

# **Inspection Report**

Provided by:

**Price Residential Services**

Inspector: Darrell Price

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Property Address

# Table Of Contents:

**Section name:**

**Page number:**

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Report Information.....	3
Report Summary Page.....	6
Grounds.....	7
Exterior.....	9
Roofing.....	14
Heating - Air.....	19
Electrical.....	23
Plumbing.....	26
Interiors.....	29
Kitchen.....	32
Bath(s).....	37
Basement.....	44
Garage - Laundry.....	46
Foundation - Crawl Space.....	49

## Report Information

### Client Information

Client Name

Client Phone

### Property Information

Approximate Year Built

Approximate Square  
Footage

Number of Bedroom

Number of Bath

Direction House Faces

### Inspection Information

Inspection Date

Inspection Time

Weather Conditions

Outside Temperature

Price for Inspection

**Sample Inspection Agreement - This is only a sample and should be reviewed by a lawyer to ensure it will work for your business.**

**WITHIN THE SCOPE OF THE INSPECTION**

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

**Exterior:**

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

**Interior:**

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

**OUTSIDE THE SCOPE OF THE INSPECTION**

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

**CONFIDENTIAL REPORT**

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

**DISPUTES**

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no

major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI** = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
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AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 1 Grounds

### Grading

**Grading Slope** The site is moderately sloped.

**1.1) Grading Conditions**

AS

Grading of the soil near the foundation appears to be in serviceable condition.



### Driveways - Sidewalks - Walkways

**Driveway Material** Concrete.

**1.2) Driveway Conditions**

AS

The driveway appeared to be in serviceable condition at the time of the inspection.



**Sidewalk Material** Concrete.

**1.3) Sidewalk Conditions**

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

### Retaining Wall

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

Retaining Wall Material    NA

1.4) Retaining Wall  
Conditions    

NI

NA



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 2 Exterior

### Front - Back Entrance

**Front Entrance Type**      Patio.

**2.1) Front Entrance  
Conditions**

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



**Back Entrance Type**      Covered Patio.

**2.2) Back Entrance  
Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### Exterior Walls

**Structure Type** Brick. Poured concrete.

**Exterior Wall Covering** The visible and accessible areas of the exterior siding material are brick. The visible and accessible areas of the exterior siding material are stucco. The visible and accessible areas of the exterior siding material are wood.

#### **2.3) Exterior Wall Conditions**

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### Exterior Windows - Doors

Window Type Casement.

Window Material Vinyl.

2.4) Window Conditions

AS

Broken glass pane(s) were observed at rear master BR . Recommend repair as needed.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### 2.5) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.



### Exterior Water Faucet(s)

Faucet Location

2 at S. West side of home.  
1 at N. East side of home.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

### 2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



### Chimney

#### 2.7) Chimney Conditions

AS

No chimney

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 3 Roofing

### Roof Covering

**Method of Inspection** No chimney

**Roof Style** Combination of gable and hip.

**Roof Covering Material** Asphalt composition shingles.

**Number of Layers** One.

#### 3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



#### 3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### 3.3) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### Attic Area

Attic Access	Guest Bedroom.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.
3.4) Attic Conditions	AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



**Attic Ventilation Type** Soffit vents.

**3.5) Attic Ventilation Conditions**

AS

Appears Serviceable.



**Attic Insulation Type** Loose fill.

**3.6) Attic Insulation Conditions**

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 4 Heating - Air

### Heating

Location of Unit	Attic.
Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	The BTU's were not available.

#### 4.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type	The visible areas of the heat distribution system is ductwork with registers.
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#### 4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



#### 4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.



#### 4.4) Thermostat Condition

AS

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

The normal operating controls appeared to be serviceable at the time of the inspection.  
Downstairs at Entry to master bedroom.  
Upstairs at entryway to guestroom.



### Air Condition - Cooling

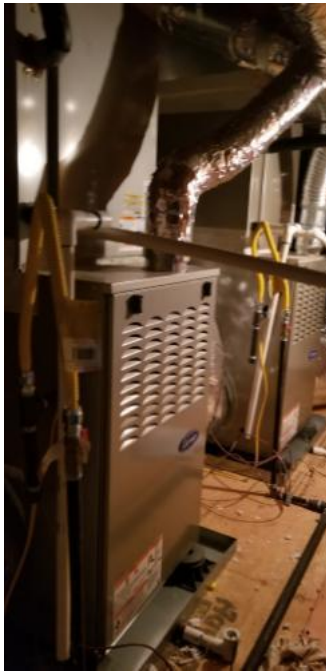
**Type of Cooling System** Split system.

