

Home Inspection Report



Actual Inspection

Prepared for: Sample Inspection Report

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The Home Tester

13:18PM October 05, 2007

Photo Attachments



Front of home...



main sewer cleanout..good..



walks are good...steps are even...good...



fireplace exit duct...good..siding in great shape...left side of home....



vents to crawl...do not add any more barkdust...will cause water entry to crawl...keep even or below...



as noted in report..keep shrubs away from home 12-16 inches..these are a bit to close...

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electrical/gas and phone entry at side of garage..all good...



backside of home looks good..air conditioner is on level pad..good...again..trim back shrubs..to close...



a/c unit was installed after home was built..runs fine..trim back shrub here is to close to unit to make it work harder.



left two vents are laundry vent and bath vent/ right vent is over stove exit vent..all working fine...



back patio has good slope/ electrical outlet works fine/ hose bib works fine as well...has backflow protection...



this is vent with too much barkdust and will allow rain water entry to crawl space...keep even or below vent opening

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back of roof is vented well...valleys are good...



front of roof is vented well ...valley are good...gutters are clean...monitor season to season...



peak of main roof is well ventilated...one of three sewer exit vents to keep sewer pipes flowing...good...



red more roof vents ...good...white ...exit flu for furnace/water heater...good...green..sewer vent pipe in action..good



this is moss on upper rear side of roof..appears to be treated..will need treatment every year..is normal...just monitor



one vent in rear of home needs a little cleaning out...no big deal...

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very good flashing in front of home upper area by great room...



very good flashing here as well in front of main bathroom...



good kickout to keep water from entering under shingles in this area....



dish type television cables are installed well with grommets to keep out water....



garage entry is good..see slope of floor towards front..very good...



main water entry and shutoff and hose bib with backflow protection..very good....garage...

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garage door operation is fine....



furnace and water heater have post protector in place...very good...



exit flus are installed well and solid....



electric panel open showing well marked for zones and has permit sign off and blue tag for a/c installed later....good



this is clean and well done...all good here....



newer a/c electrical service is in conduit ..very good...

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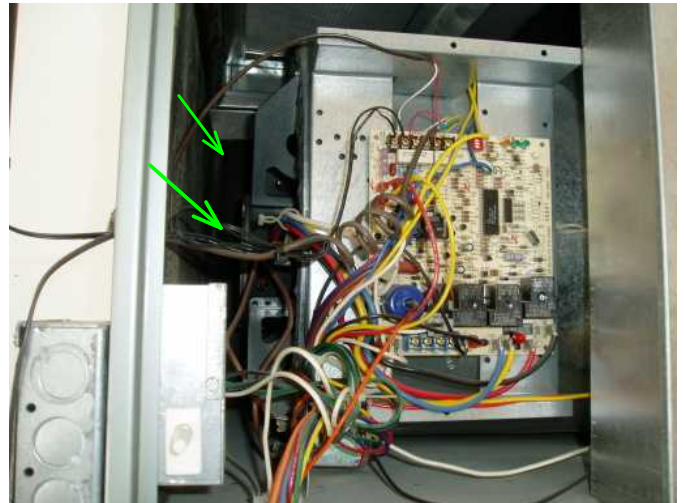
furnace filter is electronic and is replaceable insul fiber ..see directions on side of furnace....



furnace filter is accessible on upper side access slider cover....



gas service to furnace and water heater are installed well and solid..have two drip legs to catch impurities in the line



direct drive fan and the electronics attached...good...



furnace in action..worked jsut fine..got the home really toasty fast..ran a/c as well did very good job cooling....good



attic is plywood sheathing and 2x4 truss system...bath venting is good from both baths...one sewer vent pipe noted here.

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vaulted ceiling above master bedroom has batt insulation...rest of attic is blown..very good job...



one of several insulducts to various rooms on second floor..good...



no moisture stains noted in any areas of attic...



lower attic area above great room on right side of home..lower attic area...good insulation here too...



this is furnace and water heater exit flu with attic shield to protect pipe from insulation..by the book...good...



scuttlehole to attic ..you may never go there....

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door to great room works fine...outlets are all good here as well..



front window of great room works fine...



side window if great room is good...



one of two return air ducts for furnace..do not cover with rug..will affect your furnace greatly...



main bath door works fine...no moisture noted in floor around toilet and shower areas...



ran shower and sink and toilet and did rate of flow test..all good...no variation in water temp or flow noted...

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sink overflow is fine...drained fine as well...



hallway to bed 2 railing is solid and sound...



bed 2 windows work fine...



bed 2 doors operate well, both closet and exit...



hallway railing to bed 3 is solid and sound...



bed 3 exit door and closet doors are in good order...

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bed 3 windows are operating well...



den (next to bed 3) window is operable...



exit doors to hallway are operable and attach to frame fine...latch properly...



hall linen closet door is operable...



master wall outlets are switched for lamps..good...



master window is operable...

