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Home Inspection Report

Prepared For:

Sample Report

Property Address:

**Any Home America
Albany, GA 31705**

Inspected on Sat, Dec 29 2018 at 9:30 AM

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

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

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

DEFINITION OF CONDITION TERMS

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

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

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

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

General

Property Type:	Single Family
Stories:	One
Approximate Age:	36 Years
Age Based On:	Listing
Bedrooms/Baths:	3/3
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Wet
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Buyer

Site

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

Site Grading:	Mostly Level
	Condition: Marginal



Comment 1:

Sloping toward home in back. Marginal this is causing moisture to collect under home.

(Site continued)

Vegetation:

Growing Against Structure
Condition: Marginal



Comment 2:

Plants growing against Home can cause rot, moisture, and termites. These should be trimmed marginal.

Driveway:

Concrete
Condition: Satisfactory

(Site continued)



Comment 3:
Minor cracking from settlement- marginal.

(Site continued)

Walkways:

Concrete , Wood

Condition: Repair or Replace



(Site continued)



Comment 4:

Wooden walk way near pool has a lot of wood rot. Recommend full replacement

Steps/Stoops:

Wood

Condition: Repair or Replace



(Site continued)



Comment 5:

Wood steps old and rotten. recommend full replacement by a qualified contractor

Patios/Decks:

Concrete, Wood

Condition: Repair or Replace



(Site continued)



Comment 6:

Deck from master bedroom ledger board completely detached from home.
All deck boards have rot and cracking
Handrails Rotted in need of replacement
Recommend further evaluation by a qualified contractor

Exterior

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

Exterior Covering:

Wood Tongue and Groove

Condition: Repair or Replace



Comment 7:

Some of the wood siding rotted and cracked. Some segments will require replacement and sealing. Further evaluation recommended by a qualified contractor.

(Exterior continued)



Comment 8:

Front wall on sun room extremely un steady. Will need to be rebuilt. Recommend further evaluation and repair by a qualified contractor.

Exterior Trim Material:

Wood

Condition: Further Evaluation Required

Windows:

Wood

Condition: Repair or Replace



Comment 9:

Sky light windows. Wood frame rotted from water entry. Recommend repair by a qualified contractor

(Exterior continued)



Figure 9-1

Entry Doors:

Wood, Steel

Condition: Satisfactory

Railings:

Wood

Condition: Repair or Replace

(Exterior continued)



Comment 10:
Sun room window broken will require replacement .



Figure 10-1

Garage

Garage Type:

Attached

Condition: Repair or Replace



(Garage continued)



Comment 11:

Garage door on left. Latch broken. Further evaluation recommended by a qualified contractor

Garage Size:

2 Car

Door Opener:

Screw Drive

Condition: Repair or Replace

Opener Safety Feature:

Light Beam, Force Sensitive

Condition: Marginal



Comment 12:

Both garage doors will need further evaluation by a qualified contractor.

Exterior

Exterior Covering:

Wood

Condition: Marginal



(Exterior continued)



Comment 13:

Cosmetic work and maintenance will be required. Further evaluation by a qualified contractor



Figure 13-1



Figure 13-2



Figure 13-3

Exterior Trim Material:

Wood

Condition: Marginal

(Garage continued)

Roofing

Inspection Method:	At Arms Length
Roofing Material:	3 Tab Shingle
	Condition: Further Evaluation Required
Approximate Roof Age:	12-15 Years
Ventilation Present:	Soffit
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Repair or Replace

Roofing

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

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Repair or Replace
Approximate Roof Age:	12-15



Comment 14:

Shingles are broken in some areas. this could be due to recent hurricane (hurricane Michael)Will require repair or replacement by a qualified contractor. Recommend full replacement and repair.

(Roofing continued)



Comment 15:



Figure 15-1



Figure 15-2



Figure 15-3

Ventilation Present:

Soffit, Turbine

Condition: Satisfactory

Vent Stacks:

Plastic

Condition: Satisfactory

(Roofing continued)

Chimney :

Masonry , Wood Frame
Condition: Marginal



Comment 16:
Sealant between chimney and roof cracking. Recommend repair by a qualified roofer to prevent water intrusion and further damage.

