



## NEW CONSTRUCTION HOME INSPECTION REPORT SAMPLE

Dear Reader:

Please take a minute to read this introduction. It explains how our reporting system eliminates confusion, and helps the builder to understand why the buyer may be requesting the seller to correct an item.

An actual new construction home inspection report is attached. All of the identifying information has been removed.

Sometimes it is very **difficult to convince the builder** that an item in the house needs correction. However, after reviewing the Gatekeeper inspection report and its photos, the builder knows that the inspector's findings are factual, and that this is not an "in my opinion" report. . . "A picture is worth a thousand words".

Please take the time to review this home inspection report. We look forward to working with you.

----- **Scroll down to see the sample report** -----



**XXXXXXXXXXXXX**  
**ANY WHERE USA**



**Prepared by**  
**Gatekeeper Inspections, Inc.**  
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[www.GatekeeperInspections.com](http://www.GatekeeperInspections.com)

*- Full member American Society of Home Inspectors -  
Fully Insured, Maryland State Licensed - Virginia State Certified & Incorporated  
Inspecting homes in Maryland, Virginia and Washington D.C. since 1972*

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

September 30, XXXX

Dear Purchaser,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on September 25, xxxx. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### REPORT SUMMARY

Each of these items will likely require further evaluation and/or repairs by licensed contractor or engineer. Obtain competitive estimates for these items. Other minor items are also noted in the following report (Routine Maintenance Items and/or Safety enhancement) and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

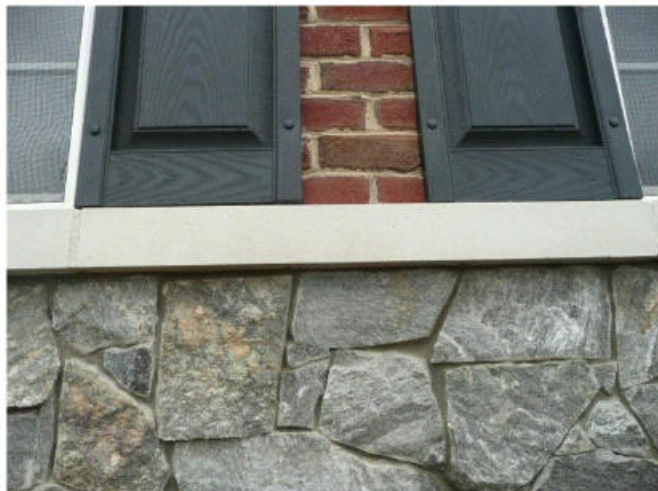
**HIGH PRIORITY:** Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.

### EXTERIOR & ROOF

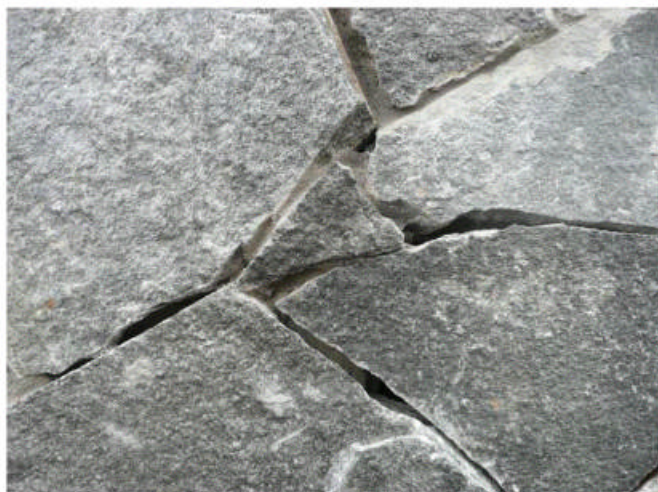
#### WALLS:

#### CONDITION:

1. Weep/drain holes are not installed at brick and stone veneer.



2. Mortar is missing between the Stone veneer. These "pockets" can trap water that may cause thaw-Freeze" damage in the winter



3. Hole/s noted at front.



4. Precast concrete architectural detail and sills: Crooked installation, and sloppy mortar joints.





TRIM:

CONDITION:

5. Gaps at Trim-Window(s)



6. Caulk gaps/cracks.



7. Sloppy caulking.



8. Caulking missing.



ROOF:

ROOF CONDITION:

9. Damaged shingles visible through 2nd story window- check entire roof for more damage.



PORCH:

CONDITION:

10. Deteriorated/missing mortar, and sloppy excess mortar on surface.



BALCONY:

CONDITION:

