HOME RESOURCE SOLUTIONS
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RESIDENTIAL REPORT

123 Sample Street
Sample Report WA 98765

TEST TEST
MAY 2, 2021

Inspector
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TABLE OF CONTENTS

1: Inspection Details 6
2: Exterior 7
3: Roof 12
4: Garage 14
5: Doors, Windows & Interior 16
6: Plumbing 19
7: Electrical 21
8: Attic, Insulation & Ventilation 22
9: Fireplace 23
10: Heating 24
11: Cooling 25
12: Basement, Foundation, Crawlspace & Structure 26

What Really Matters in a Home Inspection
Watch later
Share
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SUMMARY

- 2.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- 2.1.2 Exterior - Siding, Flashing & Trim: Paint overspray
- 2.2.1 Exterior - Exterior Doors: Hardware Damaged
- 2.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- 2.4.2 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
- 2.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- 2.5.2 Exterior - Eaves, Soffits & Fascia: Wasps Nest
- 3.1.1 Roof - Coverings: Moss buildup
- 3.2.1 Roof - Roof Drainage Systems: Debris
- 3.2.2 Roof - Roof Drainage Systems: Gutter Improperly Sloped
- 3.2.3 Roof - Roof Drainage Systems: Gutter Leakage
- 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Wood rot around chimney chase
- 4.1.1 Garage - Ceiling: Damaged
- 4.2.1 Garage - Floor: Staining
- 4.3.1 Garage - Walls & Firewalls: Damaged Drywall
- 4.4.1 Garage - Garage Door: Panel Damage
- 5.1.1 Doors, Windows & Interior - Doors: Screendoor torn
- 5.3.1 Doors, Windows & Interior - Floors: Carpet Stains
- 5.3.2 Doors, Windows & Interior - Floors: Tiles Loose
- 5.4.1 Doors, Windows & Interior - Walls: Nail Pops
- 5.4.2 Doors, Windows & Interior - Walls: Paint Cracking
- 5.4.3 Doors, Windows & Interior - Walls: Poor Patching
- 5.5.1 Doors, Windows & Interior - Ceilings: Possible Mold
- 5.5.2 Doors, Windows & Interior - Ceilings: Sagging Drywall
- 5.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
- 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
- 6.2.2 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- 6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe Leaking
- 7.6.1 Electrical - Smoke Detectors: Low Battery
- 8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Some insulation is compressed
- 9.1.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
- 10.1.1 Heating - Equipment: Filter Dirty
- 10.3.1 Heating - Distribution Systems: Duct Damaged
- 12.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 12.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- 12.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: High Moisture Levels
- 12.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion

12.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Cracks - Minor

1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner

Style
Rambler

Occupancy
Furnished, Occupied

Temperature (approximate)
55

Type of Building
Single Family

Weather Conditions
Clear

In Attendance
Client

Occupancy
Furnished, Occupied

Style
Rambler

Temperature (approximate)
55 70 Fahrenheit (F)

Type of Building
Single Family, Attached

Weather Conditions
Clear

Limitations

General

INSPECTION IS LIMTED TO A VISUAL INSPECTION

Inspection is limited to a visual inspection of what the inspector is able to see and is not all inclusive, see inspection agreement for more details on limitations.

2: EXTERIOR

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Channel

Exterior Doors: Exterior Entry Door
Steel

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Patio, Front Porch

Decks, Balconies, Porches & Steps: Material
Wood, Concrete

Some post on front porch have wood rot, this could lead to support failure, recommend repair.

Deficiencies

2.1.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

2.1.2 Siding, Flashing & Trim

Recommendation

PAINT OVERSPRAY

Paint overspray on siding has discolored siding in some areas

Recommendation

Contact a qualified professional.

2.2.1 Exterior Doors

Recommendation

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

2.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

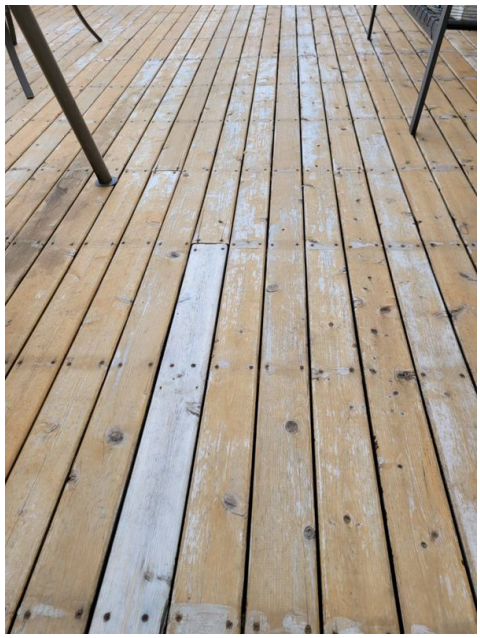
2.4.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.



