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Property Inspection Report



Sample Property Inspection Report



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address Sample Inspection Report
City Round Hill State Virginia Zip 20141

Client Information

Client Name Tim Diviney
Client Address Same
City Round Hill State Virginia Zip 20141
Phone 571-258-7650
Fax none

Inspection Company

Inspector Name Timothy C. Diviney
Company Name 1 True North Home Inspections LLC
Address P O Box 89
City Round Hill State Va Zip 20142
E-Mail Tim@1TrueNorth.com

Conditions

Others Present None Property Occupied Occupied
Estimated Age 20 years Entrance Faces North
Inspection Date 2/26/2016
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 40
Weather Rain Soil Conditions Damp
Space Below Grade None
Building Type Single family Garage None
Sewage Disposal Septic How Verified Owner
Water Source Well How Verified Visual Inspection
Additions/Modifications None

Exterior

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North Exterior Surface

Acceptable	Type: Wood - Board and batten wood siding.
Acceptable	Trim: Wood
Acceptable	Fascia: Wood
Acceptable	Soffits: Vinyl
Acceptable	Door Bell: none
Marginal	Patio Door: French door - Interior sheathing on the bottom of the door has been peeled back. Recommend repair by qualified contractor



Acceptable	Windows: Non-opening
Defective	Exterior Electric Outlets: 110 VAC - Non-GFCI outlet. GFCI outlets required for all exterior outlets. None are present.
Acceptable	Hose Bibs: Rotary
Acceptable	Gas Meter: Exterior surface mount at side of home, Exterior surface mount at side of home



Acceptable	Main Gas Valve: Located at gas meter
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Roof

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Main Roof Surface

Method of Inspection: Ladder at eaves

Acceptable Material: Tin

Type: Gable

Approximate Age: 20 yrs

Acceptable Flashing: Aluminum

Acceptable Skylights: Insulated glass

Acceptable Plumbing Vents: PVC

Acceptable Electrical Mast: Underground utilities

Marginal Gutters: Aluminum - **Need cleaning.**

Defective Downspouts: Aluminum - **Missing downspout on the front east corner. This could allow water to flow back towards the home and cause water damage to either the siding, the foundation or both.**



East Chimney

Acceptable Chimney: Metal pipe - Unable to view interior of chimney due to height.

Unable to view interior of chimney due to rain cap

Not Inspected Flue/Flue Cap: Unable to view due to height

Acceptable Chimney Flashing: Aluminum

Electrical

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Service Size Amps: 200 Volts: 120-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Aluminum

Acceptable 240 VAC Branch Circuits: Aluminum

Acceptable Aluminum Wiring: Not present

Acceptable Conductor Type: Romex

Acceptable Ground: Plumbing ground only

Acceptable Smoke Detectors: Battery operated with light



Electrical (Continued)

Recessed in wall Electric Panel
Acceptable Manufacturer: Cutler-Hammer



Maximum Capacity: 200 Amps
Acceptable Main Breaker Size: 200 Amps
Acceptable Breakers: Copper
Acceptable AFCI: None - **Not present. This is an older home so they were not required when house was built. Its is recommended that they be installed for all bedrooms, living rooms, family rooms and dining rooms.**
Acceptable GFCI: At GFCI receptacles only
Is the panel bonded? No

Structure

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Acceptable Structure Type: Wood frame
Acceptable Foundation: Poured slab
Acceptable Differential Movement: No movement or displacement noted
Acceptable Beams: Not visible
Acceptable Bearing Walls: Frame
Acceptable Joists/Trusses: Not visible
Acceptable Floor/Slab: Poured slab
Defective Stairs/Handrails: Wood stairs with no handrails - **Handrails missing (Safety), A qualified contractor is recommended to evaluate and estimate repairs**



Air Conditioning

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Heat Pump AC System

- Acceptable A/C System Operation: Not inspected - Not inspected as outside temperature below 40 degrees
- Acceptable Condensate Removal: PVC
- Acceptable Exterior Unit: Pad mounted
- Manufacturer: Rheem



Model Number: RAKA-030JAZ Serial Number: 5428 M2397 12737
 Area Served: Whole building Approximate Age: 06/1997
 Fuel Type: 208-230 VAC Temperature Differential: 150
 Type: Heat pump Capacity: Not listed

Marginal Refrigerant Lines: Serviceable condition - **Insulation on refrigerant line is dry rotted and missing in some spots. Recommend repair by qualified contractor.**



- Acceptable Electrical Disconnect: Tumble switch
- Acceptable Thermostats: Individual

Fireplace/Wood Stove

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Living Room Fireplace

Fireplace/Wood Stove (Continued)

Defective Fireplace Construction: Prefab - **Loose or broken fire brick. Recommend evaluation and/or repair by qualified fireplace contractor before use.**



Type: Wood burning

Acceptable Smoke Chamber: Metal

Acceptable Flue: Metal

Acceptable Hearth: Flush mounted

Heating System

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Main Heating System

Marginal Heating System Operation: Appears functional - **Blower fan noisy, recommend evaluation by qualified HVAC technician.**

Furnace is nearing the end of its service life, this alone is not an indicator of future functionality of the system, merely something to be aware of.