11. The following problems were noted at the handrail: Handrail is loose. Correction is recommended.





## GROUNDS

### DRIVEWAY:

#### CONDITION:

12. Unfinished, ask seller/builder when it will be finished.



### GRADING:

#### SITE & CONDITION:

13. Grade at foundation needs correction due to poor drainage, the potential for water entry is present at front.





WINDOW WELLS:

TYPE & CONDITION:

14. Needed at some windows.



**GARAGE - CARPORT**

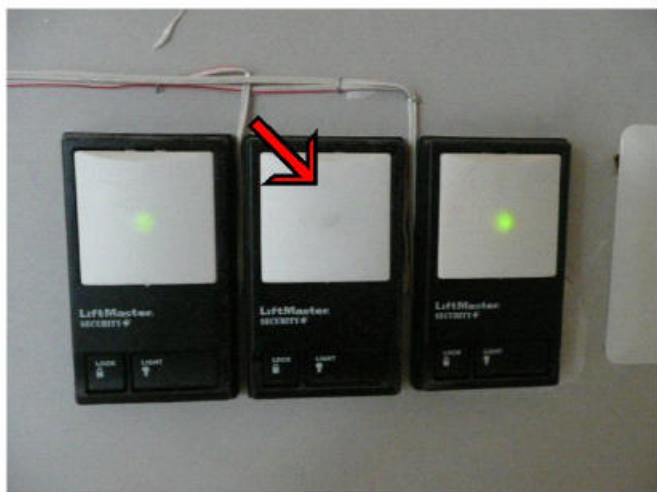
GARAGE DOOR(S):

CONDITION:

15. Adjustment or service needed at door near right rear corner: It is noisy.



16. The "Middle" door opener motor control pad (by the garage/interior door) does not have a green light in it like the other two control pads.



MISCELLANEOUS:

OTHER OBSERVATIONS:

17. The Central Vacuum System appears to be partially installed (Its exhaust pipe is to be extended to the exterior and/or needs a muffler).



## HVAC

### HEATING SYSTEM #1:

#### VENTING:

18. Is the exterior vent installed per the manufacturers recommendation?



### HEATING SYSTEM #2:

#### NORMAL CONTROLS:

19. . Batteries missing from MBR wall thermostat.



AIR CONDITIONING #2:

TYPE & CONDITION:

20. The following problems were noted in the attic: Insulation is damaged on refrigerant lines.



CONDENSATE LINE:

21. . There is construction insulation and debris in the attic units overflow pan (Can clog its drainage pipe), and on the insulation near it.

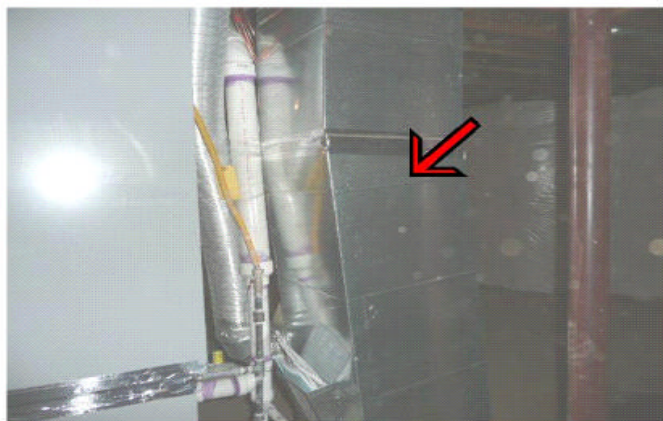




**DUCTWORK:**

**CONDITION:**

22. The main level air return opening is abnormally noisy. This is occurring because the air return opening in the basement is missing, and this causes a noisy high velocity of air passing through it.



NO AIR RETURN OPENING IN BASEMENT DUCT

**ELECTRICAL SYSTEM**

**ELECTRICAL PANELS:**

**MAIN PANEL CONDITION:**

23. The protective "lock-off" is missing from one of the dishwasher circuit breakers.



## INTERIOR

### DOORS:

#### *MAIN ENTRY DOOR:*

24. Weather stripping is damaged/missing.



#### *INTERIOR DOORS:*

25. Doors striker plates missing in MBR.



WINDOWS:

CONDITION:

26. Damaged vinyl at sill in laundry room, Dirt and water visible in the window sill cavity.



FLOORS:

TYPE & CONDITION:

27. Missing trim.



FIREPLACE/WOOD BURNING DEVICES:

FAMILY ROOM: TYPE & CONDITION:

28. Excess mortar noted on brick hearth and facing, and gap needs to be sealed at top of entrance to the firebox (where logs burn)

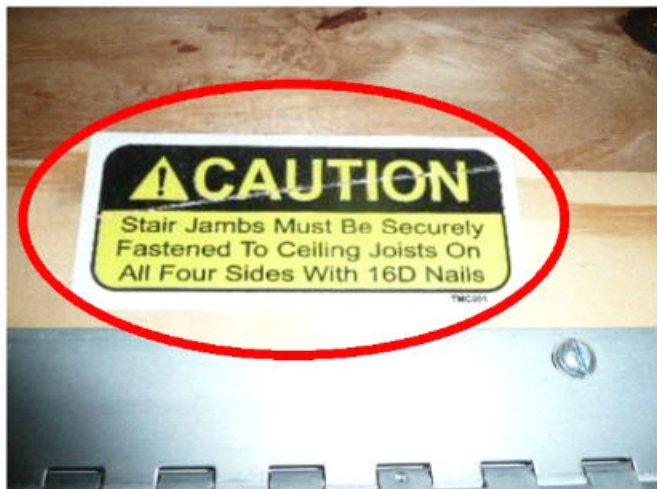


ATTIC & INSULATION:

ACCESSIBILITY & CONDITION:

29. Ladder to the attic is installed with a few drywall screws (not installed per manufacturers requirements) and presents a safety hazard.





## BATHROOMS

### POWDER ROOM:

#### CONDITION OF SINK:

30. The following problems were noted at the drain: Stopper control is missing.



### MASTER BATH #1:

#### CONDITION OF SINK:

31. Mirror damaged/scratched above "His" sink.



*TUB/SHOWER PLUMBING FIXTURES:*

32. .

*TUB/SHOWER & WALLS:*

33. Incomplete installation of wall glass at shower enclosure.



**KITCHEN & APPLIANCES**

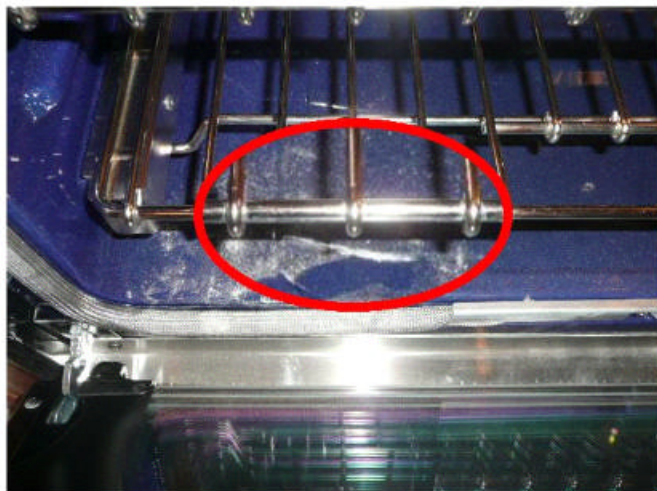
RANGE/COOK TOP & OVEN:

TYPE/CONDITION:

34. Power not hooked up to cook top.- Unit not tested.



WALL OVEN #2:  
TYPE/CONDITION:  
35. Dirty inside.



REFRIGERATOR:  
CONDITION:  
36. Refrigerator door is damaged/dented. Floor needs cleaning beneath the refrigerator.



DISHWASHER #1:

CONDITION:

37. Does not have indicator lights on the front of its door like the other dishwasher has on its door.





DISHWASHER #2:

CONDITION:

38. Unit to the right of the kitchen sink has a defective door- will not open 100%



MAINTENANCE:

**HVAC**

HEATING SYSTEM #1:

AIR FILTERS:

1. NOTE: Electronic air cleaners are beyond the scope of this inspection. Filters should be cleaned once a month or as needed



GENERAL SUGGESTIONS:

2. We recommend a maintenance contract be placed on the heating/cooling system to ensure proper operation and extend the lifespan of the system.

HEATING SYSTEM #2:

GENERAL SUGGESTIONS:

3. We recommend a maintenance contract be placed on the heating/cooling system to ensure proper operation and extend the lifespan of the system.

Thank you for selecting Luxury Home Inspections for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,

Brian Koepf ASHI #229  
Maryland State License #30014  
Virginia State Certification # 3380 000197

P.S. Call us in 12 to schedule your **FREE** home check up inspection.