2.4.2 Decks, Balconies, Porches & Steps

Recommendation

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

2.5.1 Eaves, Soffits & Fascia

Recommendation

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

2.5.2 Eaves, Soffits & Fascia

Recommendation

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

3: ROOF

Information

Inspection Method
Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Deficiencies

3.1.1 Coverings

Recommendation

MOSS BUILDUP

Moss build up on roofing material, this can hold moisture and lift shingles leading to premature wear or leaks, recommend moss be removed.

Recommendation

Contact a qualified professional.

3.2.1 Roof Drainage Systems

Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

3.2.2 Roof Drainage Systems

Recommendation

GUTTER IMPROPERLY SLOPED

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

3.2.3 Roof Drainage Systems

Recommendation

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

3.4.1 Skylights, Chimneys & Other Roof Penetrations

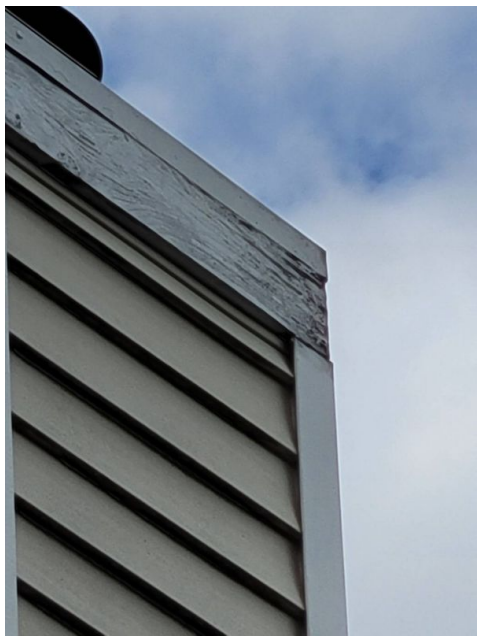
Recommendation

WOOD ROT AROUND CHIMNEY CHASE

Wood rot is present around chimney chase, this can lead to deterioration and moisture intrusion, recommend repair.

Recommendation

Contact a qualified professional.



4: GARAGE

Information

Garage Door: Material
Metal, Insulated

Garage Door: Type
Roll-Up

Deficiencies

4.1.1 Ceiling

Recommendation

DAMAGED

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair to prevent moisture intrusion.

4.2.1 Floor

Recommendation

STAINING

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

Here is a DIY resource to help.

4.3.1 Walls & Firewalls

Recommendation

DAMAGED DRYWALL

Garage wall had damaged drywall. Recommend drywall contractor repair.

4.4.1 Garage Door

Recommendation

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

5: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders, Casement

Floors: Floor Coverings
Laminate, Tile, Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

5.1.1 Doors

SCREENDOOR TORN

Recommendation

Screendoor torn, recommend replacement

Recommendation

Contact a qualified professional.

5.3.1 Floors

CARPET STAINS

Recommendation

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

5.3.2 Floors

TILES LOOSE

Recommendation

Loose tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

5.4.1 Walls

NAIL POPS

Recommendation

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

5.4.2 Walls

PAINT CRACKING

Recommendation

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

5.4.3 Walls

POOR PATCHING

Recommendation

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

5.5.1 Ceilings

POSSIBLE MOLD

Recommendation

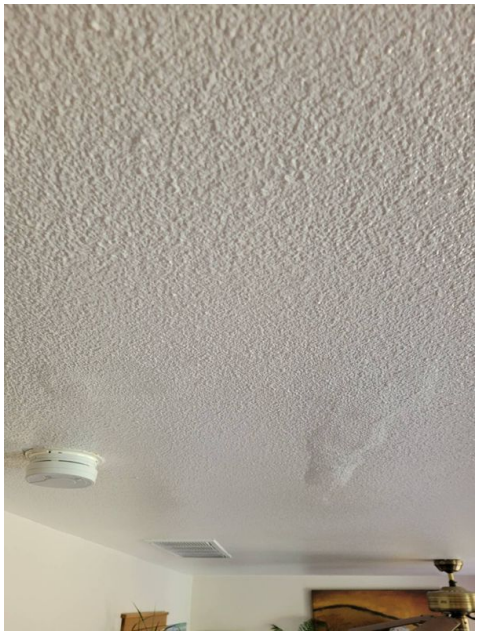
There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

