



SAMPLE Property Inspection Report

Prepared for: Sample Customer

Property address: 25 South Second Street
Simpletown, MO 00000

Inspection date: November 28, 2013 4:00 pm

Prepared by: Preferred Home Inspections
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Inspector: Jeremiah Wolfe

Report ID: R20100508221929

Present during inspection: Customer: **No** Buyer's agent: **No** Owner: **No** Seller's agent: **No**

The following Conventions are used in this report:

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Acceptable: denotes a system or component that is in good/satisfactory condition.

Not Inspected: denotes a system or component that was not visible for inspection.

Not Applicable: denotes system or component does not exist for inspection.

Description Only: denotes a description about a category, feature, or inspection method.

Property General Information



Property comments: This home is considered an average quality built home.

Property type: **Single Family**

Water source: **Private Well**

Approximate age: **30 to 40 yrs**

Sewage source: **On Site Septic**

Number of units: **1**

Water on: **Yes**

Property faces: **North**

Electric on: **Yes**

Modifications: **Not Applicable**

Gas on: **Not Applicable**

Permits obtained: **Not Applicable**

Weather conditions: **Cloudy**

Space below grade: **Basement**

Ground cover: **Dry**

Occupancy situation: **Fully Occupied**

Outdoor temperature: **55 degrees**



Report Summary

The following is a summary of the issues identified during this inspection. Please refer to the body of this inspection report for more details concerning the component/feature. Also refer to the body of the report for details about other components/features inspected.

Safety Issue

Safety Issue: ([Grounds / Sidewalks](#)) Trip hazard. Sidewalk has some settlement toward the house. This should be repaired and/or replaced.

Safety Issue: ([Plumbing / Water Heater](#)) Missing pressure relief extension pipe. Water heater is missing the pressure relief extension pipe that should go to within 6 inches of the floor.

Improve

Improve: ([Grounds / Landscape](#)) Tree too close to house. White birch tree needs to be trimmed away from the house.

Improve: ([Roof / Roof Surface](#)) Moss growing. A lot of moss growing on the roof which is typical for houses on shady lots with trees. Recommend cleaning moss off of the roof to extend the life of the roof material.

Improve: ([Roof / Gutters](#)) blocked with debris. Gutters are blocked with leaves and tree dirt and need cleaned out.

Monitor

Monitor: ([Exterior / Entry door](#)) Missing weather strip.

Monitor: ([Roof / Valleys](#)) Inadequate valley installation, prone to possible leaks.

Monitor: ([Roof / Downspouts](#)) Dented or bent.

Monitor: ([Roof / Flue and flue cap](#)) Cracks in crown.

Monitor: ([Garage / Garage Doors](#)) Needs painted.

Monitor: ([Garage / Garage Floor](#)) Cracked or spawling concrete.

Scope Of Inspection

All components/features designated for inspection according to most Standards of Practice are inspected, except as may be noted by any limitations specified.

The goal of the inspection is to identify components/features that need corrections, repairs, or improvements. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. Please refer to the inspection agreement for a full explanation of the scope of the inspection.



Grounds

Sidewalks

Status: **Safety Issue**

Description: **Concrete**

Location: **Public Sidewalk**

Comment: **Trip hazard**

Additional comments: Sidewalk has some settlement toward the house. This should be repaired and/or replaced.



Driveway

Status: **Acceptable**

Description: **Asphalt**

Location: **Side**

Comment: **Settling cracks**

Porch

Status: **Repair**

Description: **Concrete**

Location: **Side**

Comment: **Spalling, crumbling surface**



Grounds *continued*

Landscape

Status: **Improve**

Description: **Trees around house**

Location: **Side**

Comment: **Tree too close to house**

Additional comments: White birch tree needs to be trimmed away from the house.



