



I-Spy Home Inspection

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Home Inspection Report

Prepared For:

John Doe

Property Address:

123 Anystreet Drive

Anywhere, US 999999

Inspected on Wed, Jan 1 2014 at 12:00 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:	Two
Bedrooms/Baths:	3 Bedrooms, 2 Full Baths
Approximate Age:	Estimated At 1930
Age Based On:	Listing
Door Faces:	East
Furnished:	Partially
Occupied:	Yes
Weather:	Overcast
Temperature:	55 degrees
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent, Listing Agent

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:	Sloped Away From Structure, Sloped Toward Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory
Driveway:	Asphalt Condition: Satisfactory
Walkways:	Concrete Condition: Repair Needed
Steps/Stoops:	Brick Condition: Repair Needed
Patios/Decks:	Stamped Concrete Condition: Satisfactory

(Site continued)



Comment 1:

The sidewalk has heaved from the root growth of a nearby tree. This is a trip hazard and a safety issue.



Figure 1-1



Comment 2:

First, there are no railings on the upper stairs by the front door. This is a safety issue and may be required by the town for a CO.

Second, the steps are all different heights. This is a trip hazard as well and also may require correction for a CO from the town.

(Site continued)



Figure 2-1



Comment 3:

The rear patio is sloped slightly towards the home, but is sloped more to the north side of the house.



Figure 3-1

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:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Vinyl, Aluminum Condition: Repair Needed
Windows:	Vinyl Condition: Repair Needed
Entry Doors:	Wood, Vinyl Condition: Repair Needed
Railings:	Not Present



Comment 4:

The soffit coverings are missing across the upper front of the house. The soffits in the upper gables are falling out on both sides of the house. A contractor or handyman should be consulted.

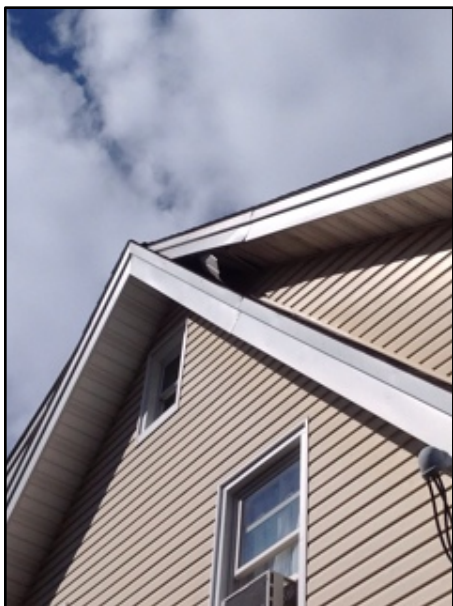


Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Comment 5:

The exterior of several of the vinyl windows has caulking that is split allowing temperature transfer and water ingress. All caulking requires periodic maintenance.



Figure 5-1

(Exterior continued)



Comment 6:

The front porch was enclosed to enlarge the living area of the home. That required insulation between the joists under the porch and several pieces of the insulation are falling out.



Figure 6-1



Comment 7:

There is a large hole where an electrical conduit enters the structure. This should be sealed off to prevent water entry or insect nesting.

(Exterior continued)



Figure 7-1



Comment 8:

The crack between the foundation and the walkway on the north side of the house should be cleaned out and sealed with a flexible caulk to keep moisture from getting down to the foundation.



Figure 8-1

(Exterior continued)



Comment 9:

The north side of the home is missing a window at the attic level. It has been boarded up from the inside allowing possible water entry into the structure. Water was not visible from inside the attic but this should be sealed from the exterior.



Figure 9-1



Figure 9-2



Comment 10:

The screen on the rear sliding door has holes in it and is off the track because the rollers are bad.

(Exterior continued)



Figure 10-1

Garage

Garage Type:	Detached
	Condition: Satisfactory
Garage Size:	1 Car
Door Opener:	Not Present
Opener Safety Feature:	Not Present



Comment 11:
The garage interior was inaccessible due to excessive storage. Items mentioned in this report were visible from the man door only.