## Report Table of Contents

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## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

FILE #:	BK08092502.
DATE OF INSPECTION:	September 25, XXXX.
START TIME OF INSPECTION:	2 PM.
END TIME OF INSPECTION:	5 PM.
CLIENT NAME:	Purchaser.
CLIENT PHONE #:	XXXXXXXXXXXX.
CLIENT E-MAIL:	XXXXXXXXXXXX.
CLIENT FAX #:	
INSPECTION SITE:	25243 Bonny Brook Lane.
INSPECTION SITE CITY/STATE/ZIP:	XXXXXXXXXXXX.
AGENT NAME:	
AGENT PHONE #:	
AGENT E-MAIL:	

### CLIMATIC CONDITIONS:

WEATHER:	Overcast.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F:	70-80.

### BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE IN YEARS:	New construction.
STATED BY:	Buyer.
BUILDING TYPE:	Detached/Single family.
STORIES:	2.
SPACE BELOW GRADE:	Basement.

### UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Private.
UTILITIES STATUS:	All utilities on.



## OTHER INFORMATION:

HOUSE OCCUPIED?  
CLIENT PRESENT:  
PEOPLE PRESENT:  
INSPECTORS  
PRESENT:

No.  
Yes.  
Purchaser/s.  
Brian Koepf.

## PAYMENT INFORMATION:

TOTAL FEE:  
PAID BY:

\$595 (Includes a 15% Loyal client consideration).  
Check.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repurchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; telephone systems; central vacuum; generators; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or rs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## EXTERIOR & ROOF

The foregoing is an opinion of the general quality and condition of the exterior and roofing materials. Areas hidden from view by trees, landscaping or stored items can not be judged and are not a part of this inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Clean and inspect gutters and downspouts on a regular basis to insure proper drainage.

### KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**

**GREEN - Maintenance Items.**

**ORANGE - Upgrades & Safety Enhancements.**

**BLUE - Ask seller (for more clarification about a particular item).**

"Appears Serviceable" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

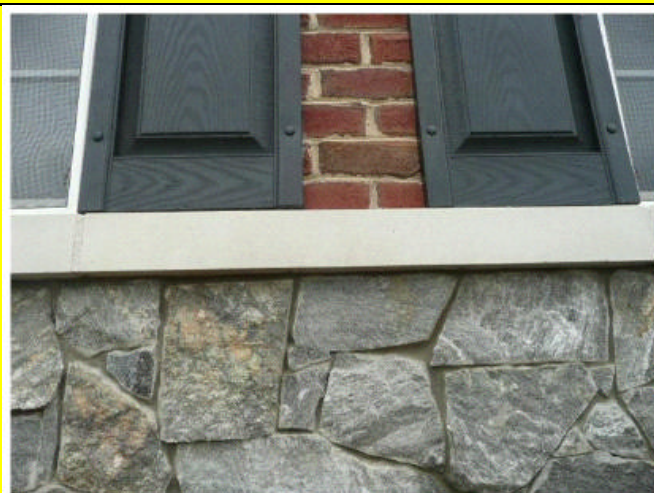
### WALLS:

MATERIAL:  
CONDITION:

Vinyl siding, Brick, Stone, Precast concrete sills and architectural detail.

Appears serviceable.

**Weep/drain holes are not installed at brick and stone veneer.**



**Mortar is missing between the Stone veneer. These "pockets" can trap water that may cause thaw-Freeze" damage in the winter**



**Hole/s noted at front.**



**Precast concrete architectural detail and sills: Crooked installation, and sloppy mortar joints.**

## TRIM:

MATERIAL:  
 CONDITION:

Wood, Composite materials.

Gaps at Trim-Window(s)



Caulk gaps/cracks.





**Sloppy caulking.**



**Caulking missing.**



## ROOF:

STYLE:

TYPE:

HOW INSPECTED:

ROOF CONDITION:

Gable.

Asphalt/Composition shingles.

Viewed from ground with binoculars.



Appears serviceable/within useful life. **Damaged shingles visible through 2nd story window- check entire roof for more damage.**

## FLASHINGS:

TYPE & CONDITION: Metal, Appears serviceable.

## CHIMNEY:

MATERIAL: Brick.

CONDITION: Appears serviceable, THE INTERIORS OF FLUES AND CHIMNEYS CAN NOT BE ADEQUATELY CHECKED DURING A VISUAL INSPECTION AND ARE NOT PART OF THIS INSPECTION.

## GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Appears serviceable, Subsurface drains noted. Adequacy of this drainage system is not determined due to the underground nature.

## PORCH:

TYPE: Brick.