Grounds (2)

Sidewalks

Status: **Repair**

Description: **Brick**

Location: **Front and Back**

Comment: **Trip hazard**



Structure

Foundation

Status: **Repair**

Description: **Superior walls**

Location: **Full**

Comment: **Standing water**

Additional comments: The basement has a leak in corner. Moderate horizontal cracks were observed in the foundation walls. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If any additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

Columns/Beams

Status: **Repair**

Description: **Concrete**

Location: **Center**

Comment: **Sagging**

Floor Structure

Status: **Acceptable**

Description: **Wood joists**

Location: **Entire house**

Comment: **Good condition**

Wall Structure

Status: **Acceptable**

Description: **Wood frame**

Location: **Entire house**

Comment: **Good condition**

Ceiling Structure

Status: **Acceptable**

Description: **Wood rafter and joists**

Location: **Entire house**

Comment: **Good condition**



Exterior

Exterior Surface

Status:	Acceptable	Description:	Vinyl siding
Location:	Sides	Comment:	Good condition

Exterior Surface (2)

Status:	Acceptable	Description:	Brick veneer
Location:	Front facade	Comment:	Good condition

Trim

Status:	Repair	Description:	Wood
Location:	Various locations	Comment:	Needs painted

Fascia

Status:	Acceptable	Description:	Vinyl
Location:	Various locations	Comment:	Good condition

Soffits

Status:	Acceptable	Description:	Wood
Location:	Various locations		

Entry door

Status:	Monitor	Description:	Metal
Location:	Side door	Comment:	Missing weather strip

Door bell

Status:	Acceptable	Description:	Hard wired
Location:	Front door	Comment:	Good condition

Patio door

Status:	Acceptable	Description:	Metal sliding
Location:	Back door	Comment:	Good condition



Exterior *continued*

Basement door

Status:	Acceptable	Description:	Metal entry door
Location:	Back	Comment:	Good condition

Windows

Status:	Acceptable	Description:	Aluminum clad casement
Location:	Throughout	Comment:	Good condition



Roof

Inspect Method

Status:	Description Only	Description:	On Roof
Location:	Main roof section	Comment:	Walked on surface

Roof Type

Status:	Description Only	Description:	Gable
Location:	Main	Comment:	Original construction

Roof Surface

Status:	Improve	Description:	Fiberglass shingle
Location:	Main	Comment:	Moss growing

Additional comments:

Alot of moss growing on the roof which is typical for houses on shady lots with trees. Recommend cleaning moss off of the roof to extend the life of the roof material.



Roof Age

Status:	Description Only	Description:	30 year shingle
Location:	Main	Comment:	10 to 15 years old

Flashing

Status:	Acceptable	Description:	Aluminum
Location:	Main	Comment:	Good condition

Valleys

Status:	Monitor	Description:	Asphalt shingle
Location:	Dormer	Comment:	Inadequate valley installation, prone to possible leaks



Roof *continued*

Skylights

Status:	Acceptable	Description:	Insulated glass
Location:	Main	Comment:	Good condition

Plumbing vents

Status:	Repair	Description:	PVC
Location:	Main	Comment:	Holes in rubber flashing

Electrical mast

Status:	Acceptable	Description:	Mast with tie back at roof
Location:	Main	Comment:	Good condition

Gutters

Status:	Improve	Description:	Aluminum
Location:	Main roof section	Comment:	blocked with debris

Additional comments: Gutters are blocked with leaves and tree dirt and need cleaned out.



Downspouts

Status:	Monitor	Description:	Aluminum
Location:	Main	Comment:	Dented or bent



Roof *continued*

Chimney

Status: **Repair**

Description: **Brick**

Location: **Main roof section**

Comment: **Chimney requires tuck point repairs**

Additional comments: Mortar is missing between the bricks. Recommend hiring contractor to re-point the bricks.

Flue and flue cap

Status: **Monitor**

Description: **Clay**

Location: **Main**

Comment: **Cracks in crown**



Garage

Garage Type

Status: **Description Only** Description: **Attached**
Location: **Front Entry** Comment: **2 Car**
Additional comments: This is a 2 car garage with 1 large garage door.

Garage Doors

Status: **Monitor** Description: **Metal**
Location: **Side Entry** Comment: **Needs painted**

Automatic Opener

Status: **Acceptable** Description: **Genie**
Location: **Side Entry** Comment: **Remote missing**
Additional comments: Remote is missing, but opener and safety photo eyes worked properly.

