



Inspection Report

Sample House

Property Address:
310 Inspection Road
Hometown FL



HousePro Inspection Services

Glenn Botts
998 Nixon Circle NE
Palm Bay, FL 32907
321-676-0836



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Date: 12/17/2007	Time:	Report ID: Sam 2
Property: 310 Inspection Road Hometown FL	Customer: Sample House	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Age Of Home:

Over 50 Years

Weather:

Clear

Temperature:

Over 60

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				X	Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS	X				Viewed roof covering from: Ground
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS				X	Chimney (exterior): Brick

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Comments:

1.0 (1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Some shingles are missing on main roof and daylight can be seen from attic. Immediate repairs are needed here.

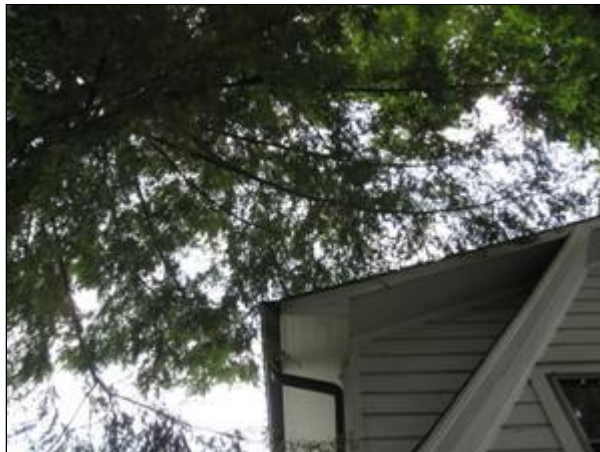


1.0 Picture 1



1.0 Picture 2

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Picture 3

1.3 (1) The gutter is loose or daylight between gutters and fascia at the rear. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.



1.3 Picture 1

1.3 (2) The gutter screens collapsed inside gutter at the front of home. A qualified person should repair or replace as needed. The gutter needs cleaning of debris at the front and as needed elsewhere. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X				Siding Style: Brick
2.1	DOORS (Exterior)				X	Siding Material: Wood
2.2	WINDOWS				X	Full brick
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X	Exterior Entry Doors: Wood
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Appurtenance: Covered porch
2.5	EAVES, SOFFITS AND FASCIAS				X	Porch Sidewalk


IN NI NP RR

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Driveway:

Asphalt

Comments:

 **2.1** The side entry door to basement reveals daylight when latched at areas missing weather-stripping. This is a small repair. A qualified person should repair or replace as needed.



2.1 Picture 1 Basement entry

2.2 The sill plate is deteriorated at right side (facing front). This is a small repair. A qualified person should repair or replace as needed.



2.2 Picture 1 Basement window (s)

2.3 (1) The support column(s) on covered porch at the left side (facing front) are split or cracked in areas and are deteriorated in areas. A repair or replacement is needed. A qualified contractor should perform the work.



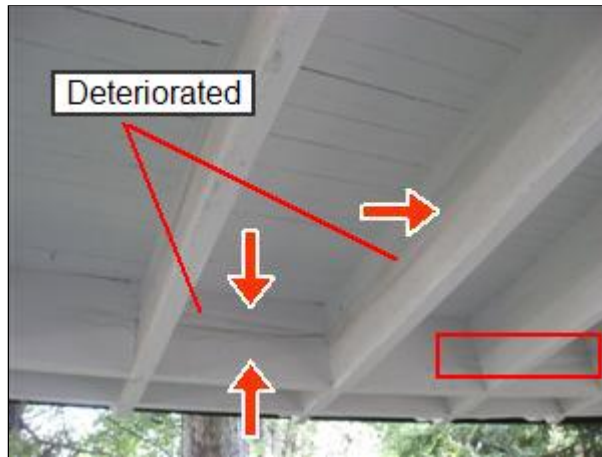
2.3 Picture 1 Front Porch

2.3 (2) The steps on the porch at the rear of home are not uniform in "riser height" and are a tripping hazard. A fall or injury could occur if not corrected. I recommend repair as needed.



