

KC Realty Inspections

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Inspected By: Curt Schampers



Home Inspection Report

Prepared For:

John Smith

Property Address:

**123 Some Street
Anytown, US 12345**

Inspected on Fri, Mar 24 2017 at 12:45 PM

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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

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Furnished:	No
Weather:	Drizzle
Temperature:	Cool
Soil Condition:	Wet
Door Faces:	East
People Present:	Client, Selling Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Stoops, Steps, Porches, Decks
Walking Surface Materials:	Concrete, Wood
Chimney Type:	Masonry

(Exterior continued)



Comment 1:
Ledger board above porch needs drip cap.



Figure 1-1



Figure 1-2



Comment 2:
Window and siding around window in front of house needs to be caulked and sealed. Recommend adding additional trim, drip cap and J-channel around and above window



Figure 2-1





Figure 2-2

(Exterior continued)



Figure 2-3

 Comment 3:
Porch has weak splice beneath carpet, splice is not visible due to the carpet.
Recommend adding additional support below splice.

 Comment 4:
Drip cap above window in back of house should be monitored for bad seal. Drip cap should be behind siding to keep moisture out. Caulk is loose and needs to be replaced.

(Exterior continued)



Figure 4-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Not Present
Vehicle Door Type:	Not Present
Mechanical Opener:	Not Present
Plumbing Present:	Not Present
HVAC Present:	Not Present

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:	Viewed from ground
Roofing Material:	3 Tab Shingle
Ventilation Present:	Power Vents
Gutter Material:	Metal



Comment 5:
Roof is near it's usable life expectancy.
Damaged shingles/ missing flashing.

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 Materials:	Concrete, Stone
Floor Structure:	Slab
Wall Structure:	Concrete

(Structure continued)



Comment 6:
Broken floor joist. Recommend repair by a carpenter



Figure 6-1



Comment 7:
Moisture damaged subfloor below first floor bathroom. Recommend repair by a carpenter.



Figure 7-1



Figure 7-2

(Structure continued)

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	Not Present
Attic Insulation:	Not Present


Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Not Present
Underfloor Insulation:	Not Present

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
Service Panel Location:	Basement
Service Voltage:	120 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper, Knob and Tube
Smoke Detectors Present:	Not Present

 **Comment 8:**
Main overcurrent protection cut and not attached to main plumbing supply.
Recommend immediate correction

(Electrical continued)



Comment 9:
Junction wires need to be enclosed in a junction box

There are multiple double taps in electric panel. Double tapped wiring is dangerous.

There is old knob and tube wiring. Knob and tube wiring is out of date and should be changed.

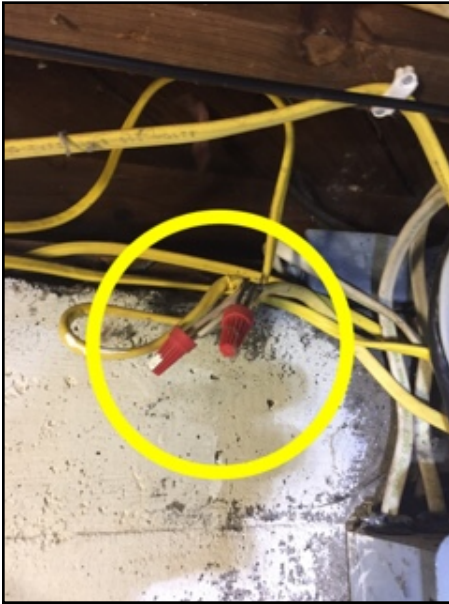


Figure 9-1



Figure 9-2

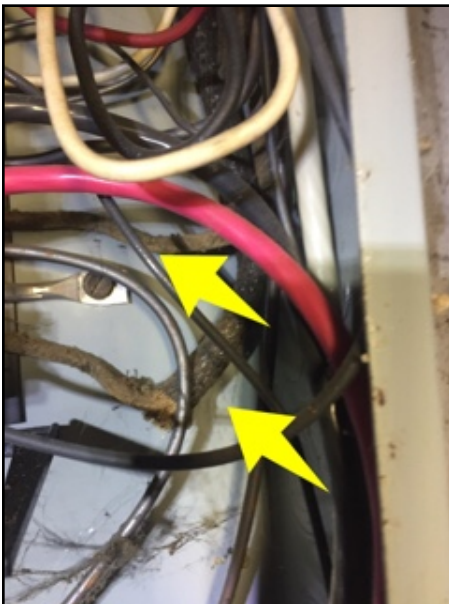


Figure 9-3

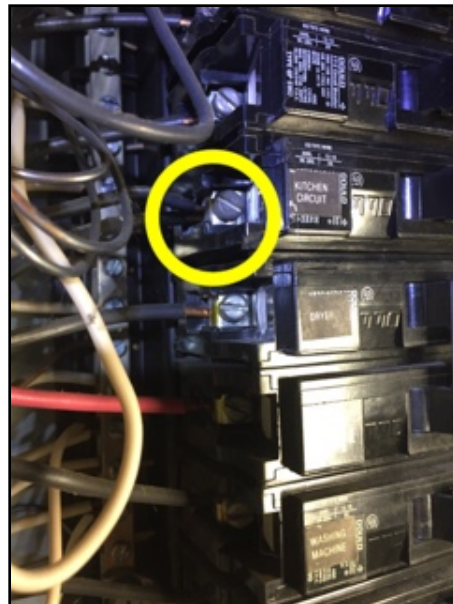


Figure 9-4

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.