Manufacturer: TrueBlue

Model Number: USA 054 NH3R Serial Number: 950915386

Type: Forced air Capacity: 91,000 BTUHR

Area Served: Whole building Approximate Age: 1/28/1997

Fuel Type: Propane gas

Acceptable Heat Exchanger: 4 Burner

Acceptable Blower Fan/Filter: Direct drive with disposable filter

Acceptable Distribution: Metal duct

Acceptable Circulator: N/A

Acceptable Draft Control: Manual

Acceptable Flue Pipe: PVC

Acceptable Devices: N/A

Acceptable Thermostats: Individual

Acceptable Fuel Tank: Propane tank

Tank Location: Underground

Suspected Asbestos: No

Plumbing

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- Acceptable Service Line: Copper
- Acceptable Main Water Shutoff: Under stairs near water heater



- Acceptable Water Lines: Copper
- Acceptable Drain Pipes: PVC
- Acceptable Service Caps: Not visible
- Acceptable Vent Pipes: PVC
- Acceptable Gas Service Lines: Cast iron

Under stairs Water Heater

Not Inspected Water Heater Operation: Functional at time of inspection - Unable to inspect due to inaccessible location under the stairs. Water heaters should be installed in a location with 36" of space in front so that they may be serviced.

- Manufacturer: Unknown
- Model Number: Unknown Serial Number: Unknown
- Type: Electric Capacity: Unk
- Approximate Age: Unk Area Served: Unk
- Acceptable TPRV and Drain Tube: Copper

Bathroom

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1st floor main Bathroom

- Acceptable Closet: Single small
- Acceptable Ceiling: Paint
- Acceptable Walls: Paint

Bathroom (Continued)

Acceptable Floor: Ceramic tile - Cracked tile near toilet



Acceptable Doors: Hollow wood
Acceptable Windows: None
Acceptable Electrical: 110 VAC GFCI



Acceptable Counter/Cabinet: Composite and wood
Acceptable Sink/Basin: One piece sink/counter tops
Acceptable Faucets/Traps: Delta fixtures with a metal trap
Marginal Shower/Surround: Fiberglass pan and ceramic tile surround - **Possible mold along shower pan. Caulk is deteriorating throughout. Recommend mold test and removal if necessary. Also re-caulk.**



Acceptable Toilets: American Standard
Acceptable HVAC Source: Heating system register
Acceptable Ventilation: Electric ventilation fan

Kitchen

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1st Floor Kitchen

Acceptable Cooking Appliances: Whirlpool



Not Present Ventilator: No Vent
Acceptable Disposal: In-Sinkerator

Kitchen (Continued)

Acceptable Dishwasher: Whirlpool



Air Gap Present? Yes

Acceptable Refrigerator: Kenmore



Marginal Microwave: Gold Star - Turntable does not rotate



Acceptable Sink: Stainless Steel

Defective Electrical: 110 VAC/220 VAC - No GFCI outlets in kitchen area. GFCI outlets should be installed in all wet locations.

Acceptable Plumbing/Fixtures: PVC

Acceptable Counter Tops: Butcher Block

Acceptable Cabinets: Laminate and composite materials

Acceptable Ceiling: Paint

Acceptable Walls: Paint

Acceptable Floor: Ceramic tile

Acceptable Windows: Non-opening

Acceptable HVAC Source: Heating system register



Bedroom

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1st Floor Master Bedroom

Acceptable	Closet: Single
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Poured
Acceptable	Doors: Solid wood
Acceptable	Windows: Non-opening
Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	HVAC Source: Heating system register
Acceptable	Smoke Detector: Battery operated with light

Living Space

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Family Room Living Space

Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Hardwood
Acceptable	Windows: Non-opening
Defective	Electrical: 110 VAC/220 VAC - Outlets not working, A licensed electrician is recommended to evaluate and repair.
Acceptable	HVAC Source: Heating system register
Acceptable	Smoke Detector: Battery operated with light



Laundry Room/Area

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1st Floor Laundry Room/Area

Acceptable	Closet: Single small
Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Exposed framing
Acceptable	Floor: Poured
Acceptable	Doors: French
Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	Washer Hose Bib: Rotary
Acceptable	Washer and Dryer Electrical: 220 VAC
Acceptable	Dryer Vent: Metal flex
Acceptable	Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Patio Door: French door - Interior sheathing on the bottom of the door has been peeled back. Recommend repair by qualified contractor



Roof

2. Gutters: Aluminum - Need cleaning.

Air Conditioning

3. Heat Pump AC System Refrigerant Lines: Serviceable condition - Insulation on refrigerant line is dry rotted and missing in some spots. Recommend repair by qualified contractor.



Heating System

4. Main Heating System Heating System Operation: Appears functional - Blower fan noisy, recommend evaluation by qualified HVAC technician.

Furnace is nearing the end of its service life, this alone is not an indicator of future functionality of the system, merely something to be aware of.

Bathroom

5. 1st floor main Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround - Possible mold along shower pan. Caulk is deteriorating throughout. Recommend mold test and removal if necessary. Also re-caulk.



Kitchen

6. 1st Floor Kitchen Microwave: Gold Star - Turntable does not rotate



Defective Summary

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Exterior

1. Exterior Electric Outlets: 110 VAC - **Non-GFCI outlet. GFCI outlets required for all exterior outlets. None are present.**

Roof

2. Downspouts: Aluminum - **Missing downspout on the front east corner. This could allow water to flow back towards the home and cause water damage to either the siding, the foundation or both.**



Structure

3. Stairs/Handrails: Wood stairs with no handrails - **Handrails missing (Safety), A qualified contractor is recommended to evaluate and estimate repairs**



Fireplace/Wood Stove

4. Living Room Fireplace Construction: Prefab - **Loose or broken fire brick. Recommend evaluation and/or repair by qualified fireplace contractor before use.**



Kitchen

5. 1st Floor Kitchen Electrical: 110 VAC/220 VAC - **No GFCI outlets in kitchen area. GFCI outlets should be installed in all wet locations.**

Living Space

6. Family Room Living Space Electrical: 110 VAC/220 VAC - **Outlets not working, A licensed electrician is recommended to evaluate and repair.**