2.3 Picture 2 Rear Porch

🏠 (3) Some of the rafters of covered porch shows weakening by previous damage from leaks or other. Appears to remain strong to function. FYI



2.3 Picture 3

🏠 2.5 (1) The eave boards at eave on the gables and various roof edges are deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.



2.5 Picture 1



2.5 Picture 2

🏠 (2) The soffit panel at eave on the front (right of main entry) are weathered and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or as needed. I am unable to determine if leak exists here or was a result of clogged gutters.



2.5 Picture 3 Front (right of main entry)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room



Dining Room



Kitchen

		IN	NI	NP	RR	Styles & Materials
3.0	CEILINGS				X	Ceiling Materials: Plaster Suspended ceiling panels Ceiling Tile Painted-over wallpaper
3.1	WALLS	X				Wall Material: Drywall Plaster
3.2	FLOORS	X				Floor Covering(s): Hardwood T&G Tile Vinyl
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X	Interior Doors: Wood
3.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X	
3.5	DOORS (REPRESENTATIVE NUMBER)				X	
3.6	WINDOWS (REPRESENTATIVE NUMBER)				X	

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Window Types:

Double-hung
Single pane
Storm windows


Cabinetry:

Wood
Veneer

Countertop:


Laminate

Comments:

 **3.0** (1) Plaster ceiling is in need of repair in bathroom. Currently it is covered by drop panels.



3.0 Picture 1

 (2) The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Bedroom. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.

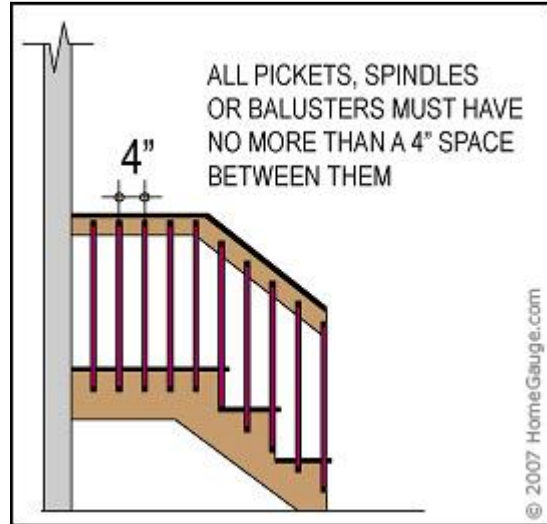


3.0 Picture 2

3.3 The hand/guard rail for the stairs to basement are missing balusters (on both sides). A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



3.3 Picture 1 basement stairs



3.3 Picture 2

3.4 Sink base is damaged under sink at bottom shelf likely from leaking faucet. Recommend repair or replace sink base cabinetry as necessary.



3.4 Picture 1 under kitchen sink

3.5 The Entry door and Closet door rubs at jamb when closing at the Living Room and hallway closet and Small bedroom. The Living room second door to porch is painted shut or will not open. A qualified person should repair or replace as needed.

3.6 There are cracked and broken glass at numerous windows throughout home. At least five windows missing sash cords at the Living Room, pantry and Small bedroom (left of hall bath) and at top of stairs. A qualified person should repair or replace as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X	Foundation: Brick Method used to observe
4.1	WALLS (Structural)	X				Crawlspace: No crawlspace
4.2	COLUMNS OR PIERS	X				Floor Structure: 2 X 8
4.3	FLOORS (Structural)	X				2 X 10
4.4	CEILINGS (structural)	X				Wood joists
4.5	ROOF STRUCTURE AND ATTIC				X	Wall Structure: Wood Brick Columns or Piers: Masonry block Supporting walls Ceiling Structure: 2X4 Roof Structure: Stick-built 2 X 6 Rafters Common board Roof-Type: Gable Method used to observe attic: Walked Attic info: Attic access

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Comments:

4.0 (1) Brick Foundation wall at the basement entry has missing mortar around windows . Repairs are needed. A skilled masonry contractor should perform the repairs.



