

Inspection reference: Sample Report

Home Inspection Report
1234 Main Street
Anywhere USA 99999

May 29, 2022



Prepared for:
John Doe

This report is the property of the inspection company and the client.

Inspection Contents

SUMMARY	3
GENERAL INFORMATION	5
EXTERIOR	5
ROOF	9
GARAGE	10
PLUMBING SYSTEM	11
HEATING - AIR CONDITIONING	12
ELECTRICAL SYSTEM	14
KITCHEN - APPLIANCES	15
LAUNDRY AREA	16
BATHROOMS	17
INTERIOR ROOMS	18
FOUNDATION, CRAWLSPACE	21

Tuesday, May 24, 2022

Dear John Doe:

At your request, an inspection of the above property was performed on Sunday, May 29, 2022. An honest effort was made to discover all visible defects; however, in the event of an oversight, maximum liability is limited to the fee paid. Invasive procedures, such as knocking a hole in a wall, moving furniture, lifting flooring or roofing, and the like, are not performed. Home inspections are not technically exhaustive, and the issues, in the report, are opinions based on training and experience. Also, the inspection, and the report, are based on the condition of the home at the time of the inspection; problems and concerns may arise in the future but are considered part of owning and maintaining a home. This report is neither an insurance policy, nor a warranty service.

Unless noted or not possible, this inspection was performed in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors, InterNACHI, posted at www.nachi.org/sop, and the American Society of Home Inspectors, ASHI, posted at www.ashi.org/sop, and the New Mexico Home Inspector Board Rules. Home inspectors neither cite nor enforce building codes; in addition, the following statement is required in all New Mexico home-inspection reports:

THE HOME INSPECTOR DID NOT DETERMINE, AND THIS REPORT DOES NOT CONTAIN, A DETERMINATION OF WHETHER THE HOME, OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED, CONFORM TO LOCAL OR STATE BUILDING-CODE REQUIREMENTS.

The summary section contains concerns and conditions that should be addressed and corrected; however, the summary is not the entire, actual report. The report itself contains photos and additional information; therefore, please read the entire report. It is strongly advised that the concerns and conditions be evaluated, addressed and corrected, by the appropriate licensed, qualified, personnel.

SUMMARY:

EXTERIOR

SE Portal / Patio:

Structure, Condition:

1. The wood is damaged at the post bottom. The damaged wood should be repaired, or replaced, and sealed as necessary. Exposed wood is susceptible to deterioration.

COMMENTS AND SUGGESTIONS:

The comments and suggestions section contains issues, and information, that do not necessarily require addressing and correcting, but they are considered noteworthy.

EXTERIOR

Exterior:

Exterior-Finish Condition:

1. The stucco has minor cracks not uncommon with this type of finish. No action is required at this time. See the photo for an example.

ROOF

Roof:

Roof Covering Condition:

2. Some water-pooling was noted near the canales, roof-drains, and it had rained the night before the inspection. This is not uncommon with flat-style roofs. Watch the pooling; it should evaporate within about two days of dry weather. If not, alterations near the canales should be considered. See the photo for an example.

GARAGE

Garage:

Car Door Condition:

3. The car door has some minor damage; however, the door was functional, during the inspection. Action is not required, unless desired.

PLUMBING SYSTEM

Water Supply:

Drain Line Clean-Outs:

4. The clean-outs were not located. Verification, with the seller, is suggested. (Some older homes do not have clean-outs.)

Water Heater:

Drip Pan:

5. The installation of a drip-pan, under the water-heater, is suggested to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)

INTERIOR ROOMS

GENERAL COMMENTS, INTERIOR SPACES:

Carbon Monoxide Alarms:

6. Installing a carbon monoxide detector is suggested; there are either gas-burning appliances, or fireplaces, present in the home.

Your time and consideration are greatly appreciated.

Sincerely,

Gordon Stephens

Gordon Stephens Home Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date: 5/29/2022 9:00 AM	Client: John Doe 1234 Main Street Anywhere USA 99999	Inspection Site: 1234 Main Street Anywhere USA 99999	People Present: No one was present during the inspection.
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Building Characteristics:

Year Built:

The home was built in 2006.

Building Type:

The home is a multi-level structure.

Utilities Status:

All of the utilities were on at the inspection time.

