundation: Poured Concrete**
3. **Differential Movement:**
4. **Beams: Steel I-Beam**
5. **Bearing Walls: Frame**
6. **Joists/Trusses: 2x10;**
7. **Piers/Posts: Steel posts;**
8. **Floor/Slab: Concrete floor;**
9. **Stairs/Handrails: Carpeted stairs with wood handrails;**
10. **Subfloor: Plywood**



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Attic

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Hallway Attic

1. **Method of Inspection:** In the attic
2. **Roof Framing:** Rafters;
3. **Sheathing:** Plywood;
4. **Ventilation:** Roof and Gable end vents;
5. **Insulation:** Fiberglass
6. **Insulation Depth:** 6" Recommend additional insulation be added to the main attic for better efficiency. There is only 6 inches of insulation present.
7. **Vapor Barrier:** Paper
8. **Wiring/Lighting:** 120 VAC and lighting circuit;
9. **Moisture Penetration:**
10. **Bathroom Fan Venting:** Electric fan; The bathroom vent fans improperly terminate inside the attic area and could cause excessive moisture to build up inside the attic. Recommend having a qualified contractor extend vents to the exterior of the home.

Basement

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Main Basement

1. **Ceiling:** Painted Drywall;
2. **Walls:** Painted drywall;
3. **Floor:** Carpeting;
4. **Floor Drain:** Cast iron drain;
5. **Doors:** Solid Surface;
6. **Windows:** Aluminum slider;
7. **Electrical:** 120 VAC lighting and electric circuits;
8. **HVAC Source:** Heating system register;
9. **Vapor Barrier:** Paper;
10. **Insulation:** Fiberglass
11. **Ventilation:** Windows
12. **Sump Pump:** Submerged; Recommend adding a battery back up to the sump pump for added protection in case of a power failure.
13. **Moisture Location:**
14. **Basement Stairs/Railings:** Carpeted stairs with wood handrails;



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Air Conditioning

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Side of house AC System

1. **A/C System Operation:** Not inspected; To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
2. **Condensate Removal:** PVC
3. **Exterior Unit:** Pad mounted
4. **Manufacturer:** Kenmore
5. **Model Number:** NAC242AKC3 **Serial Number:** EO40308850
6. **Area Served:** Whole building **Approximate Age:** 5-10 years
7. **Fuel Type:** 220-240 VAC **Temperature Differential:** 0
8. **Type:** Central A/C **Capacity:** 3.5 Ton
9. **Visible Coil:** Copper core with aluminum fins
10. **Refrigerant Lines:** Serviceable condition;
11. **Electrical Disconnect:** Breaker disconnect;
12. **Exposed Ductwork:** Metal
13. **Blower Fan/Filters:** Direct drive with disposable filter;
14. **Thermostats:** Programmable;

Fireplace/Wood Stove

* If fireplaces or solid burning stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through a level 2 chimney inspection performed by a qualified chimney sweep. Manually lit gas fireplaces are not operated as part of this inspection.

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Family Room Fireplace

1. **Fireplace Construction:** Brick
2. **Type:** Wood burning;
3. **Fireplace Insert:** Standard
4. **Smoke Chamber:** Brick
5. **Flue:** Tile;
6. **Damper:** Metal;
7. **Hearth:** Raised above the floor level;



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Heating System

* Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is therefore, beyond the scope of the inspection. WE DO NOT REPORT ON, NOR CAN BE HELD RESPONSIBLE FOR THESE ITEMS.

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Basement Heating System

1. **Heating System Operation:** Functional at the time of the inspection ; Cleaning recommended. It is recommended that the furnace be cleaned and serviced by a qualified heating contractor annually to help maintain proper operation of the furnace.
2. **Manufacturer:** Carrier;
3. **Model Number:** 58TUA100-16 **Serial Number:** 3796A05105
4. **Type:** Forced air **Capacity:** 100,000 BTUHR
5. **Area Served:** Whole building **Approximate Age:** 10-15 years
6. **Fuel Type:** Natural gas
7. **Heat Exchanger:** 5 Burner; The inspector is not equipped to dismantle the furnace and examine for cracks in the heat exchanger. This is beyond the scope of a home inspection and should only be performed by a qualified professional.
8. **Unable to Inspect:** 100%
9. **Blower Fan/Filter:** Direct drive with disposable filter; The blower door cut off switch has been taped over and bypassed. Recommend having a qualified heating contractor repair or replacement blower door cut out switch.