4.0 Picture 1

4.0 (2) The brick foundation has been coated with a water proof sealer except behind shelving. If water intrusion occurs here, then shelving may need removing in order to coat area properly.



4.0 Picture 2 basement wall

4.5 The common board roofing indicates roof leaks or has leaked around the chimneys. Leaking roofs should be repaired to prevent damage. I recommend a qualified contractor perform the work. (See Roof Coverings comments)



4.5 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X	Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	Water Filters: None
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X	Plumbing Water Supply (into home): Galvanized (old)
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Water Distribution (inside home): Galvanized
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Copper
5.5	MAIN FUEL SHUT OFF (Describe Location)	X				Washer Drain Size: 2" Diameter
5.6	SUMP PUMP			X		Plumbing Waste: PVC Cast iron lead waste (old)
						Water Heater Power Source: Electric
						Water Heater Capacity: 40 Gallon (1-2 people)
						Manufacturer: A.O. SMITH

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Comments:

🏠 5.0 (1) Upon arriving water was on and spilling onto floor of basement from nearby faucet and water heater. The hvac person who was their at the time of inspection claimed that he turned the water on at the street. I turned off the valve at faucet and water heater.
FYI




5.0 Picture 1

🏠 (2) The stop-valve does not work properly at the Hall Bath sink. Repairs are needed. The tub drain drains slowly at main bath. There is a leak under bathtub that can be seen from removing access panel on wall. Repairs are needed. A qualified licensed plumber should repair or correct as needed.




5.0 Picture 2 Upstairs bath

 (3) The basket strainer is leaking at left side and at right side at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





5.0 Picture 3

 (4) The floor drain has a plug as if to keep something from coming in? After the inspection, the owner of the adjacent property volunteered information that the city sewer occasionally will back up and come into basement. This may be the reason for the plug? I am unable to determine if plug will prevent this from occurring. FYI



5.0 Picture 4 basement floor drain

 **5.1** (1) The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. The spray nozzle is not working properly which could be as a result of no volume or pressure at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

 (2) The water pressure over-all is poor and would not pass "functional flow." A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. NOTE: NO SHOWER FOR BATH

Toilet will not fill with water likely due to clogged piping. I could not inspect the toilet fixture for leaks.



5.1 Picture 1

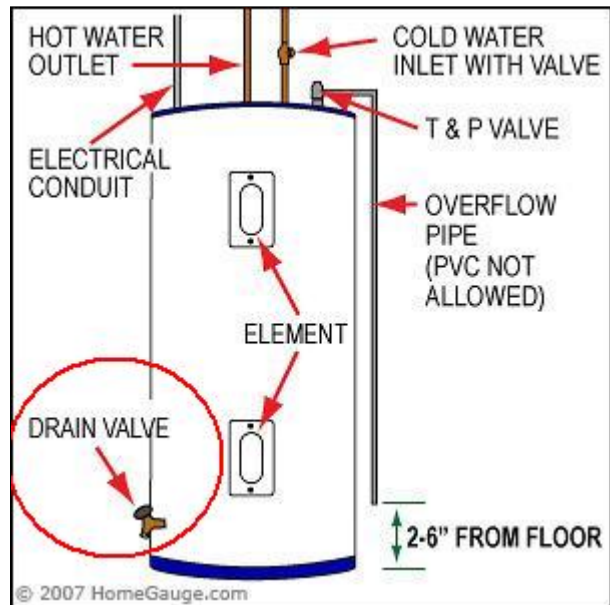


5.1 Picture 2

5.2 Water heater was empty and drain open at bottom when I arrived. I closed drain but at the end of inspection, drips were still occurring. Repairs may be needed.



