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Report example



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Home Inspection Report



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Report overview

Date of inspection

October 5, 2015

Property

EXAMPLE

Client

Amanda Nelson

Real estate agent

N/A

Building type

1 story house

Building occupancy

Non occupied

Age of building

1980

Weather conditions

15 degrees partially cloudy

Recent rain

no

Ground cover

Snow covered ground

This confidential report is prepared exclusively for the client.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. The inspection should not be considered a guarantee or warranty of any kind.

Please note that this report is provided as a home inspection with specific limitations as defined in the signed inspection agreement. The inspection is a visual inspection of accessible areas of the property.

The inspection is not a city, county, or state code inspection and the report is not an engineering report.

The inspection report should be read as a whole there may be items in the body of the report that are not listed in the summary of the report.

Be sure to read the inspection agreement for details on exclusions and limitations of the inspector.

Inspection Summary

Major defects

No Major defects found.

Potential safety hazards

Items that could be a safety hazard

There are no GFI outlets located by kitchen sink, utility sink in basement, garage, and exterior receptacle on south side of house.

GFI or ground fault protection is recommended at these areas that are prone to come in contact with water or wet conditions to protect user from electrical shock.

Automatic garage doors don't go back up with a reasonable amount of pressure.

A garage door opener should stop closing and reopen if there is something blocking the door from closing. This will prevent damage to door and closure and object blocking door

Deferred cost items

Items that may need repair or replacement in as little as 5 years

Minor defects, repairs or maintenance items

Items that may require repairs or regular maintenance

Rain gutter shows signs of leaking at the seam near downspout on south side of house.

Water leaking from seams is not getting to the downspout for proper drainage away from foundation.

Some of the windows mainly on the upper south and east side of house have gaps around the trim and siding. These gaps should be sealed to prevent moisture from getting behind siding.



Grounds

Grading

Inspected, no signs of water that may run toward structure.

Driveway

Concrete driveway in fare condition concrete showing signs of minor cracking and Spalding.

Sidewalks pathways

Suggest that a hand rail be added to front steps of porch. Hand rails are suggested at all stairs even if it is only 2 steps with a height of less than 35”.

Trees @ Vegetation

Tree in south west corner of lot showing signs of dying may have to be removed in next few years to prevent damage to neighbors garage.

Retaining walls @ Fences

N/A

Decks & patios

Wood deck on south side of house is in fair condition. Spacing of balusters in railing is over 4” apart. This could be a problem as a toddlers head could get caught between balusters.

Utilities

Cable line is in contact with garage roof. This could cause premature failure to the shingles in that area of the roof.
Electrical line coming into house is recommended to be 10’ from ground or deck height.

Garage and Outbuildings

Roof

Inspected from

Inspected from ground

Type

Asphalt shingles

Estimated age of roof is 5 years or less, no signs of leaking.

Rafters

Inspected no defects were found.

Soffit & eaves

Inspected no defects were found.

Exterior

Garage has vinyl siding there are several places where the siding is cracked or has holes in the siding especially on the east and south sides. There doesn't appear to be a vapor barrier behind siding. These two conditions could lead to water penetrating the wood sheathing causing mold or rotting of the underlying wood.



Garage doors

Service door showing signs of rust at bottom and has a few slashes in door which could allow water penetration and cause corrosion inside of door.



Automatic garage door openers do not stop and go back up under moderate pressure when closing. This could be a safety concern, the sensor beam located at the bottom of the door does not function properly when blocked.

Floor

Concrete floor a few minor cracks evident. Normal for a garage floor this age.

Foundation & Structure

Inspected no defects noted

Electrical

Breaker panel

Inspected no defects found

No GFI's (Ground Fault Interrupter) present. It is recommended that GFI's be used in a garage. To prevent electrical shock from water or damp areas

EXTERIOR of HOME

Roof

Inspected from

Ladder at edge lower roofs from inside windows

Type

Asphalt shingles age 5 years or less

Flashings and Valleys

Valleys not inspected do to snow on roof in valleys.

Flashings inspected from distance did not go on roof due to temperature.

No defects found.

Protrusions Vents ect.

Inspected no defects noted

Venting

Venting on north and south ends of gabled roof.

Soffit and eaves

Inspected no defects noted.

Rain gutters

Rain gutters appear to be leaking at seam near downspout on south side.

Recommend that a rain gutter be added to north side of house above entrance to porch.

Chimney

N/A

Siding

House has mostly wood siding with some vinyl siding located on back addition of home. Condition is fair.

Windows doors

Some of the windows mainly on the upper south and east side of house have gaps around the trim and siding. These gaps should be sealed to prevent moisture from getting behind siding.



Bathroom window is missing screen.

Foundation

Block foundation no defects noted.

Stairs & Balusters

Recommend putting railing at front step to porch. Railings recommended for all steps even under 35"

Porches & Balconies

3 season porch on north side of house it appears that the North west side of the porch may have settled slightly not enough to cause concern.

Hose bibs

Inspected no defects noted

Electrical

Outside outlet by deck on south side of building is not a GFI. It is recommended that outside receptacles be GROUND FAULT PROTECTED, to avoid electrical shock from water or moisture.

AC Unit

N/A

INTERIOR

Halls and entries

Stairs

Inspected no defects noted

Doors

Inspected no defects noted

Ceilings

Some minor cracking in plaster in upstairs hallway typical of plaster in a house of this age.

Smoke detectors

Noted in upstairs hall and at bottom of stairs leading to second level.

Walls

Minor cracking in plaster typical for a house this age.

Electrical

Inspected no defects found

Floors

Inspected no defects found

ATTIC

Entry method

Access panel in upstairs hall please note only attic in upper roof area inspected could not see dormer areas of roof.