(Garage continued)



Figure 11-1



Figure 11-2



Comment 12:
Mouse droppings were noted in the garage.



Figure 12-1

(Garage continued)

Exterior

Exterior Covering:	Vinyl Condition: Satisfactory
Exterior Trim Material:	Vinyl, Aluminum Condition: Satisfactory

Roofing

Inspection Method:	From Ground With Binoculars
Roofing Material:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	8-12 Years Old
Ventilation Present:	Ridge Vent Condition: Satisfactory
Gutters & Downspouts:	Not Present

Structure

Wall Structure:	Wood Framed Condition: Satisfactory
Roof Structure:	Wood Framed Condition: Satisfactory
Roof Sheathing:	OSB Condition: Satisfactory


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:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	15-20 Years Old

(Roofing continued)

Ventilation Present:	Soffit, Ridge Vents
	Condition: Repair Needed
Vent Stacks:	Metal
	Condition: Satisfactory
Chimney :	Brick
	Condition: Repair Needed
Flashings:	Not Inspected
Soffit and Fascia:	Vinyl
	Condition: Repair Needed
Gutters & Downspouts:	Metal
	Condition: Marginal

 Comment 13:
Roof flashings were not inspected as they were not visible from the ground.


 Comment 14:
Downspout drains should end at a minimum of 4 feet from the house.



Figure 14-1



Figure 14-2

(Roofing continued)



Comment 15:
The masonry on the chimney is cracking and coming apart. This is a safety hazard because pieces can drop down and hurt someone. A mason should be consulted.



Figure 15-1

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:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Stains
	Condition: Satisfactory
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)



Comment 16:

There are some cracks in the support for the enclosed front porch. Because it is part of the porch, it is not part of the foundation. A structural engineer should be consulted.



Figure 16-1



Figure 16-2

Attic

Attic Entry:	Bedroom doorway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	Not Present
Insulation:	Fiberglass Batts, Insulated foam panels
	Condition: Marginal

(Attic continued)



Comment 17:
There were several areas in the attic that were missing insulation. This leads to temperature transfer. Adding insulation will minimize the heat loss.



Figure 17-1

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:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Siemens
	Condition: Repair Needed
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	150 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Repair Needed

(Electrical continued)

Overcurrent Protection:	Breakers
	Condition: Satisfactory
Smoke Detectors:	Not Inspected



Comment 18:

The service mast is not secured to the house at a minimum of every 2 feet. An electrician should be consulted.



Figure 18-1



Comment 19:

There are several open electrical boxes in the garage. This is a safety hazard. An electrician should be consulted.

(Electrical continued)



Figure 19-1



Figure 19-2

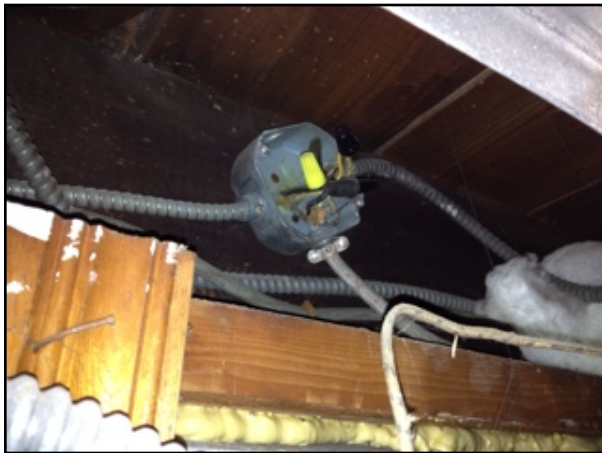


Figure 19-3

(Electrical continued)


-
-  **Comment 20:**
There is an unprotected open slot in the main panel. This is a safety hazard.
Consult an electrician.



Figure 20-1


-
-  **Comment 21:**
There are two double taps in the panel. An electrician should be consulted.



Figure 21-1

(Electrical continued)



Comment 22:

The bar that holds the breakers in on the right side is broken. An electrician should be consulted for repair.