Home Faces:

The home faces east.

Weather:

Weather:

The weather was clear.

Grounds Condition:

The grounds were dry at the
inspection time.

**Outside Temperature,
Fahrenheit:**

The temperature was about
60-70 degrees.

EXTERIOR

Exterior:

Exterior Walls:

The walls are constructed with wood framing.

Exterior Finish:

The exterior finish is stucco.

Exterior-Finish Condition:

The stucco has minor cracks not uncommon with this type of finish. No action is required at this time. See the photo for an example.



Metal Wall-Flashing:

Metal wall flashing is not required for this type of construction.

Driveway:

The driveway is gravel.

Driveway Condition:

The driveway is in functional condition.



Walkway:

The walkway is stone.

Walkway Condition:

The walkway is in functional condition.



Grade, Drainage:

The grading seems to be adequate at this time. Check the drainage during heavy rain or snow-melt.

Landscaping:

No major damage from the landscaping was noted.

Exterior Windows:

Materials and Glazing:

The windows are wood with exterior cladding, double-pane glass.

Window Condition:

The windows were operated and are in good condition.

Screen, Security Doors:

Screen/Security Doors Conditions:

The screen doors are currently functioning.

Front Entry Portal / Patio:

Floor Surface Material:

The floor surface is made of concrete.

Floor Condition:

The floor surface is functional at this time.

Cover, Ceiling Material:

The portal covering is wood.

Ceiling Condition:

The ceiling is functional at this time.

Structure, Condition:

The structure is in good condition at this time.



Railing:

A railing is not necessary.

Steps:

Steps are not necessary.

Doorbell:

The doorbell was functional at the inspection time.

SE Portal / Patio:

Floor Surface Material:

The floor surface is made of brick.

Floor Condition:

The floor surface is functional at this time.

Cover, Ceiling Material:

The portal covering is wood.

Ceiling Condition:

The ceiling is functional at this time.

Structure, Condition:

The wood is damaged at the post bottom. The damaged wood should be repaired, or replaced, and sealed as necessary. Exposed wood is susceptible to deterioration.



Railing:

A railing is not necessary.

Steps:

Steps are not necessary.

SW Portal / Patio:

Floor Surface Material:

The floor surface is made of brick.

Floor Condition:

The floor surface is functional at this time.

Cover, Ceiling Material:

The portal covering is wood.

Ceiling Condition:

The ceiling is functional at this time.

Structure, Condition:

The structure is in good condition at this time.



Railing:

A railing is not necessary.

Steps:

Steps are not necessary.

Pergola:

Floor Surface Material:

The floor surface is made of brick.

Material and Condition:

The pergola is made of wood with metal capping, top sides of the wood. It is in good condition.



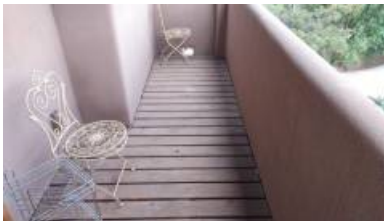
Deck:

Deck Material:

The deck is made of natural wood.

Deck Condition:

The deck is in good condition at this time.



Fencing and Yard Walls, Hot-Tub:

Fencing:

The fencing is made of wood.

Fencing Condition:

The fencing is in good condition.



Yard Walls:

The yard walls are masonry.

Yard Walls Condition:

The yard walls are in good condition.

Retaining Walls:

There are no soil retaining walls.

ROOF

Roof:

Style:

The roof is considered flat; although, it is sloped slightly and has diverters, crickets, to direct water off of the roof, typically into the canales.

Roof Access:

The roof was accessed by walking on the roof.

**Roof Covering:**

Modified bitumen.

Roof Covering Condition:

Some water-pooling was noted near the canales, roof-drains, and it had rained the night before the inspection. This is not uncommon with flat-style roofs. Watch the pooling; it should evaporate within about two days of dry weather. If not, alterations near the canales should be considered. See the photo for an example.



Flashings:

Material and Condition:

The flashing, at the penetrations, plumbing and exhaust vents, etc, is metal. The flashing is functional.

Skylights:

Skylight Condition:

The skylights are functional at this time.

Roof Ventilation:

Ventilation Type:

The roof is ventilated at the parapet.

