



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
11280 Club View Dr.
St. Joseph, MO 64505
Main Phone: (816) 262-1941
Alt Phone: (816) 279-2000
Email: preferredinspector@gmail.com

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**



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.



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.

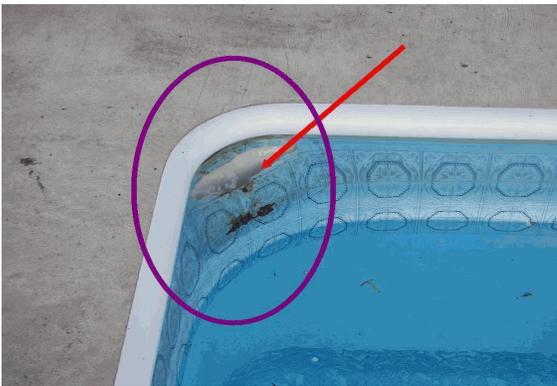
Liner

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**

