

# Sample Building Inspection Report

**123 Sample Street, Anywhere, USA 12345**

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**Inspection Date:**

1/10/2010

**Prepared For:**

Mr. & Mrs. Client

**Prepared By:**

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**Report Number:**

555

**Inspector:**

Mark Dewberry

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This appears to be a well built home in relatively good condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “**Discretionary Improvements**” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 68 degrees F.

### RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the **potentially significant improvements** that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### SAFETY ISSUES

- The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need adjustment or replacement or may not even have this feature due to its age.

### REPAIR ITEMS

- There is evidence of past water and/or moisture in the crawl space at the southwest corner and near the front of the house.
- The gutter downspouts should discharge water several feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- Wood/soil contact at the base of the siding (at shed) should be eliminated.
- The wiring exposed near the electrical meter should be protected by a rigid conduit.
- The main distribution panel does not appear to be properly bonded (i.e., I didn't see a bonding screw or strap within the panel). This should be investigated.
- Improper electrical connections in the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- The electrical breaker serving the furnace / air conditioning unit may be rated at 50 or 60 amps (could not be verified at electrical panel). The maximum size breaker for this unit is 35 amp (according to manufacturers' data plate). This should be investigated and repaired as necessary.
- Loose or missing insulation in the floor above the crawl space should be improved.
- The gas piping in the crawlspace should be better supported (approx. every 8 foot).
- The drop down stairs to the attic should be adjusted to open completely and provide a more stable and safe access point.

### IMPROVEMENT ITEMS

- There is evidence of vermin activity (i.e., droppings near torn insulation batt) in the crawl space.
- Some of the metal vents and flashings on the roof are rusting. They should be painted to extend the life of the material.
- The installation of ground fault circuit interrupter (GFCI) devices is advisable in the bathrooms.
- The front 2 – 3 foot section of the home (ceiling over bedrooms) should be insulated.

### ITEMS TO MONITOR

- Prior leaks to the roofing are evident near the chimney. This would suggest that problems have been experienced in the past. This area should be monitored.

### DEFERRED COST ITEMS

- The siding (and door) at the shed is aging noticeably, rotted at the base and should, eventually, be replaced.
- The overhead garage door is in fair condition and shows evidence of wear and localized rot in some places. Replacement would be the best long term approach.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	<ul style="list-style-type: none"> <li>•Poured Concrete (mostly not visible)</li> <li>•Masonry Block</li> <li>•Brick</li> <li>•Crawl Space Configuration</li> <li>•30% of Foundation Was Not Visible</li> </ul>
<b>Columns:</b>	<ul style="list-style-type: none"> <li>•Masonry Block</li> </ul>
<b>Floor Structure:</b>	<ul style="list-style-type: none"> <li>•Wood Joist</li> <li>•Concrete (garage)</li> </ul>
<b>Wall Structure:</b>	<ul style="list-style-type: none"> <li>•Not Visible</li> </ul>
<b>Roof Structure:</b>	<ul style="list-style-type: none"> <li>•Trusses</li> <li>•Plywood Sheathing</li> </ul>

## STRUCTURE OBSERVATIONS

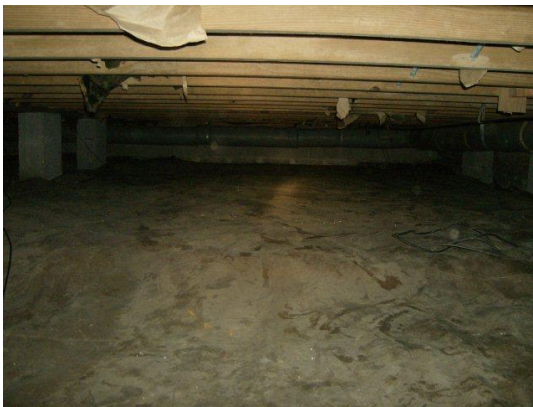
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### Positive Attributes

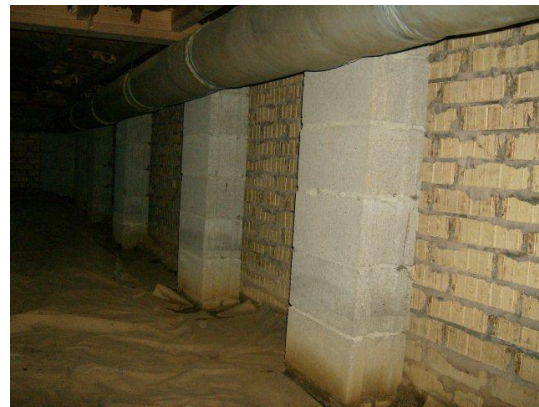
The construction of the home is good quality. The materials and workmanship, where visible, are good. The exterior walls of the home appear to be of 2x6 wood frame construction. This exceeds common practice and provides space for extra exterior wall insulation. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement. No major defects were observed in the accessible structural components of the house.