Energy Source: Gas
Type of Equipment: Forced Air
Type of Distribution: Metal Ducting, Flexible Ducting



Comment 10:

Vent not connected properly resulting in heat loss. Recommend securing vent properly



Figure 10-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Not Present
Type of Equipment:	Not Present
Type of Distribution:	Not Present

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Cast Iron
Supply Pipe Material:	Plastic, Copper, Galvanized
Location of Water Shutoff:	Basement
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal

(Plumbing continued)


 Comment 11:
Lead drain pipes should be replaced, they tend to crush in due to clamps.



Figure 11-1



Figure 11-2


 Comment 12:
Incorrect union of two different types of metal, needs a dielectric union put in which will stop the galvanic corrosion seen in this photo.



Figure 12-1

(Plumbing continued)



Comment 13:

Water heater pressure relief valve extender should be no more than 6" from floor. Recommend correction by a plumber



Figure 13-1



Comment 14:

Water heater vent in improperly pitched and fastened together. Recommend correction by a plumber or HVAC contractor.



Figure 14-1

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.

Types Installed:	Not Present
Cooking Fuel:	Electric
Ventilation Type:	Not Present

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.

Window Types:	Single Hung
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood
Fireplace/Stove Type:	Masonry



Comment 15:
Back entry door has been severely damaged .



Figure 15-1



Figure 15-2

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Ledger board above porch needs drip cap.



Figure 1-1



Figure 1-2

2) Window and siding around window in front of house needs to be caulked and sealed. Recommend adding additional trim, drip cap and J-channel around and above window

(Report Summary continued)



Figure 2-1



Figure 2-2



Figure 2-3

3) Porch has weak splice beneath carpet, splice is not visible due to the carpet. Recommend adding additional support below splice.

4) Drip cap above window in back of house should be monitored for bad seal. Drip cap should be behind siding to keep moisture out. Caulk is loose and needs to be replaced.

(Report Summary continued)



Figure 4-1

Roofing

5) Roof is near it's usable life expectancy.
Damaged shingles/ missing flashing.

(Report Summary continued)

Structure

6) Broken floor joist. Recommend repair by a carpenter



Figure 6-1

7) Moisture damaged subfloor below first floor bathroom. Recommend repair by a carpenter.



Figure 7-1



Figure 7-2

(Report Summary continued)

Electrical

8) Main overcurrent protection cut and not attached to main plumbing supply. Recommend immediate correction

9) Junction wires need to be enclosed in a junction box

There are multiple double taps in electric panel. Double tapped wiring is dangerous.

There is old knob and tube wiring. Knob and tube wiring is out of date and should be changed.



Figure 9-1



Figure 9-2

(Report Summary continued)

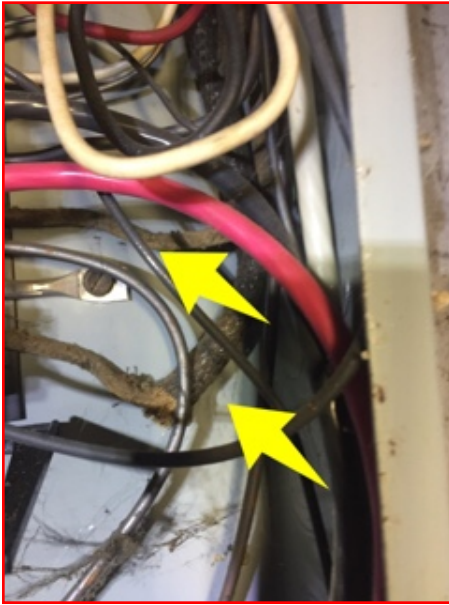


Figure 9-3



Figure 9-4

Heating

10) Vent not connected properly resulting in heat loss. Recommend securing vent properly



Figure 10-1

(Report Summary continued)

Plumbing

11) Lead drain pipes should be replaced, they tend to crush in due to clamps.



Figure 11-1



Figure 11-2

12) Incorrect union of two different types of metal, needs a dielectric union put in which will stop the galvanic corrosion seen in this photo.



Figure 12-1

(Report Summary continued)

13) Water heater pressure relief valve extender should be no more than 6" from floor. Recommend correction by a plumber



Figure 13-1

14) Water heater vent in improperly pitched and fastened together. Recommend correction by a plumber or HVAC contractor.



Figure 14-1

(Report Summary continued)

Interior

15) Back entry door has been severely damaged .



Figure 15-1



Figure 15-2