Canales, Drains:

Material:

The canales, roof-drains, are made of wood lined with metal, good condition.

Attic Access:

Access Location:

There is no attic, typical of flat-roofs or vaulted ceilings.

GARAGE

Garage:

Type:

The garage is an attached two car.

**Garage Wall Material:**

The garage walls are made of wood framing.

Car Door Condition:

The car door has some minor damage; however, the door was functional, during the inspection. Action is not required, unless desired.

**Opening Device:**

The car door opener was operated and functional.

Safety Devices:

The car-door safety features, optical and pressure sensors, were functional.

Weather Stripping:

The car door weather stripping is functional.

Egress Door:

There is no egress, exterior door.

Interior Door:

The interior door is functional.

Windows:

No operable windows were noted.

Firewall:

Fire-rated material, usually drywall, was noted at the common walls between the house and the garage.

Garage Slab:

The garage slab, concrete, is functional. Minor cracking and chipping are not uncommon with garage slabs.

Garage Walls:

The walls are functional with the usual wear associated with garage walls. Garages are not considered conditioned living space.

Ceiling:

The garage ceiling is functional with the usual wear associated with garage ceilings. Garages are not considered conditioned living space.

PLUMBING SYSTEM

Water Supply:

Water Shut-Off:

The water shut-off is located behind the water heater.

**Water Supply Materials:**

The water lines are copper and pex, Wirsbo.

**Leaks, Corrosion:**

No leaks were noted during the inspection.

Water Pressure:

The normal range for household water pressure is 40-75 psi. The pressure was checked at an exterior hose connection and was measured at 50-60 psi.

Drain Lines:

The drain lines are made of PVC / ABS.

Drain Line Clean-Outs:

The clean-outs were not located. Verification, with the seller, is suggested. (Some older homes do not have clean-outs.)

Gas Supply:

Gas Type:

Natural gas is supplied to the property, and the main shut-off is located at the meter. The meter is located at the north side of the home.

Water Heater:

Location:

The water heater is located in the garage.

**Water Heater Age:**

Based on the serial number code or the information plate, the water heater is four years old. They have a serviceable life expectancy of about 15 years.



Capacity:

The water heater capacity is 50 gallons.

Energy:

The water heater is a gas / propane burning unit. The gas supply has a shut-off, drip-leg, and a flexible gas-line installed.

Water Heater Condition:

The water heater was functioning during the inspection.

Expansion Tank:

Newer water-heater installations may require an expansion tank. An expansion tank can be installed when servicing or replacing the unit. (The water-heater function is not affected.)

Drip Pan:

The installation of a drip-pan, under the water-heater, is suggested to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)



Platform:

The water heater is installed on a platform that is considered a safe distance from the garage floor.

Combustion Air:

Good.

Exhaust Venting:

Good.

Recirculation Pump:

A recirculation pump is installed to circulate hot water throughout the hot-water supply lines. This can help prevent wasting water while waiting for hot-water at sinks, tubs, etc.

HEATING - AIR CONDITIONING

Heating, Boiler:

Heat Type:

The heat distribution is hot-water, in-floor.

Boiler Location:

The boiler is located in the garage.



Platform Height:

The boiler is installed on a platform that is considered a safe distance from the garage floor.

Boiler Age:

Based on the ANSI date, 2005, which is good to five years, the boiler is approximately 12 to 17 years old. They have a serviceable life expectancy of about 25 years.

Pressure:

The pressure is approximately 16 psi.

Boiler Condition:

The boiler was functional during the inspection.

Heat Distribution:

The heat distribution was functional during the inspection. Heat distribution was verified using an infrared camera.

Heat Tubing:

The type of heat-tubing is pex, Wirsbo.



Energy:

The boiler uses natural gas / propane. The gas line has a shut-off valve along with a flexible gas-line.

Combustion Air:

Good.

Exhaust Venting:

Good.

Ductless, Mini-Split System:

Type, Location:

The home has a ductless, mini-split system. Multiple interior air-handlers share the same exterior compressor. The compressor is located on the roof.

Energy:

The voltage, for the system, is 220V.

Age:

Based on the information label, or the serial number code, the unit is five years old. They have a serviceable life of about 20-25 years.

System Condition:

The system was functional at this time.