CONDITION:



**Deteriorated/missing mortar, and sloppy excess mortar on surface.**

## BALCONY:

TYPE: Wood.

CONDITION:

Appears serviceable, **The following problems were noted at the handrail: Handrail is loose. Correction is recommended**



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**  
**GREEN - Maintenance Items.**  
**ORANGE - Upgrades & Safety Enhancements.**  
**BLUE - Ask seller (for more clarification about a particular item).**

"Appears Serviceable" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

### DRIVEWAY:

TYPE:

Asphalt.

CONDITION:

**Unfinished, ask seller/builder when it will be finished.**



### SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable.



## GRADING:

SITE & CONDITION:

Gentle slope, **Grade at foundation needs correction due to poor drainage, the potential for water entry is present at front.**



## LANDSCAPING:

CONDITION:

Maintained.

## WINDOW WELLS:

TYPE & CONDITION:

**Needed at some windows.**





## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**

**GREEN - Maintenance Items.**

**ORANGE - Upgrades & Safety Enhancements.**

**BLUE - Ask seller (for more clarification about a particular item).**

"**Appears Serviceable**" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

### TYPE:

TYPE: Attached, Three car.

### FLOOR:

CONDITION: Appears serviceable.

### FIREWALL:

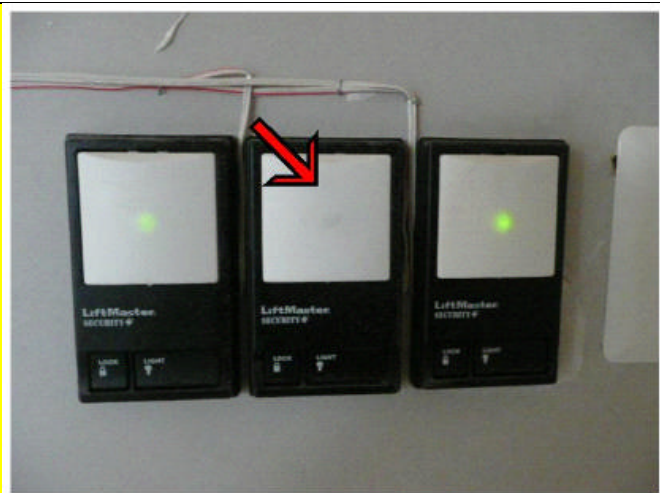
CONDITION: Appears serviceable.

### GARAGE DOOR(S):

CONDITION: Appears serviceable,  
Automatic door opener(s) are  
operational, Automatic  
reverse feature is operational,  
**Adjustment or service  
needed at door near right  
rear corner: It is noisy.**



The "Middle" door opener motor control pad (by the garage/interior door) does not have a green light in it like the other two control pads.



## MISCELLANEOUS:

OTHER  
OBSERVATIONS:

The Central Vacuum System appears to be partially installed (Its exhaust pipe is to be extended to the exterior and/or needs a muffler).



## FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Adequacy of drainage system is not determined due to the underground nature of the system.

**Any conditions that might exist on the concealed parts of foundation walls are not within the scope of the home inspection.**

### KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**

**GREEN - Maintenance Items.**

**ORANGE - Upgrades & Safety Enhancements.**

**BLUE - Ask seller (for more clarification about a particular item).**

**"Appears Serviceable"** means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

## BASEMENT:

ACCESSIBILITY:	Viewing was restricted by wall insulation.
WALLS TYPE:	Poured concrete.
WALLS CONDITION:	Appears serviceable, Any conditions that might exist on the concealed parts of foundation walls are not within the scope of the home inspection. View is obstructed by insulation.
FLOOR JOISTS - TYPE & CONDITION:	Wood I, Appear serviceable.
BEAMS - TYPE & CONDITION:	Metal, Appears serviceable.
COLUMNS/SUPPORTS TYPE & CONDITION:	Metal, Appear serviceable.
BASEMENT FLOOR & DRAINAGE:	Slab appears serviceable Sump pump appears serviceable.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Inspector does not operate safety valves or shut-off valves. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**

**GREEN - Maintenance Items.**

**ORANGE - Upgrades & Safety Enhancements.**

**BLUE - Ask seller (for more clarification about a particular item).**

"Appears Serviceable" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

## MAIN LINE:

MATERIAL &  
LOCATION:  
CONDITION:

Basement, Polyethylene.

Appears serviceable, Valve is installed, not tested/operated.

## SUPPLY LINES:

MATERIAL:  
CONDITION:

PVC/CPVC.