**AC Unit Power** 240V.

**4.5) AC Unit Conditions** AS

An air handler is present in the attic. Air handler general cleaning and servicing is recommended on a yearly basis. Tracing of condensate piping and termination points is not performed as part of this inspection. Condition of the air handler unit base pan can only be determined by removal of factory installed insulation and or factory panels which is not performed as part of this inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is underground.

**Electrical Service Material** Copper.

**Number of Conductors** Three.

**5.1) Electrical Service Conditions**

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

**Electric Panel Location** The main electric panel is located at the garage.  
Area in front of and around panel need to be cleared.

**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 200 amps.

**Circuit Protection Type** Breakers.

**5.2) Wiring Methods**

AS

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

The main power cable and branch circuit wire types could be determined. See also main panel comments. The main power cable is copper. The branch cables are copper.



### 5.3) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.



### Electrical Subpanel



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

**Subpanel Location** A sub panel is located at the garage.

**5.4) Subpanel  
Conditions**

AS

The sub panel appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 6 Plumbing

### Water Main Line

**Main Shutoff Location** The main valve is located at the garage. The main valve is located at the utility room / closet.

**Main Line Material** The visible material of the main line / pipe appears to be plastic.

#### 6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



### Water Supply Lines

**Supply Line Material** The visible material used for the supply lines is plastic.

#### 6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

**Drain Line Material** The visible portions of the waste lines are plastic.

#### 6.3) Drain Line Conditions

AS

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



**Water Heater(s)**

- Water Heater Type**      Natural Gas.
- Water Heater Location**      Garage. Utility Room.
- Water Heater Capacity**      50 Gallon.

**6.4) Water Heater Conditions**

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 7 Interiors

### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 7.3) Floor Conditions

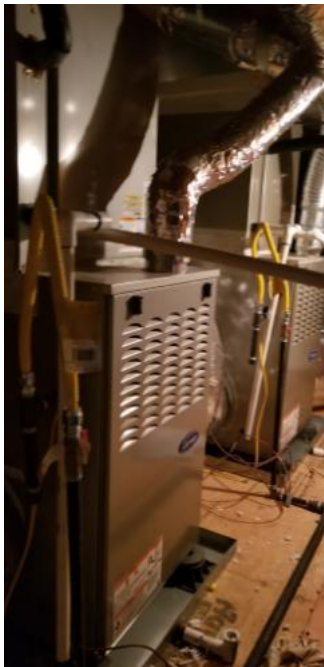
AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 7.4) Heat Source Conditions

AS

Appears Serviceable.



### Windows - Doors

#### 7.5) Interior Window Conditions

AS

Cracked glass pane(s) were observed at south master bedroom. Recommend repair as needed.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



7.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions AS

Appears Serviceable.

7.8) Lighting Conditions AS

Appears Serviceable.

7.9) Ceiling Fan Conditions AS

Appears Serviceable.

7.10) Smoke Detector Conditions AS

Appears Serviceable.

Fireplace

Fireplace Location A fireplace is located at the living room.

Fireplace materials The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions AS

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 8 Kitchen

### Walls - Ceilings - Floors

#### 8.1) Wall Conditions

AS

Appears Serviceable.

#### 8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 8.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 8.5) Kitchen Window Conditions

AS

Appears Serviceable.



#### 8.6) Kitchen Door Conditions

AS



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 8.7) Electrical Conditions

AS

Appears Serviceable.

#### 8.8) Lighting Conditions

AS

Appears Serviceable.

#### 8.9) Ceiling Fan Conditions

AS

Appears Serviceable.

### Kitchen Sink - Counter tops - Cabinets

#### 8.10) Counter Conditions

AS

Appears Serviceable.

#### 8.11) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

#### 8.12) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### 8.13) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.



## Appliances

Stove - Range Type

The oven is gas. The range is gas.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

#### 8.14) Stove - Range Condition

AS

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection. Appears Serviceable.