Living Room Fireplace, Stove:

Chimney, Flue:

The chimney is made of metal.

Chimney Condition:

The chimney is in good condition.

Flue Condition:

The flue liner, where visible, was functional.

Clearance, Height:

The chimney height, and clearances, are at or above the recommended clearances.

Chimney, Exhaust Caps:

The chimney has a cap / spark-arrestor installed.

Type, Condition:

The fireplace is metal lined with a composite material that often resembles brick.



Dampers:

The fireplace has a damper.

Hearth:

The hearth is at the proper depth, or more.

ELECTRICAL SYSTEM

Electrical Service:

Service Drop:

The main power lines are located above ground.



Grounding:

The electrical grounding is to the slab-rebar, common with newer homes.

Outlets and Switches:

Ground Fault Circuit Interrupt, Exterior:

The exterior outlets are GFCI protected.

Ground Fault Circuit Interrupt, Garage:

The garage outlets are GFCI protected.

Ground Fault Circuit Interrupt, Bathrooms:

The bathroom outlets within six feet of the sink are GFCI protected.

Ground Fault Circuit Interrupt, Kitchen:

The kitchen outlets, within six feet of the sink, are GFCI protected.

Electrical Panels, Power:

Main Panel Location:

The main panel is located, at the exterior, meter, east side of the home.



Power, Amperage:

The amperage is 200 Amps at 220/240 Volts.

Main Service Conductor:

The main power lines to the home are aluminum braid. Both copper and aluminum braid are used by the power company.

Household, Branch Wiring:

The branch wiring is copper.

Service Disconnect:

The electrical disconnect is at the exterior, meter.

Breaker Labeling:

The breakers in the electrical panel, or panels, are labeled.

Panel Condition:

No action is required, at the panel, at this time.

Sub Panels:

A sub panel is located in the SE bedroom and in the garage.

Sub Panel Condition:

No action is required, at the sub panel, at this time.

Arc Fault Circuit Interrupt Breakers:

AFCI breakers were noted in the panel, but actual load-testing is not part of a home inspection.

KITCHEN - APPLIANCES

Kitchen appliances are operated for basic functionality but are not evaluated for performance or quality. Not all cycles and settings are tested. Appliances, older than ten years, may be noisy and have decreased efficiency. Appliances are not moved; damage can occur to the appliances and flooring.

Kitchen:

Interior Doors:

No interior doors, into the kitchen, were noted.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are functional at this time.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floor:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional at this time.



Counters:

The counters are in functional condition:

Kitchen Sink:

The sink is functional at this time.

Sink Fixtures:

The sink fixtures are functional at this time.

Garbage Disposal:

The disposal is functional at this time.

Kitchen Appliances:

Oven:

The oven is gas. It is functional at this time.

Stove:

The stove is gas. It is functional at this time.

Range Ventilation:

The ventilation system is functioning at this time. It is installed above the range.

Microwave:

The microwave is functional at this time.

Dishwasher:

The dishwasher is functional at this time.

Trash Compactor:

There is no trash compactor in the kitchen at this time, not unusual.

Refrigerator:

Refrigerators are not part of a home inspection; however, the refrigerator was operating, running, during the inspection.

Wine Cooler:

There is no wine-cooler in the kitchen at this time.

LAUNDRY AREA

Washers and dryers are not actually operated, or moved, and any walls or flooring hidden by them are not inspected. Drain lines and water supply valves are not operated, turned.

Laundry:

Laundry Facility:

The laundry facility is located, in an interior closet, upper level.

Closet Doors:

The closet doors are functional at this time.

Exhaust Fan:

The exhaust fan is functional at this time.

Washer, Dryer:

Both a washer and a dryer are present.



Washer Connections:

There are plumbing-connections for the washer.

Dryer Connections:

There are connections for an electric dryer.

Dryer Venting:

The dryer vents to the exterior.

BATHROOMS

Primary Bathroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

No operable windows were noted.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Exhaust Fan:

The exhaust fan is functioning at this time.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional as this time.



Counters:

The counters are in functional condition:

Bathroom Sinks:

The sinks are functional at this time.

Sink Fixtures:

The sink fixtures are functional at this time.

Toilet:

The toilet is functional at this time.