Garage Floor

Status: **Monitor** Description: **Concrete**
Location: **Front Entry** Comment: **Cracked or spawling concrete**

Garage Roof

Status: **Repair** Description: **Fiberglass shingles**
Location: **Front** Comment: **Missing shingles**

Garage Exterior

Status: **Acceptable** Description: **Vinyl siding**
Location: **Side** Comment: **Good condition**

Exterior Service Door

Status: **Acceptable** Description: **Metal**
Location: **Front** Comment: **Good condition**



Basement

Foundation wall

Status:	Acceptable	Description:	Concrete Block
Location:	Under whole house	Comment:	Good condition

Basement Floor

Status:	Acceptable	Description:	Concrete
Location:	Basement	Comment:	Good condition

Exterior Access

Status:	Acceptable	Description:	Exterior Door walk out basement
Location:	Back	Comment:	Good condition

Interior Access

Status:	Acceptable	Description:	Interior Door
Location:	Kitchen	Comment:	Good condition

Sump Pump

Status:	Acceptable	Description:	Free standing
Location:	Basement	Comment:	Good condition



Attic

Attic Access

Status:	Acceptable	Description:	Pull down stairway
Location:	Hallway	Comment:	Good condition

Attic Space

Status:	Acceptable	Description:	No Floor
Location:	Above Living Area	Comment:	Good condition

Attic Ventilation

Status:	Acceptable	Description:	Roof Vents
Location:	Above Living Area	Comment:	Good condition

Attic Insulation

Status:	Acceptable	Description:	Above Living Area Ceiling
Location:	Above Living Area	Comment:	Adequate



Electrical

Service Entry

Status:	Acceptable	Description:	200 Amp Service
Location:	Underground	Comment:	Good condition

Exterior Outlets

Status:	Acceptable	Description:	Outside Electric Outlets
Location:	Back	Comment:	Good condition G.F.C.I. present

Service Panel

Status:	Acceptable	Description:	Circuit Breaker Box
Location:	Basement	Comment:	Good condition

Main Wire

Status:	Acceptable	Description:	Copper
Location:	Basement	Comment:	Good condition

Branch Wire

Status:	Acceptable	Description:	Romex
Location:	Main Living Area	Comment:	Good condition

Interior Outlets

Status:	Acceptable	Description:	Inside Electric Outlets
Location:	Main Living Area	Comment:	Good condition

Switches and Fixtures

Status:	Acceptable	Description:	Switches and Lights/Fans
Location:	Main Living Area	Comment:	Good condition



Cooling System

Disclaimer

Status: **Description Only**

Additional comments: This is a test disclaimer statement

System Type

Status: **Description Only**

Description: **Central Air Electric Heat Pump**

Location: **Basement**

Comment: **Forced Air**

Additional comments: Manufacturer: Lennox Model Number: HY563OBX Serial Number: 98712345S

Distribution System

Status: **Acceptable**

Description: **Air Vents**

Location: **Throughout house**

Comment: **Good Condition**

Evaporator Coil

Status: **Acceptable**

Description: **Coil in air handler**

Location: **Basement**

Comment: **Good Condition**

Refrigerant Lines

Status: **Acceptable**

Description: **Refrigerant Line**

Location: **Outside**

Comment: **Good Condition**

Condensate Line

Status: **Acceptable**

Description: **Condensation Drain Line**

Location: **Basement Floor Drain**

Comment: **Good Condition**

System Test

Status: **Acceptable**

Description: **Turned down thermostat**

Location: **Basement**

Comment: **Good condition**



Heating System

System Type

Status: **Description Only** Description: **Oil Furnace**
Location: **Basement** Comment: **Forced Air**
Additional comments: Manufacturer: Lennox Model Number: HY563OBX Serial Number: 98712345S

Distribution System

Status: **Acceptable** Description: **Air Vents**
Location: **First floor rooms** Comment: **Good condition**

Fuel Storage

Status: **Acceptable** Description: **Oil Tank**
Location: **Basement** Comment: **Good condition**