5.2 Picture 1



5.2 Picture 2

5.3 The main shut off is the red knob located in the basement on the front wall. This is for your information.



5.3 Picture 1

5.5 The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

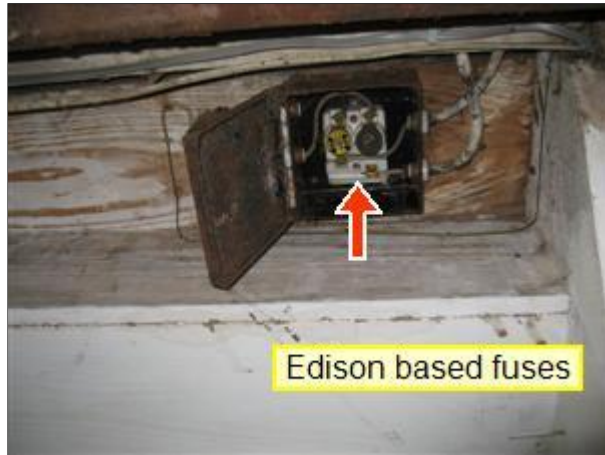
		IN	NI	NP	RR	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Overhead service
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Aluminum 220 volts
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X	Panel capacity: 100 AMP
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	Panel Type: Fuses Circuit breakers
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				Branch wire 15 and 20 AMP: Copper
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X		Wiring Methods: Romex Knob and Tube
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
6.7	SMOKE DETECTORS	X				
6.8	CARBON MONOXIDE DETECTORS	X				

IN NI NP RR

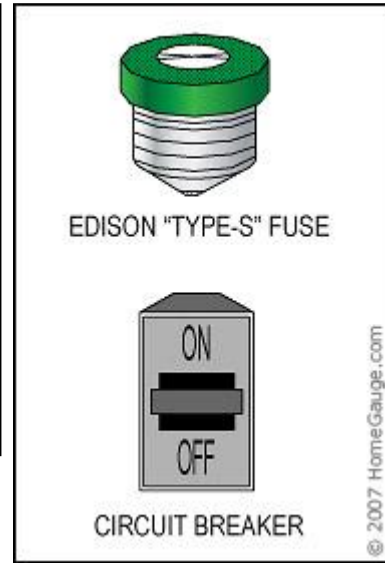
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Comments:

6.2 Problem(s) discovered with Branch Circuits such as doubled wiring at fuse(s), doubled wiring at circuit(s), and edison base fuse(s) under stairs, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



6.2 Picture 1



6.2 Picture 2

6.3 (1) "Two-prong" outlets are missing cover-plates in the dining room and in the living room. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.3 Picture 1 various rooms

🏠 (2) Loose light fixture needs securing in closet. Loose or unfinished wiring in attic should be corrected to remain safe (Picture 2)
.One splice box needs a cover-plate in the basement. I recommend repair as needed (Picture 4) .



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

6.6 The main panel box is located at the basement.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning




The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
7.0	HEATING EQUIPMENT				X	Heat Type: Circulating boiler
7.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
7.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): One
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X	Types of Fireplaces: Conventional
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				X	Operable Fireplaces: One
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X			Number of Woodstoves: None
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				Number of AC Only Units: None
7.7	GAS/LP FIRELOGS AND FIREPLACES			X		
7.8	COOLING AND AIR HANDLER EQUIPMENT			X		
7.9	NORMAL OPERATING CONTROLS			X		
7.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X		

IN NI NP RR

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Comments:


 **7.0** The gas-fired boiler did not function or is non-operational. A repair or replacement is needed. I recommend further inspection by a licensed HVAC contractor.



7.0 Picture 1



7.0 Picture 2

 **7.3** Due to the concern for water volume or pressure and because of the old piping that was turned off for an extended period of time, and the fact that the boiler is non-operational, I am concerned of whether or not the radiators will function properly when boiler is repaired. A clogged or failed radiator can be expensive to replace. I strongly recommend that an HVAC person inspect all the radiators

when boiler becomes operable. You should obtain a letter from the HVAC company as to the condition of radiators, piping and boiler before you close on home.