It is recommended that the furnace filter be changed every thirty days to maintain the efficiency of the furnace.
10. **Distribution:** Metal duct;
11. **Circulator:** Forced air;
12. **Draft Control:** Manual
13. **Flue Pipe:** Double wall; Where the furnace flue piping enters the masonry chimney there is a large gap between the piping and the brick. Recommend sealing with appropriate sealer by a qualified heating contractor.
14. **Controls:** Combination valve;
15. **Humidifier:** April-Aire; It is required by the manufacturer to replace humidifier filters annually.
16. **Thermostats:** Programmable;
17.
18. **Suspected Asbestos:** No



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Plumbing

- * Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, and we can not be held responsible for these.
- * Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- * Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, and we can not be held responsible for these.
- * Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- * The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

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1. **Service Line:** Copper;
2. **Main Water Shutoff:** Basement;
3. **Water Lines:** Copper;
4. **Drain Pipes:** PVC
5. **Service Caps:** Accessible;
6. **Vent Pipes:** PVC
7. **Gas Service Lines:** Black pipe;

Basement Water Heater

8. **Water Heater Operation:** Functional at time of inspection;
9. **Manufacturer:** Rheem
10. **Model Number:** 42VP50FW **Serial Number:** RHLN1207536448
11. **Type:** Natural gas **Capacity:** 50 Gal.
12. **Approximate Age:** 1-5 years; **Area Served:** Whole building
13. **Flue Pipe:** PVC;
14. **TPRV and Drain Tube:** Copper;

Basement 2 Water Heater

15. **Water Heater Operation:** Functional at time of inspection;
16. **Manufacturer:** Rheem
17. **Model Number:** 42VP50FW **Serial Number:** RHLN1207536446
18. **Type:** Natural gas **Capacity:** 50 Gal.
19. **Approximate Age:** 1-5 years; **Area Served:** Whole building
20. **Flue Pipe:** PVC;
21. **TPRV and Drain Tube:** Copper;



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Bathroom

A NPNIM D**Master Bathroom**

1. **Closet:** Two closets;
2. **Ceiling:** Painted Drywall;
3. **Walls:** Painted drywall;
4. **Floor:** Carpeting and ceramic tile;
5. **Doors:** Solid Surface;
6. **Windows:** Wood double hung;
7. **Electrical:** 120 Ground Fault Protected;
8. **Counter/Cabinet:** Laminate
9. **Sink/Basin:** Molded single bowl;
10. **Faucets/Traps:** Moen fixtures with a PVC trap;
11. **Tub/Surround:** Cast Iron tub with ceramic tile surround; The master bath tub drains very slowly. Recommend cleaning of the drain.
12. **Toilets:** Kohler;
13. **HVAC Source:** Heating system register;
14. **Ventilation:** Electric ventilation fan

2nd floor hallway Bathroom

15. **Ceiling:** Painted Drywall;
16. **Walls:** Painted drywall;
17. **Floor:** Ceramic tile;
18. **Doors:** Solid Surface;
19. **Windows:** Wood double hung;
20. **Electrical:** 120 Ground Fault Protected;
21. **Counter/Cabinet:** Laminate
22. **Sink/Basin:** Dual bowl;
23. **Faucets/Traps:** Moen fixtures with a PVC trap; The left faucet in the upper hall bathroom has a leaking filter screen and is partially clogged. Recommend replacement of the filter screen.
24. **Tub/Surround:** Cast Iron tub with ceramic tile surround;
25. **Toilets:** Kohler;
26. **HVAC Source:** Heating system register;
27. **Ventilation:** Electric ventilation fan and window;

First floor hallway Half Bathroom

28. **Ceiling:** Painted Drywall;
29. **Walls:** Painted drywall;
30. **Floor:** Ceramic tile;
31. **Doors:** Solid Surface;
32. **Electrical:** 120 Ground Fault Protected;
33. **Counter/Cabinet:** Marble;
34. **Sink/Basin:** Molded single bowl;
35. **Faucets/Traps:** Moen fixtures with a metal trap;
36. **Toilets:** Kohler;
37. **Ventilation:** Electric ventilation fan



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Kitchen

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1st Floor Kitchen

1. **Cooking Appliances:** General Electric;
2. **Ventilator:** Samsung;
3. **Disposal:** In-Sinkerator
4. **Dishwasher:** Kitchenaid; The dishwasher drain is improperly connected to the garbage disposal. This is an area for cross contaminating the water. Recommend having a qualified plumber install the dishwasher drain to the other side of the kitchen sink.
5. **Air Gap Present?** Yes No
6. **Refrigerator:** Maytag
7. **Microwave:** Samsung; The light for the microwave that is for the stove cooking area doesn't work. Recommend replacement of the stove top light bulb.
8. **Sink:** Corian
9. **Electrical:** 120 VAC lighting and electric circuits; The kitchen wall outlets are not GFCI protected Recommend adding GFCI outlets to the kitchen for safety near water.