Appears serviceable, Pipes not fully visible.

## WASTE LINES:

MATERIAL:  
CONDITION:

PVC.

Appears serviceable, Plumbing vents appear serviceable, Lines not fully visible.

## WATER HEATER #1:

TYPE - SIZE -  
LOCATION:  
CONDITION:

Propane, 74 Gallons, Basement.

Appears serviceable.

## EXTERIOR HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

## FUEL SYSTEM:

GAS METER/TANK  
LOCATION -  
CONDITION:

LPG tank is buried.



## SEPTIC SYSTEM:

SEPTIC TANK  
LOCATION:  
DRAIN FIELD  
LOCATION:

Unknown. Inquire with seller as to location.

Unknown. Inquire with seller as to location.

## HVAC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**THE INTERIORS OF FLUES AND CHIMNEYS ARE NOT PART OF THIS INSPECTION.**

### KEY:

**RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.**

**GREEN - Maintenance Items.**

**ORANGE - Upgrades & Safety Enhancements.**

**BLUE - Ask seller (for more clarification about a particular item).**

"Appears Serviceable" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

## HEATING SYSTEM #1:

LOCATION :	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE & NOTES:	Propane.
CAPACITY OF UNIT:	100,000 BTU.
APPROXIMATE AGE IN YEARS:	New.
CONDITION OF UNIT:	Appears operational.
BURNERS/HEAT EXCHANGERS:	The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. Closed System - Unable to fully inspect.
PUMP/BLOWER FAN:	Appears Serviceable.

VENTING:

Appears serviceable, THE INTERIORS OF FLUES AND CHIMNEYS CAN NOT BE ADEQUATELY CHECKED DURING A VISUAL INSPECTION AND ARE NOT PART OF THIS INSPECTION. **Is the exterior vent installed per the manufacturers recommendation?**



AIR PLENUM:  
AIR FILTERS:

Appears serviceable.

**NOTE: Electronic air cleaners are beyond the scope of this inspection. Filters should be cleaned once a month or as needed**



NORMAL CONTROLS:  
GENERAL  
SUGGESTIONS:

Appear serviceable.

**We recommend a maintenance contract be placed on the heating/cooling system to ensure proper operation and extend the lifespan of the system.**

**HEATING SYSTEM #2:**

LOCATION :	Attic.
SYSTEM TYPE:	Heat pump, Tested in cooling mode only.
FUEL TYPE & NOTES:	Electric.
CAPACITY OF UNIT:	Adequate.
APPROXIMATE AGE IN YEARS:	New.
CONDITION OF UNIT:	Appears operational.
PUMP/BLOWER FAN:	Appears Serviceable.

AIR PLENUM:  
 AIR FILTERS:  
 NORMAL CONTROLS:

Appears serviceable.

Located in top story ceiling air return grills.

Appear serviceable.  
**Batteries missing from  
 MBR wall thermostat.**



GENERAL  
 SUGGESTIONS:

**We recommend a maintenance contract be placed on the heating/cooling system to ensure proper operation and extend the lifespan of the system.**

## AIR CONDITIONING #1:

LOCATION :  
 TYPE & CONDITION:  
 POWER SOURCE:  
 APPROXIMATE AGE IN  
 YEARS:  
 CAPACITY OF UNIT:  
 CONDENSATE LINE:  
 RETURN AIR  
 TEMPERATURE IN  
 DEGREES  
 FARENHEIT:  
 SUPPLY AIR  
 TEMPERATURE IN  
 DEGREES  
 FARENHEIT:  
 AIR TEMPERATURE  
 DROP IN DEGREES  
 FARENHEIT:  
 SYSTEM CONDITION  
 (EVAPORATOR/INDO  
 OR UNIT):

Right side of house.

Central. Condensing/outdoor unit, Appears operational.

240 Volt, Electrical disconnect present.

New.

3 Ton.

Condensate line installed.

72.

52.

Delta T is 20°F.

Appears serviceable.



## AIR CONDITIONING #2:

LOCATION :

TYPE & CONDITION:

Right side of house.

Central. Condensing/outdoor unit, Appears operational.

**The following problems were noted in the attic: Insulation is damaged on refrigerant lines.**



POWER SOURCE:

APPROXIMATE AGE IN

YEARS:

CAPACITY OF UNIT:

CONDENSATE LINE:

240 Volt, Electrical disconnect present.

New.