5.5.2 Ceilings

SAGGING DRYWALL

Recommendation

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

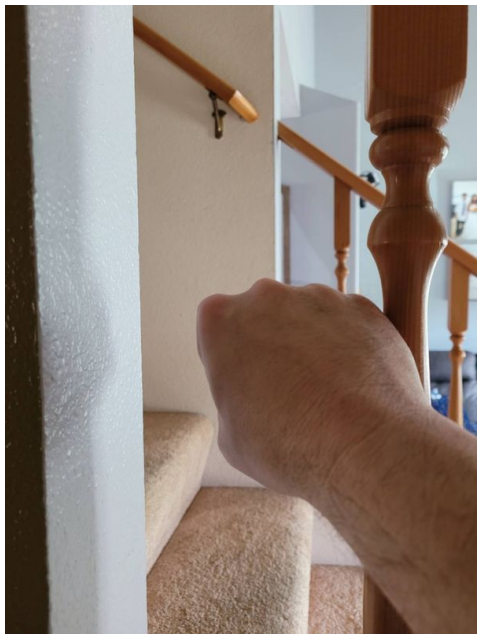


5.6.1 Steps, Stairways & Railings

Recommendation

BALUSTER SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.



6: PLUMBING

Information

Filters
Sediment Filter

Water Source
Public

Main Water Shut-off Device: Location
Bathroom wall

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

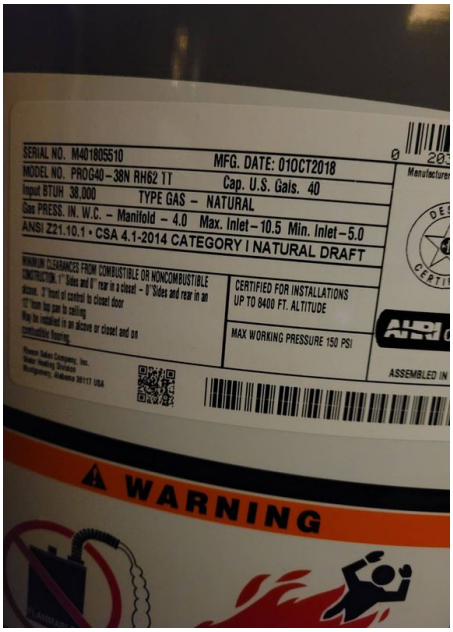
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Sump Pump: Location
None

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Deficiencies

6.2.1 Drain, Waste, & Vent Systems

Recommendation

IMPROPER CONNECTION

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

6.2.2 Drain, Waste, & Vent Systems

Recommendation

LEAKING PIPE

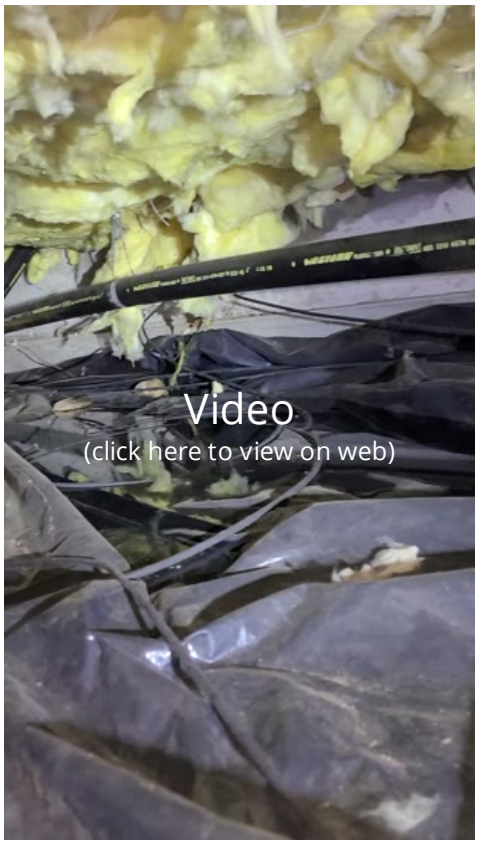
A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

DISTRIBUTION PIPE LEAKING

Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.