Figure 22-1

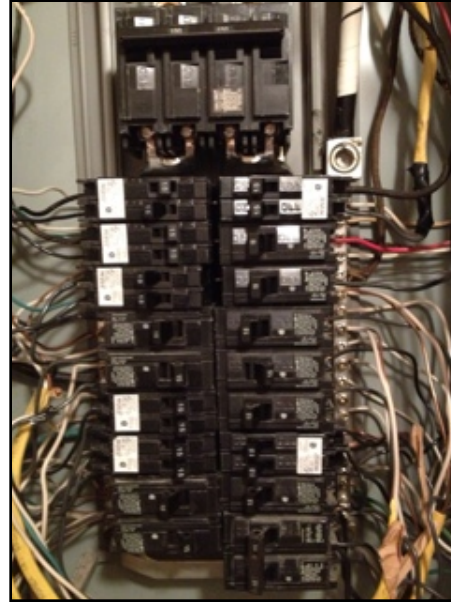


Figure 22-2



Comment 23:

The small front bedroom has a 2 prong outlet. The master bedroom has an outlet with no power at all. The children's bedroom has an outlet that is not mounted correctly and can be pushed into the wall. The outlet in the living room had no power at all. An outlet in the kitchen by the coffee maker has an open ground. An electrician should be consulted to correct all of these issues.

(Electrical continued)



Figure 23-1



Figure 23-2



Figure 23-3



Figure 23-4

(Electrical continued)



Figure 23-5



Comment 24:

The ceiling fan in the children's bedroom is not functional. An electrician should be consulted.



Figure 24-1

HVAC

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:	Basement
Type of Equipment:	Boiler
	Condition: Satisfactory
Manufacturer:	Peerless
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	Installed 2001
Type of Distribution:	Pipes
	Condition: Satisfactory



Comment 25:

The steam heat boiler is made by Peerless. Model number is 61-04-STDG-SP. Serial number is 340072-200101.

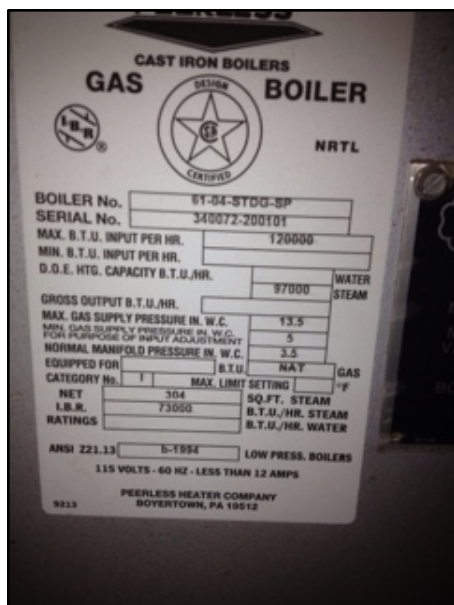


Figure 25-1



Figure 25-2

(Heating continued)



Comment 26:

A steam pipe above the boiler has an insulator that MAY be asbestos. It should be sampled and tested by a licensed asbestos technician.



Figure 26-1



Comment 27:

The radiator in the small upstairs front bedroom is not functional. A plumbing and heating contractor should be consulted.

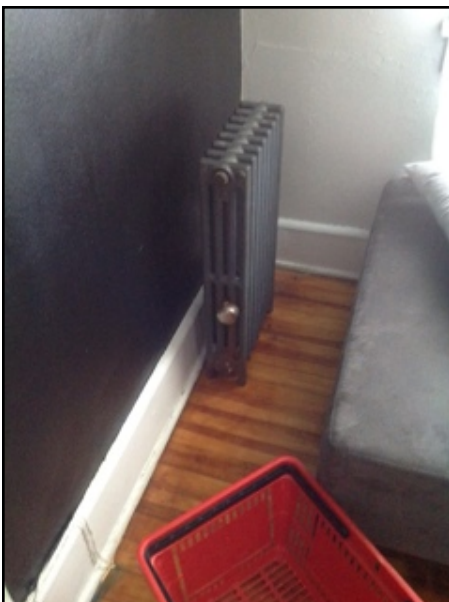


Figure 27-1

(Heating continued)

Furnaces over 10 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:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement, left of slop sink, at floor
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter



Comment 28:

The main water shutoff valve is straight ahead from the bottom of the basement stairs.