3 Ton.

Condensate line installed, Line not fully visible. **There is construction insulation and debris in the attic units overflow pan (Can clog its drainage pipe), and on the insulation near it.**



RETURN AIR  
TEMPERATURE IN  
DEGREES

FARENHEIT:

SUPPLY AIR

TEMPERATURE IN  
DEGREES

FARENHEIT:

74.

55.

AIR TEMPERATURE  
 DROP IN DEGREES  
 FARENHEIT:  
 SYSTEM CONDITION  
 (EVAPORATOR/INDO  
 OR UNIT):

Delta T is 19°F.

Appears serviceable.

## DUCTWORK:

TYPE:  
 CONDITION:

Sheet metal, Flexible Round.

Appears serviceable. **The main level air return opening is abnormally noisy. This is occurring because the air return opening in the basement is missing, and this causes a noisy high velocity of air passing through it.**



NO AIR RETURN OPENING IN BASEMENT DUCT

## ELECTRICAL SYSTEM

Any electrical repairs should be performed by a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### KEY:

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- ORANGE - Upgrades & Safety Enhancements.**
- BLUE - Ask seller (for more clarification about a particular item).**

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### SERVICE:

TYPE AND  
CONDITION:

Underground, Appears serviceable.

### ELECTRICAL PANELS:

MAIN PANEL  
LOCATION & MAIN  
BREAKER SIZE:  
MAIN PANEL  
CONDITION:

Basement, Appears serviceable, Two Panels- Each is 200 Amps- Total of 400AMPs available.

Circuit breakers, Circuit and wire sizing correct so far as visible, Grounding system is present. **The protective "lock-off" is missing from one of the dishwasher circuit breakers.**



## CONDUCTORS:

SERVICE ENTRANCE  
CABLES:  
BRANCH WIRING:

Aluminum, 200 Amps.

Copper, Non-metallic cable, Appears serviceable.

## SWITCHES - FIXTURES - RECEPTACLES:

CONDITION:

A representative sampling of switches and receptacles was tested. As a whole, receptacles and switches throughout the house are in serviceable condition.



## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Inspector does not move fireplace inserts, stoves or firebox contents. **THE INTERIORS OF FLUES AND CHIMNEYS ARE NOT PART OF THIS INSPECTION.**

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### DOORS:

MAIN ENTRY DOOR:

Appears serviceable.  
**Weather stripping is damaged/missing.**



OTHER EXTERIOR  
DOORS:

French, Atrium, Appears serviceable.

## INTERIOR DOORS:



Appears serviceable, **Doors striker plates missing in MBR.**

## WINDOWS:

TYPE:  
CONDITION:

Vinyl, Double hung, Insulated glass.



**Damaged vinyl at sill in laundry room, Dirt and water visible in the window sill cavity.**

## WALLS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

## CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

## FLOORS:

TYPE & CONDITION:

Wood, Tile, Carpet, General condition appears serviceable. **Missing trim.**



## STAIRS & HANDRAILS:

CONDITION:

Stairs are serviceable, Handrails are serviceable.

## FIREPLACE/WOOD BURNING DEVICES:

FAMILY ROOM: TYPE & CONDITION:



Masonry, Appears serviceable, THE INTERIORS OF FLUES AND CHIMNEYS CAN NOT BE ADEQUATELY CHECKED DURING A VISUAL INSPECTION AND ARE NOT PART OF THIS INSPECTION, **Excess mortar noted on brick hearth and facing, and gap needs to be sealed at top of entrance to the firebox (where logs burn)**

## ATTIC & INSULATION:

ACCESSIBILITY &  
CONDITION:

Attic is full size, Truss framing, **Ladder to the attic is installed with a few drywall screws (not installed per manufacturers requirements) and presents a safety hazard.**



VENTILATION:  
INSULATION TYPE,  
DEPTH &  
CONDITION:

Ventilation is provided.  
10-15 inches, Appears serviceable.

**SMOKE / FIRE DETECTOR:**

COMMENTS:

Smoke alarm(s) responded to the test button in basement, at main level, at 2nd level.



## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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### POWDER ROOM :

CONDITION OF SINK:

**The following problems were noted at the drain: Stopper control is missing.**



CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Appears serviceable.

### MASTER BATH #1:

CONDITION OF SINK:

Appears serviceable, Drain appears serviceable. Counters/cabinets appear serviceable, **Mirror damaged/scratched above "His" sink.**



CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable..

TUB/SHOWER & WALLS:

**Incomplete installation of wall glass at shower enclosure.**



BATH VENTILATION:

Appears serviceable.