Flashings:

Metal
Condition: Satisfactory

Soffit and Fascia:

Wood
Condition: Satisfactory

Gutters & Downspouts:

Metal
Condition: Marginal

(Roofing continued)



Comment 17:

Wood rot along roof above skylight windows. Water entry point recommendation repair



Figure 17-1

Structure

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

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)

Attic

Attic Entry:

Hallway, Laundry room



Comment 18:

Where vent tubes penetrate roof in attic. Evidence of water intrusion. Further evaluation and repair by a qualified roofer recommended. Wood decking does not appear rotted at this time.



Figure 18-1



Figure 18-2

Roof Framing Type:

Wood Trusses

Roof Deck Material:

Condition: Satisfactory

Plywood

Vent Risers:

Condition: Satisfactory

PVC

Insulation:

Condition: Marginal

Blown In Fiberglass

Condition: Satisfactory

(Structure continued)

Crawlspace

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

Inspection Method:	Inside
Vapor Retarder:	Partial
	Condition: Marginal
Underfloor Insulation:	Fiberglass Batts
	Condition: Marginal



Comment 19:

Insulation falling down in a lot of areas under home. Marginal

Ventilation Present:	Yes
	Condition: Satisfactory
Moisture Condition:	Damp
	Condition: Marginal

Electrical

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

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod

(Electrical continued)

Branch Circuit Wiring:	Romex Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Recommend replacement with new smoke alarms Condition: Repair or Replace

HVAC

HVAC System Type: Central Split System



Comment 20:
Heating system temp good.



Figure 20-1

(HVAC continued)

Heating

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

Location:	Exterior
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Grand aire
Heating Fuel:	Electric
	Condition: Satisfactory



Comment 21:

Electrical disconnect at HVAC system outside has come loose from wall.
Recommend repair.

Approximate Age:	10-15
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

(Heating continued)



Comment 22:

Recommend service of HVAC system by a qualified contractor .

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

Cooling

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

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Approximate Age:	10-15
Condensate Drainage:	To Exterior
	Condition: Satisfactory

(Cooling continued)



Comment 23:
Air temp good.



Figure 23-1

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

Plumbing

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

Water Service:	Public
Supply Pipe Material:	PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory

(Plumbing continued)

Water Heater

Manufacturer:	Bradford White
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	1-2 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	No
	Condition: Satisfactory



Comment 24:
Hot water temp good.



Figure 24-1

Bathrooms

Bathroom #1

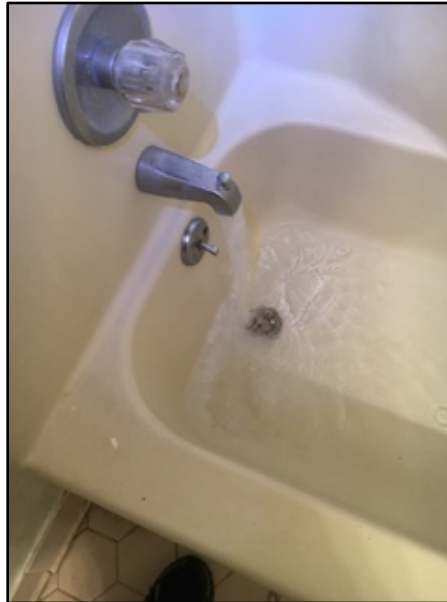
Location:

Hallway

Bath Tub:

Recessed

Condition: Satisfactory



Shower:

In Tub

Condition: Satisfactory



(Bathroom #1 continued)

Sink(s):



Single Vanity
Condition: Satisfactory



Comment 25:

No leaks were observed at time of inspection.

Toilet:



Standard Tank
Condition: Satisfactory



(Bathroom #1 continued)



Comment 26:
No leaks observed.



Comment 27:
Toilet seat broken .

Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory



Comment 28:
Tile cracked.



Figure 28-1

Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

(Bathroom #1 continued)



Comment 29:

None of the outlets in bathroom are working. Further evaluation by a qualified electrician recommended.