#### 8.15) Hood Fan Conditions

AS

The cook top light was missing / out.



#### 8.16) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 9 Bath(s)

### Walls - Ceilings - Floors

#### 9.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 9.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 9.5) Bathroom Window Conditions

AS

Appears Serviceable.

#### 9.6) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

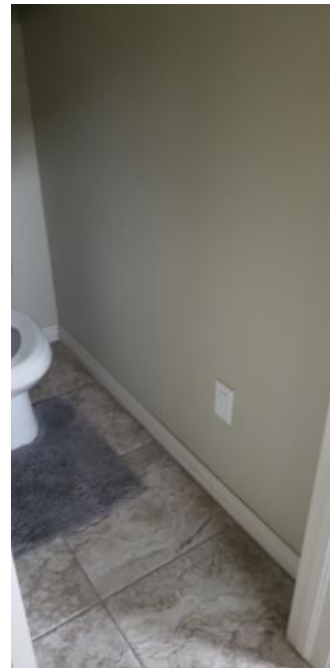


### Electrical Conditions

#### 9.7) Electrical Conditions

AS

Appears Serviceable.



#### 9.8) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

**9.9) Vent Fan  
Conditions**

AS

Appears Serviceable.



**Bathroom Sink**

**9.10) Counter - Cabinet  
Conditions**

AS

Appears Serviceable.



**9.11) Sink Conditions**

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

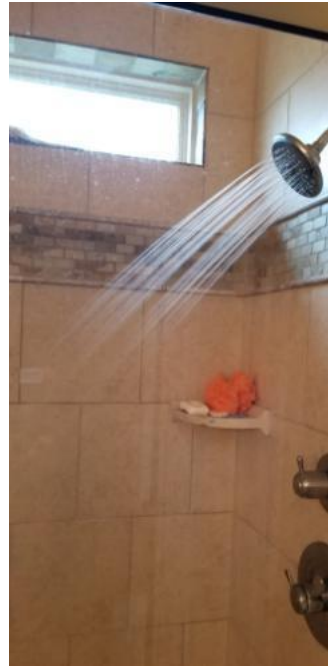


### Shower - Tub - Toilet

#### 9.12) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.





AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



### 9.13) Toilet Conditions

AS

The toilets appeared to be in serviceable condition at the time of inspection in bathrooms.



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 10 Basement

### Walls - Ceilings - Floors

#### 10.1) Basement Stair Conditions

AS

Not Applicable

#### 10.2) Wall Conditions

AS

Not Applicable

#### 10.3) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 10.4) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 10.5) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 10.6) Basement Window Conditions

AS

NA

#### 10.7) Basement Door Conditions

AS

NA

### Electrical Conditions

#### 10.8) Electrical Conditions

AS

NA

#### 10.9) Lighting Conditions

AS

NA

#### 10.10) Sump Pump Conditions

AS

NA

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

**Other Conditions**

10.11) Other  
Conditions

AS

NA

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 11 Garage - Laundry

### Walls - Ceilings - Floors

**Garage Type** The garage is attached to the house. Number of cars is three.

**11.1) Siding Conditions  
(if detached)**

AS

NA

**11.2) Roof Conditions  
(if detached)**

AS

NA

**11.3) Wall Conditions**

AS

NA

**11.4) Ceiling  
Conditions**

AS

NA

**11.5) Floor Conditions**

AS

NA

**11.6) Window  
Conditions**

AS

No windows

**11.7) Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

**11.8) Vehicle Door  
Conditions**

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

**11.9) Electrical  
Conditions**

AS

Appears Serviceable.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |



#### 11.10) Lighting Conditions

AS

Appears Serviceable.



### Laundry Room

#### Location

The laundry facilities are located in the kitchen area. The laundry facilities are located in the laundry room.

#### 11.11) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |





AS = Appears Serviceable | NI = Not Inspected | R = Repair | S = Safety |

## 12 Foundation - Crawl Space

### Foundation

Foundation Type      Slab on grade.

Foundation Material      Concrete. Brick.

12.1) Foundation  
Conditions

AS

Appears Serviceable.

### Flooring Structure

Flooring Support Type      NA

12.2) Flooring Support  
Conditions

AS

NA