The wall switch to the right of the stove will not operate the can lights when the lights are turned off at the dimmer switch. Recommend evaluation and repairs be made by a qualified electrician.

10. **Plumbing/Fixtures:** Moen fixtures with a metal trap;
11. **Counter Tops:** Corian;
12. **Cabinets:** Wood;
13. **Pantry:** Large
14. **Ceiling:** Painted Drywall;
15. **Walls:** Painted drywall;
16. **Floor:** Hardwood;
17. **Windows:** Wood casement;
18. **HVAC Source:** Heating system register;

Bedroom

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Master Bedroom

1. **Closet:** Three closets;
2. **Ceiling:** Painted Drywall;
3. **Walls:** Painted drywall;
4. **Floor:** Carpeting;
5. **Doors:** Solid Surface;
6. **Windows:** Wood double hung;
7. **Electrical:** 120 VAC lighting and electric circuits;
8. **HVAC Source:** Heating system register;
9. **Smoke Detector:** Hard wired with battery back up;

#2 Bedroom

10. **Closet:** Large
11. **Ceiling:** Painted Drywall;
12. **Walls:** Painted drywall;
13. **Floor:** Carpeting;



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Bedroom (Continued)

- 14. **Doors:** Solid Surface;
- 15. **Windows:** Wood double hung;
- 16. **Electrical:** 120 VAC lighting and electric circuits;
- 17. **HVAC Source:** Heating system register;
- 18. **Smoke Detector:** Hard wired with battery back up;

#3 Bedroom

- 19. **Closet:** Large
- 20. **Ceiling:** Painted Drywall;
- 21. **Walls:** Painted drywall;
- 22. **Floor:** Carpeting;
- 23. **Doors:** Solid Surface;
- 24. **Windows:** Wood double hung;
- 25. **Electrical:** 120 VAC lighting and electric circuits;
- 26. **HVAC Source:** Heating system register;
- 27. **Smoke Detector:** Hard wired with battery back up;

#4 Bedroom

- 28. **Closet:** Large
- 29. **Ceiling:** Painted Drywall;
- 30. **Walls:** Painted drywall;
- 31. **Floor:** Carpeting;
- 32. **Doors:** Solid Surface;
- 33. **Windows:** Wood double hung;
- 34. **Electrical:** 120 VAC lighting and electric circuits;
- 35. **HVAC Source:** Heating system register;
- 36. **Smoke Detector:** Hard wired with battery back up;

Living Space

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Living Room Living Space

- 1. **Ceiling:** Painted Drywall;
- 2. **Walls:** Painted drywall;
- 3. **Floor:** Hardwood;
- 4. **Windows:** Wood double hung;
- 5. **Electrical:** 120 VAC lighting and electric circuits;
- 6. **HVAC Source:** Heating system register;

Dining Room Living Space

- 7. **Ceiling:** Painted Drywall;
- 8. **Walls:** Painted drywall;
- 9. **Floor:** Hardwood;
- 10. **Windows:** Wood double hung;
- 11. **Electrical:** 120 VAC lighting and electric circuits;
- 12. **HVAC Source:** Heating system register;

Family Room Living Space

- 13. **Closet:** Single small
- 14. **Ceiling:** Painted Drywall;



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Living Space (Continued)

15. **Walls:** Paneling;
16. **Floor:** Hardwood;
17. **Doors:** Vinyl Sliding;
18. **Windows:** Wood double hung;
19. **Electrical:** 120 VAC lighting and electric circuits;
20. **HVAC Source:** Heating system register;

Basement Family Room; Living Space

21. **Closet:** Large; The basement closet doors on both sides have broken and missing door hardware and bind on the carpeting. Recommend repair or replacement of the doors.
22. **Ceiling:** Painted Drywall;
23. **Walls:** Painted drywall;
24. **Floor:** Carpeting;
25. **Doors:** Solid Surface;
26. **Windows:** Aluminum slider;
27. **Electrical:** 120 VAC lighting and electric circuits;
28. **HVAC Source:** Heating system register;