Tubs and Showers:

The room has a shower.

Shower Door:

The shower has a door installed.

Tub / Shower Fixtures:

The fixtures are functional at this time.

Tub / Shower Surround:

The tub / shower surrounds are functional at this time.

Guest Bathroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

No operable windows were noted.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Exhaust Fan:

The exhaust fan is functioning at this time.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Cabinetry:

The cabinetry is functional as this time.

Counters:

The counters are in functional condition:

Bathroom Sinks:

The sinks are functional at this time.

Sink Fixtures:

The sink fixtures are functional at this time.

Toilet:

The toilet is functional at this time.

Tubs and Showers:

The room has a combination tub and shower.

Tub Door:

The tub uses a curtain.

Tub / Shower Fixtures:

The fixtures are functional at this time.

Tub / Shower Surround:

The tub / shower surrounds are functional at this time.

INTERIOR ROOMS

In general, home inspections are visual. Large objects, furniture, rugs, artwork, and the like, are not moved. The visual inspection of garages, as well as closets and cabinets, that are full of personal items will be limited. Invasive procedures, such as cutting or knocking holes in the walls, lifting the flooring, are not performed. Some windows and doors are inaccessible and are not operated. The condition of window-coverings, such as blinds and curtains, are not part of a home inspection. A representative number of electrical outlets are tested as not all of the outlets are accessible. Low-voltage wiring and signal-wiring for telephones, televisions, Internet service, security-alarms, etc, are not part of a home inspection. Wear and tear, such as minor cracks in the flooring, walls, and ceiling, are usually considered cosmetic issues; and although subjective, are not included in the report. Microbial-growth, carbon-monoxide, and allergen testing were not performed; however, further testing and evaluation can be performed, if desired.

GENERAL COMMENTS, INTERIOR SPACES:

Wall Materials:

The interior walls are made of drywall.

Ceiling Materials:

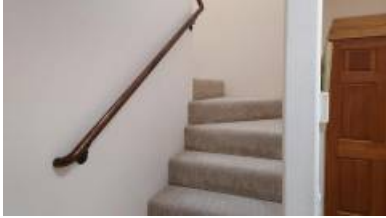
The ceilings are made of, drywall and wood.

Flooring Materials:

The floors are tile and carpet.

Staircases:

The staircase is functional at this time.



Smoke Alarms:

Smoke alarms were present in the home. One was tested, functional.

Carbon Monoxide Alarms:

Installing a carbon monoxide detector is suggested; there are either gas-burning appliances, or fireplaces, present in the home.

Furnished, Unfurnished:

The home was furnished at the inspection time. Furniture, along with personal items, artwork, full closets and cabinets, etc, can limit the visual inspection.

Thermography, Infrared Camera:

An infrared camera is a tool that is used mainly to verify heating and cooling distribution. It does not detect water or moisture, but it can help to locate leaks by indicating "cool-spots." Any cool-spots are checked for moisture using a moisture meter. No concerns were noted at this time.

Entry Foyer:

Interior Doors:

No interior doors were noted.

Exterior Doors:

The exterior door is functional at this time.

Windows:

The windows are currently functional.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

Living Room:

Interior Doors:

No interior doors were noted.

Exterior Doors:

The exterior door is functional at this time.

Windows:

No operable windows were noted.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Ceiling Fan:

The ceiling fan is functional at this time.

Dining Room:

Interior Doors:

No interior doors were noted.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Primary Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

The exterior door is functional at this time.

Windows:

No operable windows were noted.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

Guest Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

SE Bedroom:

Interior Doors:

The interior doors are functional.

Exterior Doors:

No doors, to the exterior of the home, were noted.

Windows:

The windows are currently functional.

Walls:

The walls are in good condition.

Ceiling:

The ceiling is in good condition.

Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

Ceiling Fan:

The ceiling fan is functional at this time.

Closets:

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

Closet Doors:

The closet doors are functional at this time.

FOUNDATION, CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas are neither accessible nor visible. Areas that are not readily accessible, or that are health or safety risks, are not entered.

Crawlspace:

Crawlspace Access:

The home does not have a crawlspace.

Basement:

Basement:

There home does not have a basement.

Foundation:

Foundation Type:

The foundation is a concrete slab with below-grade footings and stem-walls.