Bathroom #2

Location:

Master Bedroom

Bath Tub:

Recessed, Recirculating

Condition: Satisfactory



(Bathroom #2 continued)



Comment 30:
Recirculating tub working.



Figure 30-1

Shower:

Stall
Condition: Satisfactory



(Bathroom #2 continued)

Sink(s):



Double Vanity
Condition: Satisfactory

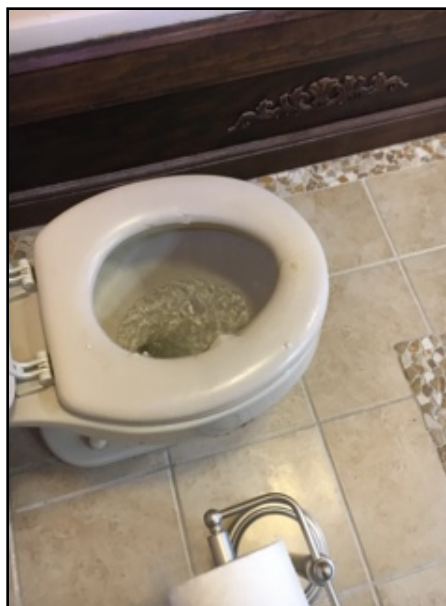


Comment 31:
No leaks were observed at time of inspection.

(Bathroom #2 continued)

Toilet:

Standard Tank
Condition: Satisfactory



Shower Walls:

Fiberglass
Condition: Satisfactory

Tub Surround:

Tile
Condition: Satisfactory

Floor:

Tile
Condition: Satisfactory

Ventilation Type:

Ventilator
Condition: Satisfactory

(Bathroom #2 continued)

GFCI Protection:

Outlets

Condition: Repair or Replace



Comment 32:

None of the outlets in bathroom working. Further evaluation by a qualified electrician recommended

Bathroom #3

Location:

Near Garage

(Bathroom #3 continued)

Shower:

Stall

Condition: Satisfactory



Sink(s):

Single Vanity

Condition: Satisfactory



(Bathroom #3 continued)



Comment 33:

No leaks were observed at time of inspection.

Toilet:

Standard Tank

Condition: Satisfactory



Shower Walls:

Fiberglass

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory

Living Room

Flooring:

Carpet

Condition: Satisfactory

Ceiling and Walls:

Painted sheet rock

Condition: Satisfactory

Kitchen

Cabinets:	Wood
	Condition: Satisfactory
Countertops:	Laminated, Wood
	Condition: Satisfactory
Sink:	Double
	Condition: Satisfactory



Appliances

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

Oven:	General Electric
	Condition: Satisfactory

(Appliances continued)

Cooktop:

Kenmore
Condition: Satisfactory



Refrigerator:

Kenmore
Condition: Satisfactory

Dishwasher:

Kenmore
Condition: Satisfactory

Laundry

Built In Cabinets:

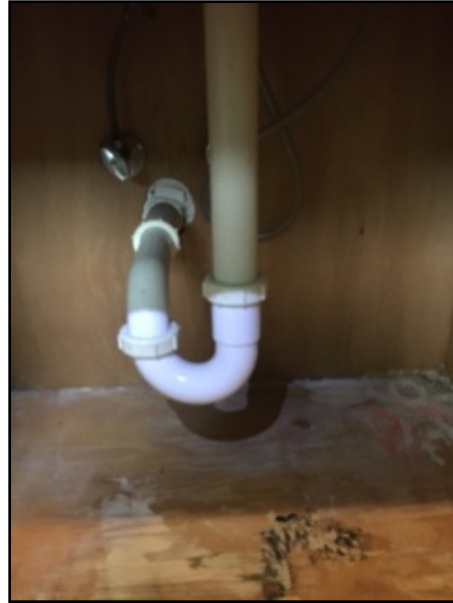
Yes
Condition: Satisfactory

(Laundry continued)

Laundry Sink:

Yes

Condition: Satisfactory



Dryer Venting:

To Exterior

Condition: Satisfactory



Laundry Hook Ups:

Yes

Condition: Satisfactory

Interior

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

Floors:	Tile, Carpet Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Marginal
Window Materials:	Aluminum
Entry Door Types:	Sliding, Hinged Condition: Satisfactory



Comment 34:

Rear door needs door knob replacement. Marginal.