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all doors to master side closet to right...master walk in closet pocket to left and bath to center are working fine...



master closet is in very good condition...



did rate of flow test...when all utilities were in operation..noticed a bit of slowing of flow..use only tub or shower...



shower showed no leaking at door seal..good..



tub filled and drained well...ran slower with shower and both sinks ..only run tub or shower, not together....



under sink had no leaks ...left master

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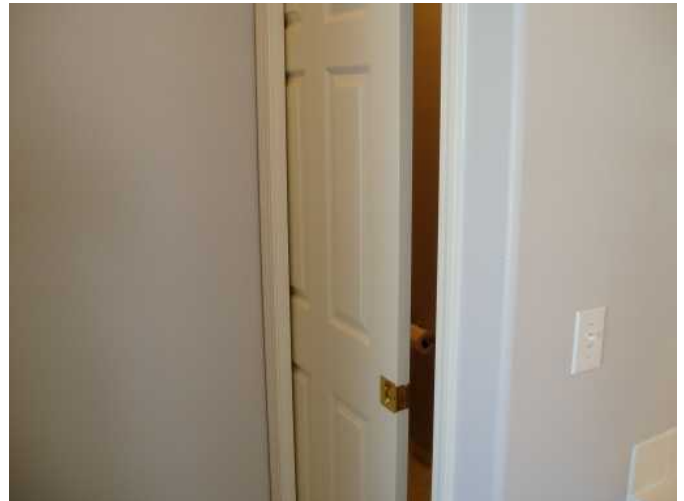
under sink had no leaks ...right master



did overflow test on both sinks..did fine...



upper window worked fine above tub..master...



pocket door to toilet master worked fine as well...



master closet window worked fine...did moisture check of walls around windows and at random, 5.5% - 7.7% good...



handrails to first floor are solid and sound...

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front door weather stripping is good..closet doors on both closets are operable...



livng room windows are operable...



see through fireplace is operable...works fine...is wired for fan, but doesn't have one installed..outlets are switched



dining room windows work fine...



could not determine what the two right light switches in dining room operate...please have seller disclose...



stair safety lights works fine....

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family room fireplace and shelving unit...outlets are switched for lamps...(2)



family room window is operable...



overall view of kitchen...cabinets are in very good condition...counter tops are well maintained...



dining area windows (2) and slider are operable....



this is to remind me to tell you that when you have dimmers on three way systems they have to be on to run the other one



access to under stairs closet and scuttlehole to crawl space....

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low voltage coverter to operate door bell button in front of home..without shock issues...



programable thermostat ran everything just fine...



did flow test at kitchen sink and ran dishwasher through complete long cycle..all good no leaks noted...faucet is good.



air gap for dishwasher..good...no drips here...



water connedtions are all solid and no drips noted...



under dishwasher is dry and tight...

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weather seal around garage door is in good condition...



pocket door to powder room works great....



laundry room door is in good order...



checked around toilet base for high moisture...no signs noted...power...



pedestal sink has no drips noted...faucet works fine..overflow works as well...



laundry window works fine..ran both machines through complete cycles..all good...no leaks at connections....

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laundry hookups a-o.k.



cleanout for drain...dryer hook up and exit duct for outdoors..good...



everything is in order...its amazing...garage door openers..extra keys old knobs from kitchen in boxes...wow!!



second return air for furnace system in kitchen area..lower level...good...



post and beam system in crawl space means a very well built home...sub floors are plank diagonal tongue and groove...



more post and beam and insulation and moisture barrier over earth to keep dampness out of your home...very good

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main sewer exit pipe goes out the front of home under dining room...



this is exit gate at low corner of crawl floor to let out any water that may enter crawl space..very good...



main sewer exit pipe is solid and sound with no leaks noted....



another great view of lots of post and beam under your home...



gas service to fireplace is hard piped...



moisture barrier goes up the side walls...this is by the book..I love that!!

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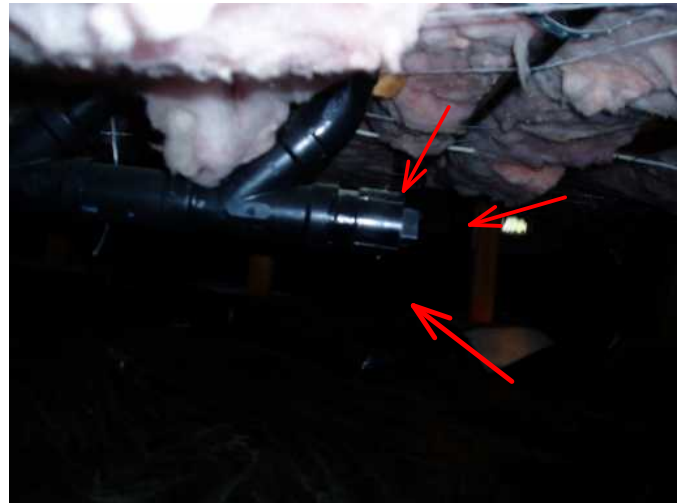
main distribution of furnace/a.c system at garage side with insulated duct running throughout crawl space....good...



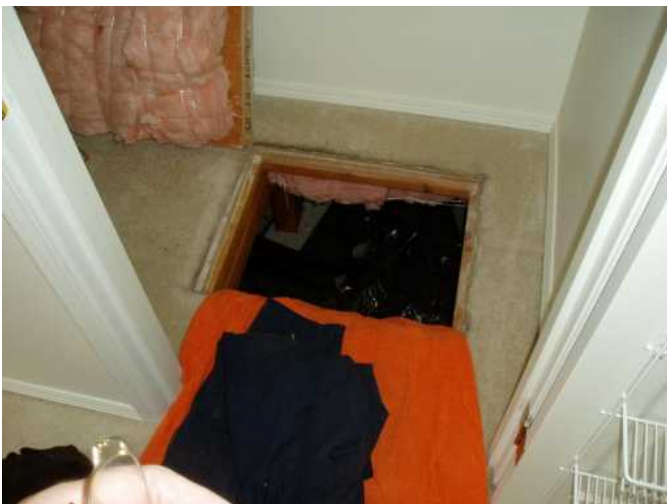
all insulated duct work is in tact and connected and performing well....



more duct work going to family room..area...good...



plumbing cleanout under kitchen sink in crawl space...



scuttle hole in closet under stairs...



lots of information for garbage and recycling..very good...