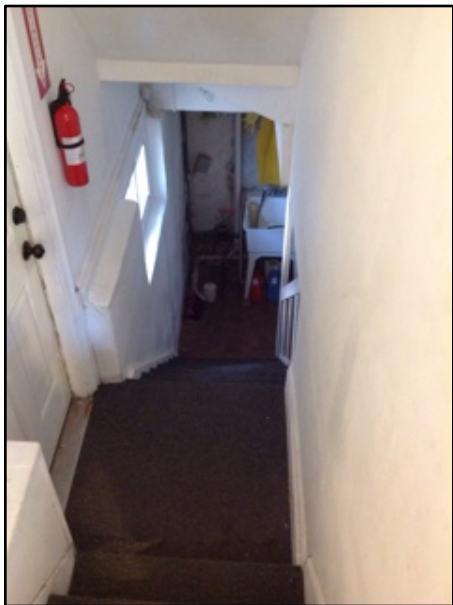


Figure 28-1

(Plumbing continued)



Comment 29:

The main natural gas shut off is at the meter in a small closet towards the front of the house.



Figure 29-1

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	Installed 2001
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment

(Water Heater continued)



Comment 30:

Rheem 40 gallon water heater: model number 21V40-38 and serial number RHNG 0401A19505 indicates it was mfg'd April 2001.

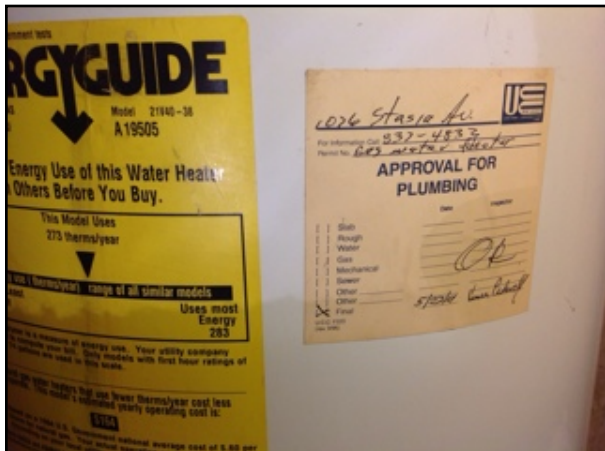


Figure 30-1

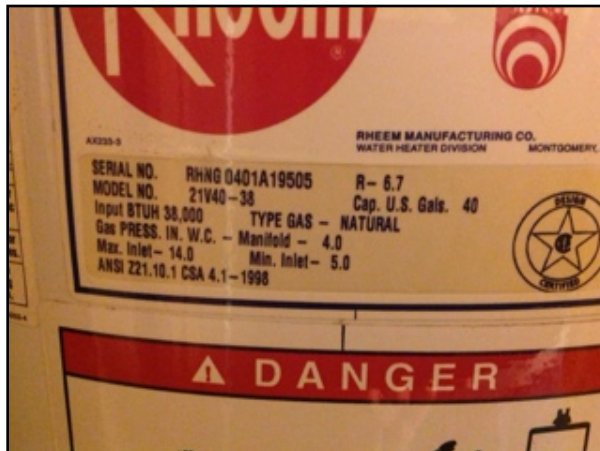


Figure 30-2



Comment 31:

The vent stack for the water heater is not secure. A plumber should be consulted.



Figure 31-1

Bathrooms

Bathroom #1

Location:	Basement
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Repair Needed
Shower Walls:	Tile
	Condition: Repair Needed
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets
	Condition: Repair Needed



Comment 32:

There are some broken tiles and missing grout in the shower in the basement bathroom. Water entry into the walls can lead to wood rot and mold.