## GUEST BATH #1:

CONDITION OF SINK:

Appears serviceable, Drain appears serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable.

TUB/SHOWER & WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION: Appears serviceable.

## BETWEEN BEDROOMS BATH #1:

CONDITION OF SINK: Appears serviceable, Drain appears serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable.

TUB/SHOWER & WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION: Appears serviceable.

## KITCHEN & APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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### LOCATION:

LOCATION: Main floor.

### KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.

### RANGE/COOK TOP & OVEN:

TYPE/CONDITION: Electric, Separate cook top,  
**Power not hooked up to cook top.- Unit not tested.**



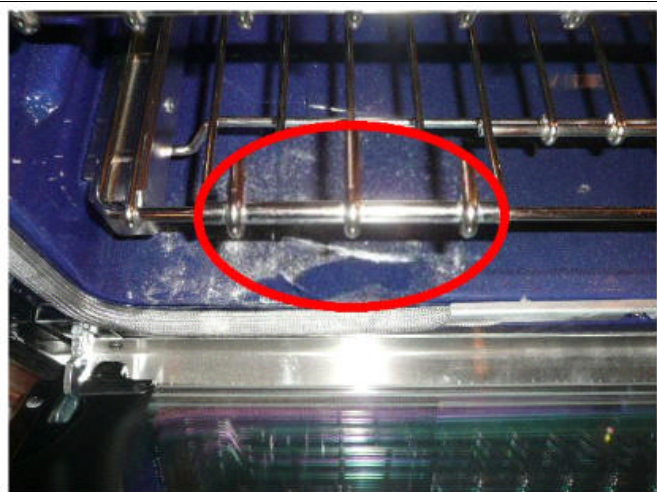


### WALL OVEN #1:

TYPE/CONDITION: Electric, Appears serviceable.

### WALL OVEN #2:

TYPE/CONDITION: Electric, Appears serviceable,  
**Dirty inside.**

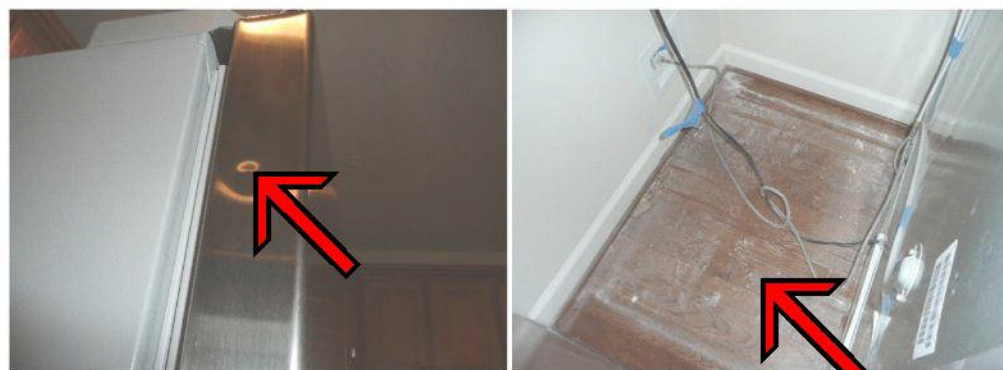


### VENTILATION:

TYPE AND  
CONDITION: External.

### REFRIGERATOR:

CONDITION:



Appears serviceable. **Refrigerator door is damaged/dented. Floor needs cleaning beneath the refrigerator.**

### DISHWASHER #1:

CONDITION:

Unit to left of kitchen sink operates normally, **Does not have indicator lights on the front of its door like the other dishwasher has on its door.**



## DISHWASHER #2:

CONDITION:

Unit to the right of the kitchen sink has a defective door- will not open 100%



## GARBAGE DISPOSAL #1:

CONDITION:

Appears serviceable, Wiring appears serviceable.

## INTERIOR COMPONENTS:

COUNTER TOPS &  
CABINETS:  
SWITCHES/FIXTURES/  
OUTLETS:

Solid Surface (such as Corian, Silestone, etc.), Counter tops appear serviceable, Cabinets appear serviceable.  
Appear serviceable.

## LAUNDRY

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Dryer exhaust vents should be cleaned out on a regular basis.

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### LAUNDRY #1:

LOCATION:  
CONDITION:

Service area main floor.

Plumbing appears serviceable, 240 Service-operational, Laundry sink is provided, Faucet is serviceable, Drain appears serviceable.



### WASHER & DRYER #1:

WASHER:  
DRYER:

Washing machine is not installed.

Dryer is not installed.