### General Comments

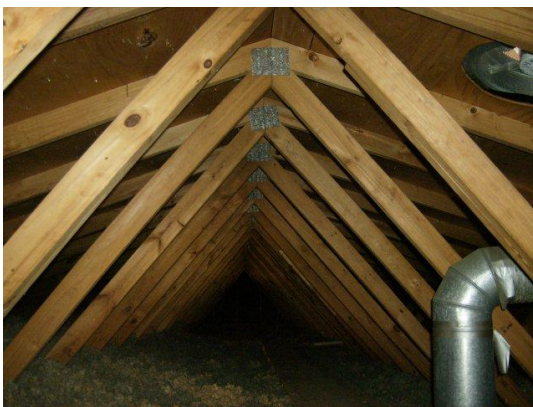
The foundation under the fireplace appeared to be in good condition. No cracks or settling was observed. The floor joist near the fireplace foundation has also been doubled to provide greater strength and support. No sagging of the joist(s) in this general area was observed.



Crawlspace floor (under living room)



Foundation Wall



Trusses



Roof Sheathing

## RECOMMENDATIONS / OBSERVATIONS

### Crawl Space

- **Repair, Monitor:** There is evidence of past water and/or moisture in the crawl space at the southwest corner and near the front of the house. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Roofing"). This condition should then be monitored to determine if additional measures are necessary to protect the building interior from water and moisture damage.



Southwest corner



Near front of house

- **Improve:** There is evidence of vermin activity (i.e., droppings near torn insulation batt) in the crawl space. A pest control specialist may need to be consulted for treatment and control advice.



Loose Insulation

## LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- The crawlspace area under the utility room & storage room was viewed from a distance.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal •Not Visible
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings appear to be in generally good condition and may be less than one year old.

The chimney does not show signs of significant deterioration and roof flashing details appear to be in good order.

A drip edge flashing has been installed around the perimeter of the roof. This flashing also helps protect the roof sheathing from damage at the eave.



## RECOMMENDATIONS / OBSERVATIONS

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspouts should discharge water several feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. *Note: The downspout at the northwest corner is slightly damaged.*

### Sloped Roofing

- **Monitor:** Prior leaks to the roofing are evident near the chimney. This would suggest that problems have been experienced in the past. This area should be monitored.



Water Stains near Chimney

### Flashings

- **Improve:** Some of the metal vents and flashings are rusting. They should be painted to extend the life of the material.



Rusted vent for water heater

## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Brick •Metal Siding (at gables) •Hardboard (at shed)
<b>Eaves, Soffits, And Fascias:</b>	•Aluminum
<b>Exterior Doors:</b>	•Metal •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Wood
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Fencing:</b>	•Chain Link •Welded Wire

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The house has mostly brick constructed exterior walls. Window frames are clad, for the most part, with a low maintenance material. The soffits and fascia are also a low-maintenance feature of the exterior. The decking of the back porch appears to be constructed from pressure treated wood. The driveway and walkways are in good condition.

### General Comments

The exterior of the home is generally in good condition but shows normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The siding (and door) at the shed is aging noticeably, rotted at the base and should, eventually, be replaced. In the interim, localized repairs may be necessary. Siding replacement is a significant expense.
- **Repair:** Wood/soil contact at the base of the siding (at shed) should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Improve:** Painting the metal siding at the gable ends would help preserve the material and improve the appearance of the exterior.

### Windows

- **Monitor:** Some of the windows (mainly at the front of the home) may have lost their seal. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

### Garage

- **Repair:** The overhead garage door is in fair condition and shows evidence of wear and localized rot in some places. Replacement would be the best long term approach. *Note: The door doesn't seal tightly to the floor at the ends.*
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need adjustment or replacement or may not even have this feature due to its age. Adding floor sensors at the base of the garage door is recommended.

### Deck / Porch

- **Improve:** Adding joist hangers (i.e., metal reinforcing connectors) to the deck framing is recommended to improve the structural integrity of these connections. This is an inexpensive improvement.

## LIMITATIONS OF EXTERIOR INSPECTION

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- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Grounding:</b>	•Copper •Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Breakers •Located: Storage / Utility Room
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	•Non-Metallic Cable "Romex"
<b>Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•None Found
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service should be sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All visible wiring within the home is copper. This is a good quality electrical conductor. Generally speaking, the electrical system is in good order.

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not especially costly to repair, they should be a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below. Not all of the electrical circuits within the main panel were labeled.