(Bathroom #1 continued)



Figure 32-1

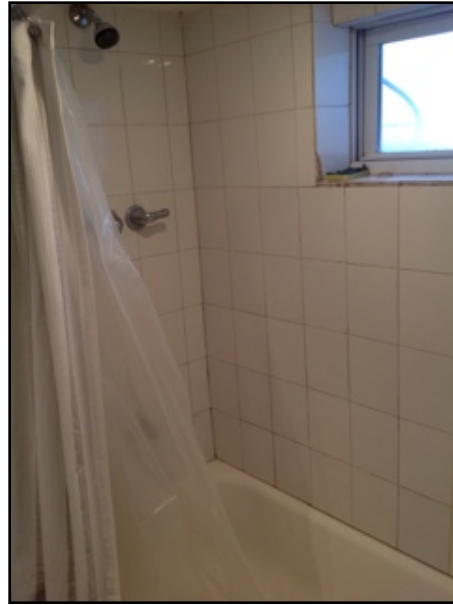


Figure 32-2



Comment 33:

The toilet mounting in the basement bathroom is loose. This can lead to waste water leakage at the toilet flange.



Figure 33-1

(Bathroom #1 continued)



Comment 34:

The GFCI in the basement bathroom has an open ground. This is unsafe and should be corrected by an electrician.

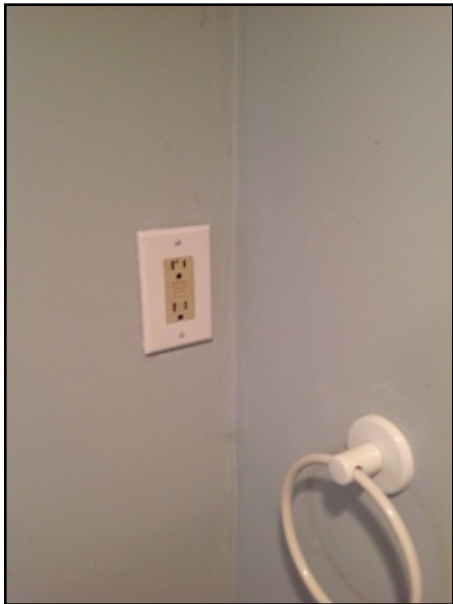


Figure 34-1



Comment 35:

A ventilation fan is recommended in the basement bathroom.

Bathroom #2

Location:	Second Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory

(Bathroom #2 continued)

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Not Present

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 36:

The stopper in the upstairs sink is not functional. Consult a plumber or handyman.



Figure 36-1



Comment 37:

When flushed, the upstairs bathroom toilet will only swirl and not actually flush. A plumber should be consulted.

(Bathroom #2 continued)



Figure 37-1



Comment 38:

The grout around the shower is cracked in several spots. This can lead to water damage and mold.



Figure 38-1

(Bathroom #2 continued)



Comment 39:

A ventilation fan is highly recommended in the upstairs bathroom.

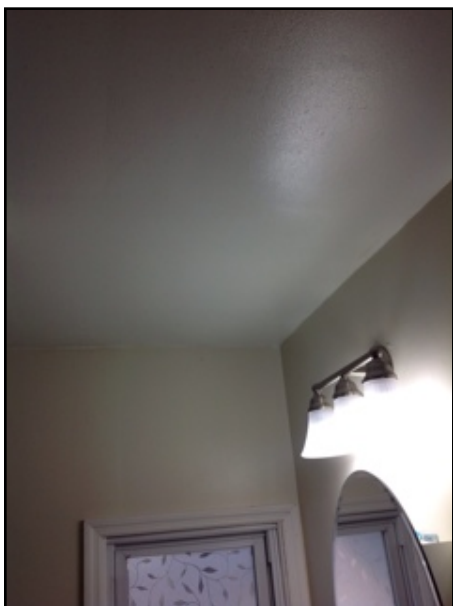


Figure 39-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Stone 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.

Range:	General Electric Condition: Satisfactory
Refrigerator:	General Electric Condition: Satisfactory

(Appliances continued)

Dishwasher:	General Electric
	Condition: Satisfactory
Microwave:	Magic Chef
	Condition: Marginal



Comment 40:
The microwave appears to be weak. It would not light up a microchek, but it did warm a cookie.