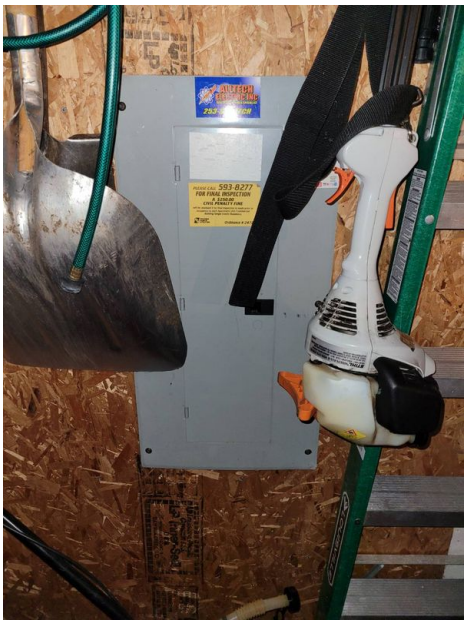
7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Exterior

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

7.6.1 Smoke Detectors

Recommendation

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

8: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
Batt, Faced, Fiberglass

Attic Insulation: Insulation Type
Blown, Cellulose

Attic Insulation: R-value
21

Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Roof vents

Exhaust Systems: Exhaust Fans
Fan Only

Deficiencies

8.1.1 Attic Insulation

Recommendation

SOME INSULATION IS COMPRESSED

Some insulation is compressed and displaced, it is recommended to even out and fill gaps for adequate protection from energy loss.

Recommendation

Contact a qualified professional.

9: FIREPLACE

Information

Type
Wood

Deficiencies

9.1.1 Vents, Flues & Chimneys

Recommendation

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

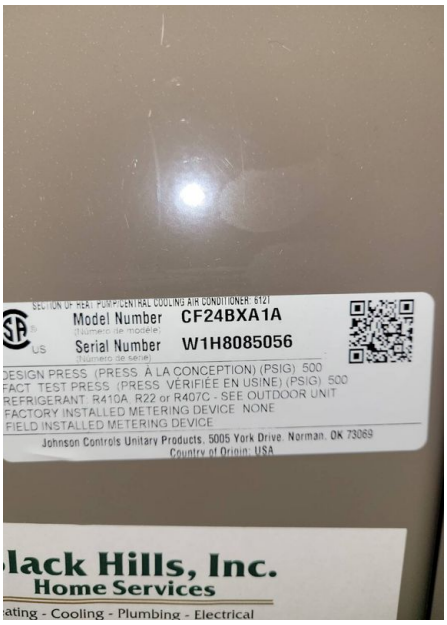
10: HEATING

Information

Equipment: **Brand**
York

Equipment: **Energy Source**
Gas

Equipment: **Heat Type**
Forced Air



Distribution Systems: **Ductwork**
Insulated

AFUE Rating
90

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Deficiencies

10.1.1 Equipment

Recommendation

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

10.3.1 Distribution Systems

Recommendation

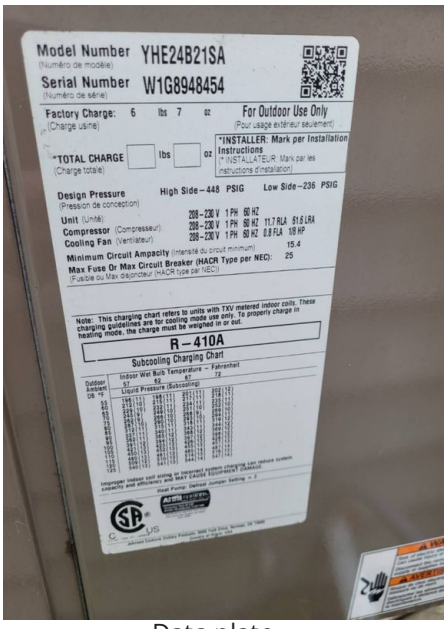
DUCT DAMAGED

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

11: COOLING

Information

Cooling Equipment: Brand
York



Data plate

Cooling Equipment: Energy Source/Type
Heat Pump

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
3.4 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Wood

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
OSB

Deficiencies

12.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

12.2.1 Basements & Crawlspaces

Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

12.2.2 Basements & Crawlspaces

Recommendation

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

12.3.1 Floor Structure

Safety Hazard

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

12.4.1 Wall Structure

Recommendation

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.