7.4 There is no heat source for Bedroom on right (at top of stairs).



7.4 Picture 1 bedroom

7.5 The liner for fireplace was partially visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. I did not inspect the liner for gas fired boiler. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

7.8 There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation




The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	INSULATION IN ATTIC	X				Attic Insulation:
8.1	INSULATION UNDER FLOOR SYSTEM			X		Blown
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X		Fiberglass
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				R-19 or better
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Ventilation:
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Gable vents
						Passive
						Exhaust Fans:
						None
						Dryer Power Source:
						220 Electric
						Dryer Vent:
						Flexible Vinyl
						Floor System Insulation:
						NONE

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **8.0** The attic has a small amount of insulation and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrician should first replace knob and tubing wires with updated wiring.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0	DISHWASHER	X				Dishwasher Brand: KENMORE
9.1	RANGES/OVENS/COOKTOPS			X		Disposer Brand: IN SINK ERATOR
9.2	RANGE HOOD			X		Exhaust/Range hood: NONE
9.3	TRASH COMPACTOR			X		Range/Oven: NONE
9.4	FOOD WASTE DISPOSER	X				Built in Microwave: NONE
9.5	MICROWAVE COOKING EQUIPMENT			X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



HousePro Inspection Services

**998 Nixon Circle NE
Palm Bay, FL 32907
321-676-0836**

Customer
Sample House

Address
310 Inspection Road
Hometown FL

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.0 ROOF COVERINGS

Repair or Replace



(1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Some shingles are missing on main roof and daylight can be seen from attic. Immediate repairs are needed here.

1. Roofing



1.0 Picture 1



1.0 Picture 2



(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Picture 3

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace



(1) The gutter is loose or daylight between gutters and fascia at the rear. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.



1.3 Picture 1



(2) The gutter screens collapsed inside gutter at the front of home. A qualified person should repair or replace as needed. The gutter needs cleaning of debris at the front and as needed elsewhere. Gutters that drain poorly or clogged can lead to many

1. Roofing



costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 2

2. Exterior



2.1 DOORS (Exterior) Repair or Replace



The side entry door to basement reveals daylight when latched at areas missing weather-stripping. This is a small repair. A qualified person should repair or replace as needed.



2.1 Picture 1 Basement entry

2.2 WINDOWS

Repair or Replace



The sill plate is deteriorated at right side (facing front). This is a small repair. A qualified person should repair or replace as needed.



2.2 Picture 1 Basement window (s)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



(1) The support column(s) on covered porch at the left side (facing front) are split or cracked in areas and are deteriorated in areas. A repair or replacement is needed. A qualified contractor should perform the work.



2.3 Picture 1 Front Porch



(2) The steps on the porch at the rear of home are not uniform in "riser height" and are a tripping hazard. A fall or injury could occur if not corrected. I recommend repair as needed.

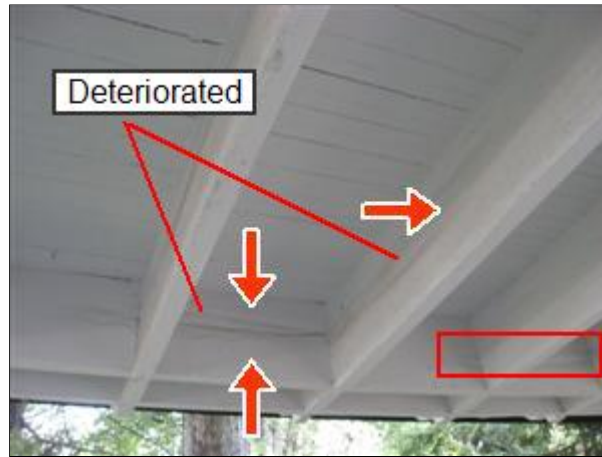


2.3 Picture 2 Rear Porch

2. Exterior



(3) Some of the rafters of covered porch shows weakening by previous damage from leaks or other. Appears to remain strong to function. FYI



2.3 Picture 3

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace



(1) The eave boards at eave on the gables and various roof edges are deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.