Main Electrical Panel

## RECOMMENDATIONS / OBSERVATIONS

### Service / Entrance

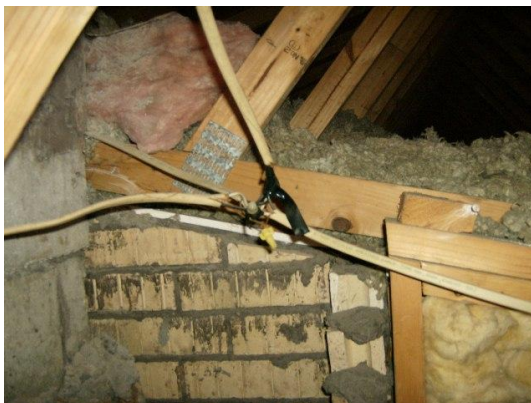
- **Repair:** The wiring exposed near the electrical meter should be protected by a rigid conduit.

### Main Panel

- **Repair:** The main distribution panel does not appear to be properly bonded (i.e., I didn't see a bonding screw or strap within the panel). This should be investigated.

### Distribution Wiring

- **Repair:** Improper electrical connections in the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.



Wire connections near chimney

### Outlets

- **Repair:** An ungrounded 3-prong outlet in the small room at the north end of the home should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.

### Lights

- **Repair:** The front porch light appeared inoperative. If the bulb is not blown, the circuit should be repaired.

### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets.

The installation of additional smoke detectors within the home is also recommended.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas •Wood (fireplace)
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: York •Serial Number: NEEM061107
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system appears to be in generally good condition and responded properly to operating controls. The heating system is an exterior gas fired system combined with a cooling unit (for a/c) and is approximately 13 years old. It showed no visible evidence of major defects at the time of inspection.

### General Comments

The fireplace appeared to be in good condition. Cleaning the chimney annually is recommended for safe and reliable operation of the fireplace / chimney.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Improve:** Routine servicing of the heating system is recommended. This should be a regular maintenance item to assure safe, reliable heat.

### Chimney / Fireplace

- **Repair:** Debris in the “clean out” area at the base of the chimney should be removed as part of system service.

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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**Energy Source:**

•Electricity

**Central System Type:**

•Air Cooled Central Air Conditioning •Manufacturer: York •Serial Number:  
NEEM061107

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing the air conditioning, a normal temperature drop (20 degrees) across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls. The system shows no visible evidence of major defects.



## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Improve:** The air conditioning system requires cleaning (e.g., leaves & debris inside cabinet).
- **Repair:** The electrical breaker serving the furnace / air conditioning unit may be rated at 50 or 60 amps (could not be verified at electrical panel). The maximum size breaker for this unit is 35 amp (according to manufacturers' data plate). This should be investigated and repaired as necessary.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Blown In (10 – 16") •Fiberglass Batts
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Crawl Space Insulation:</b>	•R19 in Floor above Crawl Space
<b>Vapor Retarders:</b>	•Plastic (over dirt crawlspace floor) •Kraft Paper
<b>Roof Ventilation:</b>	•Power Ventilators •Soffit Vents •Gable Vents (at front)
<b>Crawl Space Ventilation:</b>	•Exterior Wall Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen (at stove)

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This appears to be a well insulated home.



Floor Insulation



Attic Insulation

## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

### Attic / Roof

- **Repair:** Insulation could be evened out in some places within the attic.
- **Improve:** The front 2 – 3 foot section of the home (ceiling over bedrooms) should be insulated.



Missing Insulation

### Floors

The flooring insulation has been installed upside down. Typically this should be installed with the vapor barrier facing towards the heated living space.

### Crawl Space

- **Repair:** Loose or missing insulation in the floor above the crawl space should be improved.



Missing Floor Insulation

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Main Water Valve Location:</b>	•Front Yard
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Unknown
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Steel
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: U.S. Craftmaster •Serial Number: 0035107100
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve at Meter (south end)

## PLUMBING OBSERVATIONS

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### Positive Attributes

The water pressure supplied to the fixtures is good. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing system appears to be in generally good condition.

### General Comments

The water heater is approximately 9 years old, appeared to be installed correctly and in good condition.



Gas Water Heater

## RECOMMENDATIONS / OBSERVATIONS

### Gas Piping

- **Repair:** The gas piping in the crawlspace should be better supported (approx. every 8 foot).

## LIMITATIONS OF PLUMBING INSPECTION

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- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Wood •Masonry (fireplace)
<b>Floor Surfaces:</b>	•Carpet •Vinyl/Resilient •Concrete (garage)
<b>Window Type(s) &amp; Glazing:</b>	•Single Hung •Double Glazed •Fixed Single Pane (near front door)
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition for a home of this age. Typical minor flaws were observed in some areas. Cracks in the masonry hearth were noted but did not appear to be from recent settling.

### General Condition of Windows and Doors

The home contains average quality doors and windows.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws / damage were observed in the walls of the garage.
- **Monitor:** Water staining was noted on the ceiling near the vent for the water heater.

### Stairways

- **Repair:** The drop down stairs to the attic should be adjusted to open completely and provide a more stable and safe access point. *Note: A crack was also found in the frame (where it's mounted to the cover) of the drop down stairs.*

## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.