Figure 40-1

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, Wood
	Condition: Satisfactory
Walls:	Painted Drywall, Plaster
	Condition: Marginal
Window Types:	Double Hung, Casement, Sliders
	Condition: Repair Needed
Window Materials:	Vinyl

(Interior continued)

Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood



Comment 41:

Many of the vinyl windows have broken open/close locks and tilt sash locks. A couple others were very hard to open and close.



Figure 41-1



Figure 41-2

(Interior continued)



Figure 41-3



Figure 41-4



Figure 41-5

Report Summary

Site

1) The sidewalk has heaved from the root growth of a nearby tree. This is a trip hazard and a safety issue.

2) First, there are no railings on the upper stairs by the front door. This is a safety issue and may be required by the town for a CO.

Second, the steps are all different heights. This is a trip hazard as well and also may require correction for a CO from the town.

Exterior

3) The soffit coverings are missing across the upper front of the house. The soffits in the upper gables are falling out on both sides of the house. A contractor or handyman should be consulted.

4) The exterior of several of the vinyl windows has caulking that is split allowing temperature transfer and water ingress. All caulking requires periodic maintenance.

5) The front porch was enclosed to enlarge the living area of the home. That required insulation between the joists under the porch and several pieces of the insulation are falling out.

6) There is a large hole where an electrical conduit enters the structure. This should be sealed off to prevent water entry or insect nesting.

7) The north side of the home is missing a window at the attic level. It has been boarded up from the inside allowing possible water entry into the structure. Water was not visible from inside the attic but this should be sealed from the exterior.

8) The screen on the rear sliding door has holes in it and is off the track because the rollers are bad.

(Report Summary continued)

Roofing

9) Downspout drains should end at a minimum of 4 feet from the house.

10) The masonry on the chimney is cracking and coming apart. This is a safety hazard because pieces can drop down and hurt someone. A mason should be consulted.

Structure

11) There are some cracks in the support for the enclosed front porch. Because it is part of the porch, it is not part of the foundation. A structural engineer should be consulted.

Structure: Attic

12) There were several areas in the attic that were missing insulation. This leads to temperature transfer. Adding insulation will minimize the heat loss.

Electrical

13) The service mast is not secured to the house at a minimum of every 2 feet. An electrician should be consulted.

14) There are several open electrical boxes in the garage. This is a safety hazard. An electrician should be consulted.

15) There is an unprotected open slot in the main panel. This is a safety hazard. Consult an electrician.

16) There are two double taps in the panel. An electrician should be consulted.

17) The bar that holds the breakers in on the right side is broken. An electrician should be consulted for repair.

(Report Summary continued)

18) The small front bedroom has a 2 prong outlet. The master bedroom has an outlet with no power at all. The children's bedroom has an outlet that is not mounted correctly and can be pushed into the wall. The outlet in the living room had no power at all. An outlet in the kitchen by the coffee maker has an open ground. An electrician should be consulted to correct all of these issues.

19) The ceiling fan in the children's bedroom is not functional. An electrician should be consulted.

HVAC: Heating

20) The radiator in the small upstairs front bedroom is not functional. A plumbing and heating contractor should be consulted.

Plumbing: Water Heater

21) The vent stack for the water heater is not secure. A plumber should be consulted.

Bathrooms: Bathroom #1

22) There are some broken tiles and missing grout in the shower in the basement bathroom. Water entry into the walls can lead to wood rot and mold.

23) The toilet mounting in the basement bathroom is loose. This can lead to waste water leakage at the toilet flange.

24) The GFCI in the basement bathroom has an open ground. This is unsafe and should be corrected by an electrician.

Bathrooms: Bathroom #2

25) The stopper in the upstairs sink is not functional. Consult a plumber or handyman.

26) When flushed, the upstairs bathroom toilet will only swirl and not actually flush. A plumber should be consulted.

(Report Summary continued)

27) The grout around the shower is cracked in several spots. This can lead to water damage and mold.

Interior

28) Many of the vinyl windows have broken open/close locks and tilt sash locks. A couple others were very hard to open and close.