2.5 Picture 1



2.5 Picture 2



(2) The soffit panel at eave on the front (right of main entry) are weathered and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or as needed. I am unable to determine if leak exists here or was a result of clogged gutters.

2. Exterior



2.5 Picture 3 Front (right of main entry)

3. Interiors



3.0 CEILINGS

Repair or Replace



(1) Plaster ceiling is in need of repair in bathroom. Currently it is covered by drop panels.



3.0 Picture 1



(2) The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Bedroom. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.



3.0 Picture 2

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

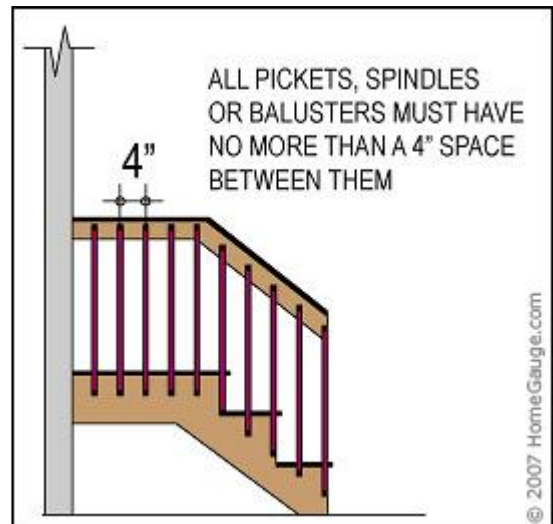
Repair or Replace



The hand/guard rail for the stairs to basement are missing balusters (on both sides). A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



3.3 Picture 1 basement stairs



3.3 Picture 2

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace



Sink base is damaged under sink at bottom shelf likely from leaking faucet. Recommend repair or replace sink base cabinetry as necessary.


3. Interiors



3.4 Picture 1 under kitchen sink


3.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

-  The Entry door and Closet door rubs at jamb when closing at the Living Room and hallway closet and Small bedroom. The Living room second door to porch is painted shut or will not open. A qualified person should repair or replace as needed.

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace


-  There are cracked and broken glass at numerous windows throughout home. At least five windows missing sash cords at the Living Room, pantry and Small bedroom (left of hall bath) and at top of stairs. A qualified person should repair or replace as needed.

4. Structural Components




4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

-  (1) Brick Foundation wall at the basement entry has missing mortar around windows . Repairs are needed. A skilled masonry contractor should perform the repairs.



4.0 Picture 1

-  (2) The brick foundation has been coated with a water proof sealer except behind shelving. If water intrusion occurs here, then shelving may need removing in order to coat area properly.

4. Structural Components



4.0 Picture 2 basement wall

4.5 ROOF STRUCTURE AND ATTIC

Repair or Replace



The common board roofing indicates roof leaks or has leaked around the chimneys. Leaking roofs should be repaired to prevent damage. I recommend a qualified contractor perform the work. (See Roof Coverings comments)



4.5 Picture 1

5. Plumbing System



5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



(1) Upon arriving water was on and spilling onto floor of basement from nearby faucet and water heater. The hvac person who was their at the time of inspection claimed that he turned the water on at the street. I turned off the valve at faucet and water heater. FYI

5. Plumbing System



5.0 Picture 1



(2) The stop-valve does not work properly at the Hall Bath sink. Repairs are needed. The tub drain drains slowly at main bath. There is a leak under bathtub that can be seen from removing access panel on wall. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Picture 2 Upstairs bath



(3) The basket strainer is leaking at left side and at right side at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Picture 3