Entry Door Materials:	Wood, Aluminum
Interior Door Materials:	Wood, Aluminum
Fireplace:	Masonry, Wood Burning Condition: Satisfactory

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Vegetation

1) Plants growing against Home can cause rot, moisture, and termites. These should be trimmed marginal.

Driveway

2) Minor cracking from settlement- marginal.

Walkways

3) Wooden walk way near pool has a lot of wood rot. Recommend full replacement

Steps/Stoops

4) Wood steps old and rotten. recommend full replacement by a qualified contractor

Patios/Decks

5) Deck from master bedroom ledger board completely detached from home.

All deck boards have rot and cracking

Handrails Rotted in need of replacement

Recommend further evaluation by a qualified contractor

Exterior Covering

6) Some of the wood siding rotted and cracked. Some segments will require replacement and sealing. Further evaluation recommended by a qualified contractor.

7) Front wall on sun room extremely un steady. Will need to be rebuilt. Recommend further evaluation and repair by a qualified contractor.

(Report Summary continued)

Windows

8) Sky light windows. Wood frame rotted from water entry. Recommend repair by a qualified contractor



Figure 9-1

(Report Summary continued)

Exterior

9) Sun room window broken will require replacement .



Figure 10-1

Garage Type

10) Garage door on left. Latch broken. Further evaluation recommended by a qualified contractor

Opener Safety Feature

11) Both garage doors will need further evaluation by a qualified contractor.

Exterior Covering

12) Cosmetic work and maintenance will be required. Further evaluation by a qualified contractor

(Report Summary continued)

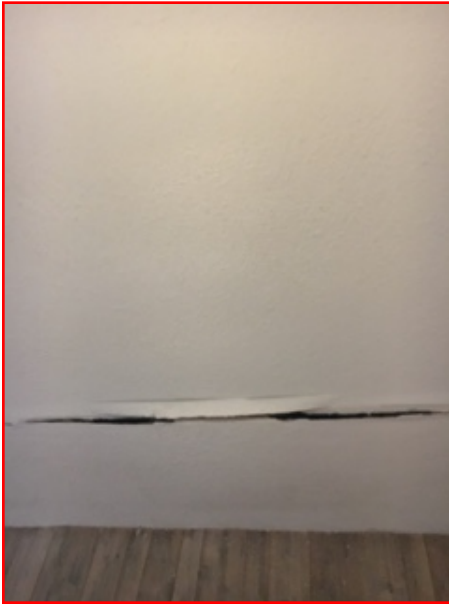


Figure 13-1



Figure 13-2



Figure 13-3

(Report Summary continued)

Approximate Roof Age

13) Shingles are broken in some areas. this could be due to recent hurricane (hurricane Michael)Will require repair or replacement by a qualified contractor. Recommend full replacement and repair.

14)



Figure 15-1



Figure 15-2



Figure 15-3

(Report Summary continued)

Chimney

15) Sealant between chimney and roof cracking. Recommend repair by a qualified roofer to prevent water intrusion and further damage.

Roofing

16) Wood rot along roof above skylight windows. Water entry point recommendation repair



Figure 17-1

Attic Entry

17) Where vent tubes penetrate roof in attic. Evidence of water intrusion. Further evaluation and repair by a qualified roofer recommended. Wood decking does not appear rotted at this time.

(Report Summary continued)



Figure 18-1



Figure 18-2

Underfloor Insulation

18) Insulation falling down in a lot of areas under home. Marginal

Heating Fuel

19) Electrical disconnect at HVAC system outside has come loose from wall. Recommend repair.

HVAC: Heating

20) Recommend service of HVAC system by a qualified contractor .

GFCI Protection

21) None of the outlets in bathroom are working. Further evaluation by a qualified electrician recommended.

GFCI Protection

22) None of the outlets in bathroom working. Further evaluation by a qualified electrician recommended

(Report Summary continued)

Entry Door Types

23) Rear door needs door knob replacement. Marginal.