Laundry Room/Area

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Basement Laundry Room/Area

1. **Ceiling:** Exposed framing;
2. **Walls:** Concrete;
3. **Floor:** Concrete;
4. **Doors:** Solid Surface;
5. **Windows:** Aluminum slider;
6. **Electrical:** 120 VAC lighting and electric circuits;
7. **HVAC Source:** Heating system register;
8. **Laundry Tub:** Plastic;
9. **Laundry Tub Drain:** Steel;
10. **Washer Hose Bib:** Gate valves
11. **Washer and Dryer Electrical:** 110-120 VAC
12. **Dryer Vent:** Rigid metal;
13. **Dryer Gas Line:** Insulflex
14. **Washer Drain:** Drains to laundry tub
15. **Floor Drain:** PVC drain piping;

Final Comments

1. The garage attic could not be inspected because of personal belongings stored in the garage under the attic opening.
2. As of January 2007 it is required that all homes have a carbon monoxide detector installed at least 15 feet from the bedroom for safety. We recommend that a carbon monoxide detector be installed on every level of the home except for the basement.

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The GFCI outlet at the side of the garage is loose from the wall and is missing a weatherproof cover. Recommend repair or replacement of the outlet by a license electrician.



The driveway has settlement near the garage door with signs of previous repairs. Recommend repair or replacement of the driveway.



The chimney cap is cracked and in need of repair to help prevent moisture penetration.



The master bath tub drains very slowly. Recommend cleaning of the drain.

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The left faucet in the upper hall bathroom has a leaking filter screen and is partially clogged. Recommend replacement of the filter screen.



The bathroom vent fans improperly terminate inside the attic area and could cause excessive moisture to build up inside the attic. Recommend having a qualified contractor extend vents to the exterior of the home.



Recommend additional insulation be added to the main attic for better efficiency. There is only 6 inches of insulation present.



There are several holes in the walls of the garage. Recommend repairs be made to prevent breach of firewall protection.

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The garage attic could not be inspected because of personal belongings stored in the garage under the attic opening.



The wall switch to the right of the stove will not operate the can lights when the lights are turned off at the dimmer switch. Recommend evaluation and repairs be made by a qualified electrician.



The light for the microwave that is for the stove cooking area doesn't work. Recommend replacement of the stove top light bulb.



The kitchen wall outlets are not GFCI protected Recommend adding GFCI outlets to the kitchen for safety near water.

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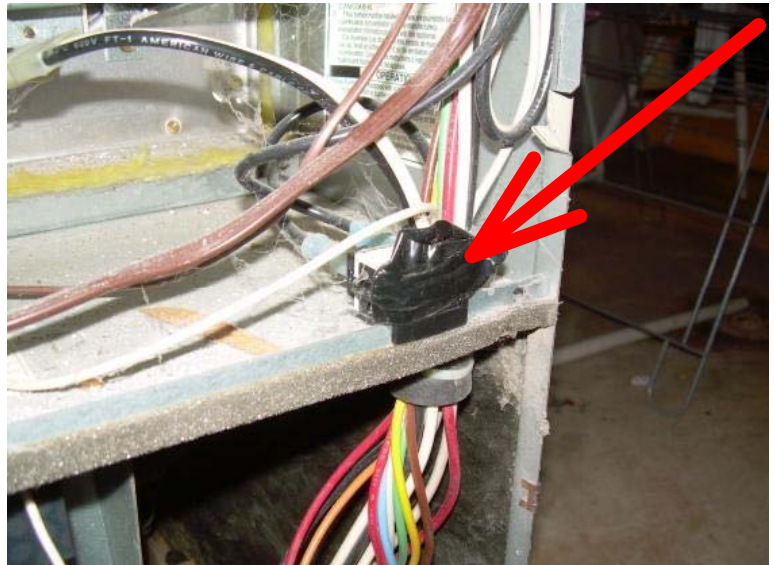
The dishwasher drain is improperly connected to the garbage disposal. This is an area for cross contaminating the water. Recommend having a qualified plumber install the dishwasher drain to the other side of the kitchen sink.



200 amp main electric panel with copper wiring and circuit breaker protection. The panel was in good condition at the time of the inspection.



Where the furnace flue piping enters the masonry chimney there is a large gap between the piping and the brick. Recommend sealing with appropriate sealer by a qualified heating contractor.



The blower door cut off switch has been taped over and bypassed. Recommend having a qualified heating contractor repair or replacement blower door cut out switch.

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Cleaning recommended. It is recommended that the furnace be cleaned and serviced by a qualified heating contractor annually to help maintain proper operation of the furnace.



The basement closet doors on both sides have broken and missing door hardware and bind on the carpeting. Recommend repair or replacement of the doors.

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The National Association of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!