Insulation

Blown in insulation has been disturb and moved around in some areas. Only 6" deep, recommended depth for insulation in attic is 12".

Roof structure

Rafters are of 2X4 construction with cross boards and osb (Orientated Strand Board) sheathing. There are signs of old water stains possibly where a chimney may have been removed. Noted some new 2x4's bricks lying in the area of this repair. No other signs of leaking were observed.



Ventilation

Vents noted at north and south end of gabled roof not defects noted.

GENERAL ROOM CONDITIONS

Walls

Some cracks in plaster noted mostly upstairs bedrooms typical of plaster walls in homes of this age.

Ceilings

Some plaster ceilings upstairs have minor cracks typical of houses this age. Main floor has some ceiling tile on them no defects noted.

Floors

Inspected no defects noted.

Windows

Inspected no defects noted.

Electrical

Found outlet in upstairs south bedroom with light switch not grounded should be checked by electrician.

Ceiling fans inspected and are operational.

HVAC

No heating vent observed in upstairs north bedroom.

Closets

Inspected no defects noted.

Storage Closet

Noted upstairs storage closet has some missing insulation on southern wall.

Bathroom 1

Toilet

Inspected no defects found.

Sink & Cabinets

Inspected no defects found.

Tub/ Shower

Inspected no defects found

Ventilation

Bathroom fan is functioning as well as window.

Electrical

Inspected no defects found.

Water Flow Test

(A water flow test is performed to see if there is a drop in water pressure when multiple fixtures are used at the same time.)

Flow test showed no drop in pressure.

KITCHEN

Flooring

Inspected no defects found

Countertops & Cabinets

Inspected no defects found

Sink & plumbing

Cabinet under sink has damage possibly from a leaking sink dose not appear to be leaking at this time.

Electrical

Outlets within 6' of sink are not GFI protected. Recommended that GFI (Ground Fault Protection) be installed at these locations to protect from electrical shock from water

Center light switch by door dose not appear to function.

Appliances

Note inspecting appliances is above the scope for general inspection in Wisconsin.

Stove hood inspected and no defects found.

Gas stove inspected no leaks noted stove has pilot lights, Note that if pilot light could go out and allow gas to enter house.

BASEMENT @ CRAWL SPACE'S

Walls

Some walls are finished and covered with dry wall brick wall on west side of basement shows peeling paint could be a result of water penetration.



Minor cracks observed east wall above water heater.

Floor

Inspected no defects found

Evidence of water protrusions

Peeling paint on west wall could be from water penetration, some signs of past water penetration or water on floor noted on bottom of drywall on north rooms.

Basement appears to be dry at this time.

Electrical

Noted outlet by east room entrance has hot and neutral line reversed. This condition could cause electrical motors plugged into the outlet to run in reverse also can cause damage to computer equipment. Suggest having looked at by licensed electrician.

Outlet located next to utility sink in laundry area is not GFI protected. Outlets near a water source should be GFI (Ground Fault Interrupter) to protect against electrical shock when in contact with water.

Note that dryer plug not tested

PLUMBING

Note Private well and septic are not inspected. Recommend that they be inspected by licensed inspector I can give you a list of local inspectors for your area.

Main water source

City water line comes in west side of basement floor. Water pressure read at at 40 .5 psi. Main water shut off valve noted.

Water Lines

Mixed copper and pex tubing. No defects noted

Drain Lines

Inspected no defects noted

Gas Piping

Natural gas lines noted feeding furnace and kitchen stove each have separate shut off valves no leaks or defects noted.

ELECTRICAL

Service Rating

200 amp

Main Box rating

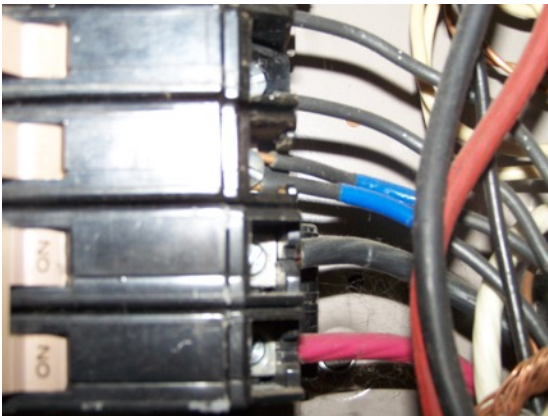
200 amp

Main Service wiring

Wire protection

Circuit Breaker box

Noted two wires tied into one breaker this should be looked at by licensed electrician breaker switches are not designed to have more than one wire connected to them more could cause arcing and a possible fire hazard.



System ground

System grounds to water line in basement no defects noted.

Secondary panels

A secondary panel in garage feeds from main breaker box on a double pole 60 amp breaker no defects noted.

WATER HEATER

Location

Basement

Type

Electric

Age

Manufactured April 2013

Size

40 gallon

Brand

Richmond

Condition

Over flow drain is approximately 24" off ground should be 6" off floor.

FURNACE OR HEATING SYSTEM

Location

Basement

Brand

Bryant plus 95 evolution system

Age

2007

Fuel source

Natural gas

System operation and condition

No defects noted

Ducting

Inspected no defects found

Heat exchanger

Not observable

Exhaust

2 pvc pipes vented outside east side wall.

Thermostat

Functioning properly

Fire Place

N/A

AIR CONDITIONING

Please note:

If outside temperature is below 60degrees or the unit has not been warmed up for 24 hours the unit is not inspected.

Room air conditioners are above the scope of general inspections in Wisconsin.

Type

N/A

Brand

N/A

Age

N/A

Condition

N/A