(4) The floor drain has a plug as if to keep something from coming in? After the inspection, the owner of the adjacent property volunteered information that the city sewer occasionally will back up and come into basement. This may be the reason for the plug? I am unable to determine if plug will prevent this from occurring. FYI



5.0 Picture 4 basement floor drain

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

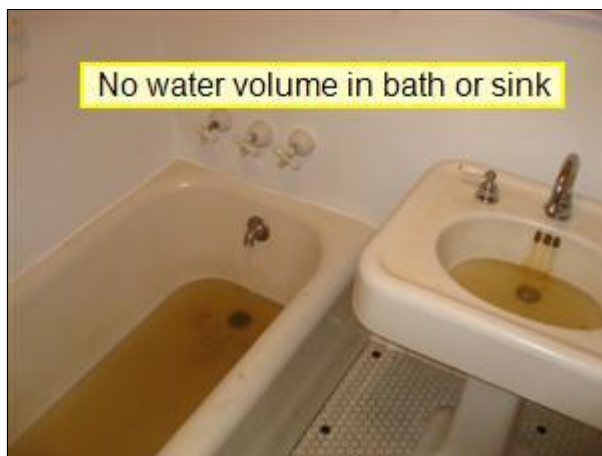


(1) The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. The spray nozzle is not working properly which could be as a result of no volume or pressure at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



(2) The water pressure over-all is poor and would not pass "functional flow." A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. NOTE: NO SHOWER FOR BATH

Toilet will not fill with water likely due to clogged piping. I could not inspect the toilet fixture for leaks.



5.1 Picture 1



5.1 Picture 2

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

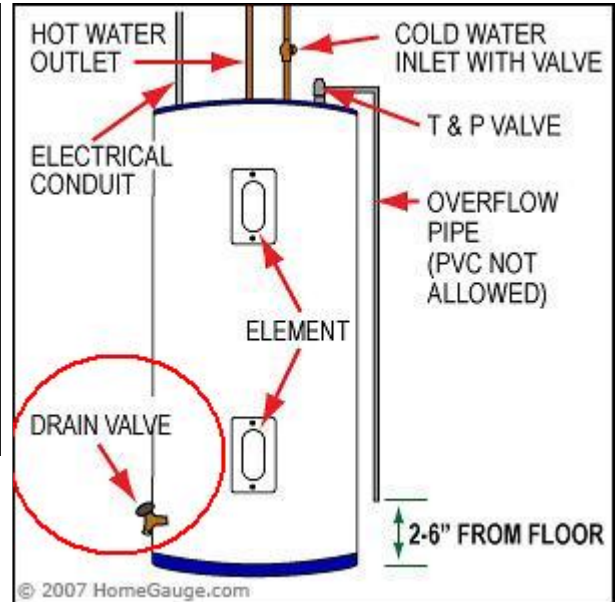


Water heater was empty and drain open at bottom when I arrived. I closed drain but at the end of inspection, drips were still occurring. Repairs may be needed.

5. Plumbing System



5.2 Picture 1



5.2 Picture 2

6. Electrical System



6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

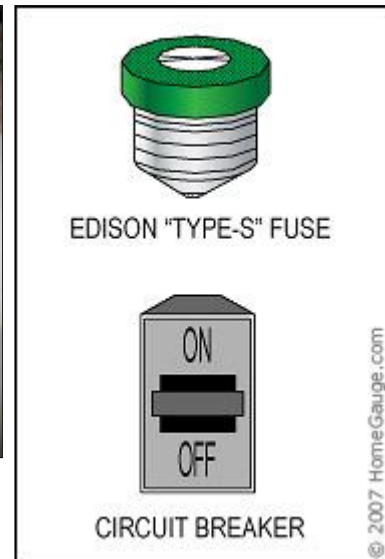
Repair or Replace



Problem(s) discovered with Branch Circuits such as doubled wiring at fuse(s), doubled wiring at circuit(s), and edison base fuse(s) under stairs, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