Plumbing

Distribution Piping

Status: **Acceptable**

Description: **Plastic**

Location: **Throughout house**

Comment: **Good condition**

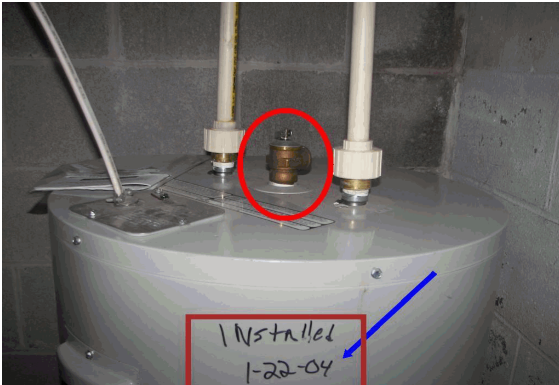
Water Heater

Status: **Safety Issue**

Description: **Electric**

Location: **Basement**

Comment: **Missing pressure relief extension pipe**



Additional comments:

Water heater is missing the pressure relief extension pipe that should go to within 6 inches of the floor.

Photo comments:

Note: Circled in Red. Missing pressure relief extension pipe. Also see that tank is over 5 years old based on the install date written on the tank (see blue arrow).

Well Pump

Status: **Acceptable**

Description: **Submersible**

Location: **Well pit drilled in front yard**

Comment: **Good condition**

Well Pressure Tank

Status: **Acceptable**

Description: **Well Mate**

Location: **Basement**

Comment: **Good condition**

Drainage Pipes

Status: **Acceptable**

Description: **Plastic**

Location: **Throughout house**

Comment: **Good condition**

Septic Tank Pump

Status: **Not Applicable**

Location: **Tank in the yard**



Plumbing *continued*

Septic Drain Field

Status: **Acceptable**

Description: **In ground**

Location: **Back yard**

Comment: **Good condition**



Kitchen

Cabinets

Status: **Acceptable** Description: **Wood**
Location: **East Wall** Comment: **Good condition**



Countertops

Status: **Acceptable** Description: **Formica**
Location: **Island** Comment: **Good condition**

Range

Status: **Acceptable** Description: **Electric**
Location: **Island** Comment: **Good condition**

Range Hood

Status: **Acceptable** Description: **Inside venting**
Location: **Island** Comment: **Good condition**

Oven

Status: **Acceptable** Description: **Electric**
Location: **Combined with Range** Comment: **Good condition**

Microwave Oven

Status: **Acceptable** Description: **Electric**
Location: **Combined with range hood** Comment: **Good condition**



Kitchen *continued*

Sink

Status:	Acceptable	Description:	Stainless Steel
Location:	Outside wall	Comment:	Good condition

Faucet

Status:	Repair	Description:	Single handle
Location:	Kitchen Sink	Comment:	Leaks at handle

Dishwasher

Status:	Acceptable	Description:	General Electric
Location:	Left Side of Kitchen Sink	Comment:	Good condition

Garbage Disposal

Status:	Acceptable	Description:	Kitchen Aid
Location:	Kitchen Sink	Comment:	Good condition

Outlets near sink

Status:	Repair	Description:	GFCI
Location:	Within 6 feet of water	Comment:	Good condition

Additional comments: Open ground within 6 feet of water. Outlet should be replace with GFCI outlet.



Bathroom

Tub

Status:	Acceptable	Description:	Whirlpool
Location:	Exterior wall	Comment:	Good condition

Shower

Status:	Repair	Description:	5 foot wide
Location:	Interior wall	Comment:	Caulk needs replaced

Toilet

Status:	Repair	Description:	American Standard
Location:	Interior wall	Comment:	Leaks at base -- replace wax ring

Sink

Status:	Acceptable	Description:	Soapstone
Location:	Inside wall	Comment:	Good condition

Sink Countertops

Status:	Acceptable	Description:	Formica
Location:	Inside wall	Comment:	Good condition

Sink Cabinet

Status:	Acceptable	Description:	Wood
Location:	Inside wall	Comment:	Good condition

Outlets near sink

Status:	Acceptable	Description:	GFCI
Location:	Within 6 feet of water	Comment:	Good condition



Bathroom (2)

Tub

Status: **Acceptable**

Description: **Ceramic**

Location: **Interior wall**

Comment: **Good condition**

Shower

Status: **Acceptable**

Description: **4 foot wide**

Location: **Interior wall**

Comment: **Good condition**

Toilet

Status: **Acceptable**

Description: **Kohler**

Location: **Exterior wall**

Comment: **Good condition**

Sink

Status: **Acceptable**

Description: **Ceramic**

Location: **Inside wall**

Comment: **Good condition**



Laundry Room

Washer

Status: **Not Applicable** Description: **Maytag**
Location: **Outside wall**
Additional comments: Not sold with home