6.2 Picture 1



6.2 Picture 2

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

6. Electrical System



(1) "Two-prong" outlets are missing cover-plates in the dining room and in the living room. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.3 Picture 1 various rooms



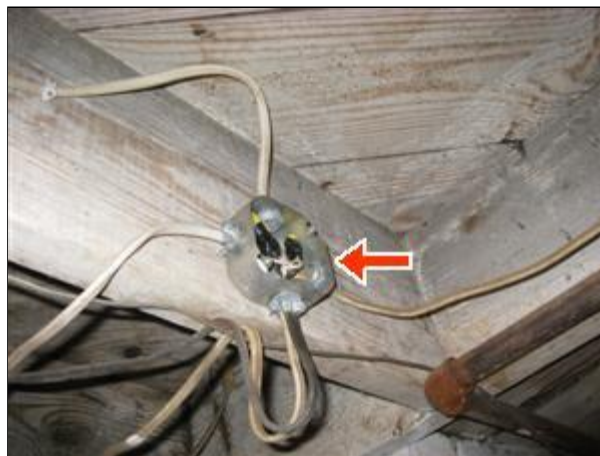
(2) Loose light fixture needs securing in closet. Loose or unfinished wiring in attic should be corrected to remain safe (Picture 2) .One splice box needs a cover-plate in the basement. I recommend repair as needed (Picture 4) .



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

7. Heating / Central Air Conditioning



7.0 HEATING EQUIPMENT

7. Heating / Central Air Conditioning



Repair or Replace



The gas-fired boiler did not function or is non-operational. A repair or replacement is needed. I recommend further inspection by a licensed HVAC contractor.



7.0 Picture 1



7.0 Picture 2

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



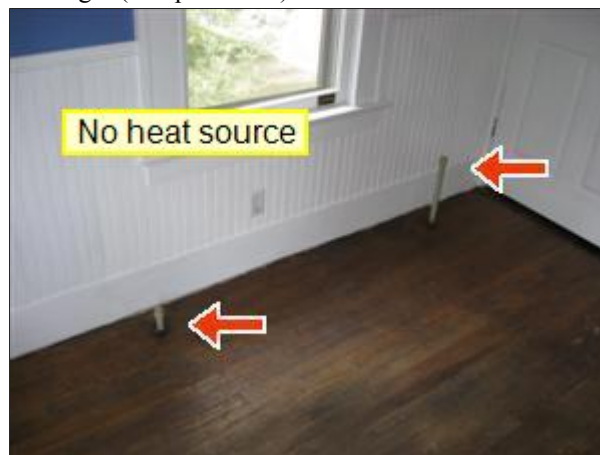
Due to the concern for water volume or pressure and because of the old piping that was turned off for an extended period of time, and the fact that the boiler is non-operational, I am concerned of whether or not the radiators will function properly when boiler is repaired. A clogged or failed radiator can be expensive to replace. I strongly recommend that an HVAC person inspect all the radiators when boiler becomes operable. You should obtain a letter from the HVAC company as to the condition of radiators, piping and boiler before you close on home.

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Repair or Replace



There is no heat source for Bedroom on right (at top of stairs).



7.4 Picture 1 bedroom

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Not Inspected



The liner for fireplace was partially visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. I did not inspect the liner for gas fired boiler. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

8. Insulation and Ventilation



8.0 INSULATION IN ATTIC

Inspected



The attic has a small amount of insulation and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrician should first replace knob and tubing wires with updated wiring.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

HousePro Inspection Services
 998 Nixon Circle NE
 Palm Bay, FL 32907
 321-676-0836
 Inspected By: Glenn Botts

Inspection Date: 12/17/2007
 Report ID: Sam 2

Customer Info:	Inspection Property:
Sample House	310 Inspection Road Hometown FL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
 Payment Status:
 Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.