Dryer

Status: **Not Applicable** Description: **Electric**
Location: **Outside wall**
Additional comments: Not sold with home

Sink

Status: **Acceptable** Description: **Plastic**
Location: **Between washer and dryer** Comment: **Good condition**

Outlets near sink

Status: **Acceptable** Description: **GFCI**
Location: **More than 6 feet from water** Comment: **Good condition**



Common Area

Walls

Status:	Acceptable	Description:	Painted
Location:	Recreation Room	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Carpet
Location:	Recreation Room	Comment:	Good condition

Trim and baseboard

Status:	Acceptable	Description:	Wood casing and baseboard
Location:	Recreation Room	Comment:	Good condition



Fireplace

Fireplace Type

Status: **Not Applicable**

Description: **Wood Burning**

Location: **Family Room**

Comment: **Good condition**

Additional comments: Did not light.

Chimney

Status: **Not Applicable**

Description: **Masonry**

Location: **Exterior wall**

Comment: **Good condition**

Additional comments: Did not light.



Alternative Heat

System Type

Status:	Description Only	Description:	Pellet Stove
Location:	Basement	Comment:	Good condition
Additional comments:	Did not light.		

Chimney

Status:	Description Only	Description:	Metal
Location:	Exterior wall	Comment:	Good condition
Additional comments:	Did not light.		



Bedroom

Walls

Status:	Acceptable	Description:	Painted
Location:	Master Bedroom	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Carpet
Location:	Master Bedroom	Comment:	Good condition

Trim and baseboard

Status:	Acceptable	Description:	Wood casing and baseboard
Location:	Master Bedroom	Comment:	Good condition



Bedroom (2)

Walls

Status:	Acceptable	Description:	Painted
Location:	Bedroom 2	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Carpet
Location:	Bedroom 2	Comment:	Good condition

Trim and baseboard

Status:	Acceptable	Description:	Wood casing and baseboard
Location:	Bedroom 2	Comment:	Good condition



Bedroom (3)

Walls

Status:	Acceptable	Description:	Wall Papered
Location:	Bedroom 3	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Carpet
Location:	Bedroom 3	Comment:	Good condition

Trim and baseboard

Status:	Acceptable	Description:	Wood casing and baseboard
Location:	Bedroom 3	Comment:	Good condition



Living Space

Walls

Status:	Acceptable	Description:	Painted
Location:	Throughout living area	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Hardwood
Location:	Throughout living area	Comment:	Good condition

Trim and baseboard

Status:	Acceptable	Description:	Wood casing and baseboard
Location:	Throughout living area	Comment:	Good condition



Swimming Pool

Pool Type

Status: **Description Only**

Description: **Inground**

Location: **Back yard**

Comment: **Vinyl liner**

Additional comments: The shape of the pool is rectangular. The size of the pool is 16 feet wide by 32 feet long.

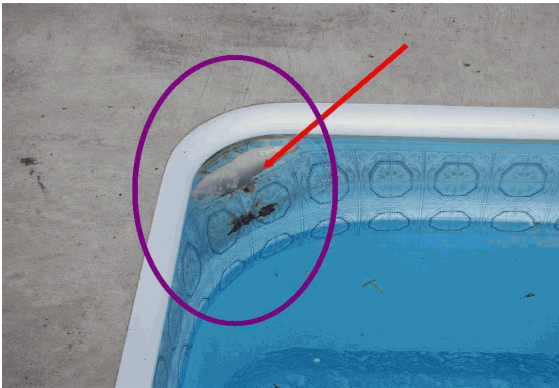
Liner

Status: **Repair**

Description: **Vinyl**

Location: **Inground Pool**

Comment: **Torn liner**



Additional comments:

The pool liner needs patched in corner. Also, the pool's vinyl liner is old and faded. There were visible signs of other patching. Replacing the liner could be required in the near future.

Photo comments:

The liner is torn in the top northwest corner of the pool. This should be patched to prevent further tearing.

Pump

Status: **Acceptable**

Description: **StaRite NSF approved**

Location: **Pool shed**

Comment: **Good condition**

