

General Home Inspection



123 Any Street
Your New City, Ohio 12345

Prepared for: John and Jane Homebuyer

Prepared by: General Home Inspection



Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	3
Garage/Carport	5
Air Conditioning	5
Roof	6
Electrical	6
Basement	7
Plumbing	8
Heating System	8
Laundry Room/Area	9
Structure	9
Fireplace/Wood Stove	10
Bathroom	10
Kitchen	12
Bedroom	13
Living Space	14
Summary	15



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.
Needs Maintenance	Item needs maintenance
Needs Repair	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.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

Property Information

Property Address 123 Any Street
 City Your New City State Ohio Zip 12345
 Contact Name John and Jane Homebuyer
 Phone 216-555-1234

Client Information

Client Name John and Jane Homebuyer
 Client Address 456 New House Rd.
 City New City State Ohio Zip 45678
 Phone 216-555-1234

Inspection Company

Inspector Name Jay Brzezinski
 Company Name General Home Inspection
 Company WebSite www.generalthomeinspection.com
 E-Mail jay@generalthomeinspection.com
 Company Phone 216-554-7272
 File Number 123AnyStreet
 Amount Received \$275.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
 Inspection Date 09-15-2013
 Start Time 9:00 am End Time 12:00 pm
 Electric On Yes
 Gas/Oil On Yes
 Water On Yes
 Temperature 60
 Weather Partly sunny Soil Conditions Dry
 Space Below Grade Basement
 Building Type Single family Garage Attached
 Sewage Disposal City How Verified Visual Inspection
 Water Source City How Verified Visual Inspection
 Additions/Modifications Finished basement



Lots and Grounds

Acceptable Driveway: Concrete
Needs Maintenance Walks: Concrete - Crack in concrete, recommend filling to avoid further damage



Acceptable Steps/Stoops: Concrete
Acceptable Porch: Concrete
Needs Repair Patio: Concrete - Crack in concrete, recommend filling to avoid further damage, Heavily cracked and unevenly settled causing trip hazard



Acceptable Deck: Treated wood
Acceptable Grading: Moderate slope, Minor slope
Acceptable Swale: Adequate slope and depth for drainage
Acceptable Vegetation: Shrubs, Trees

Exterior

Northwest Exterior Surface
Acceptable Type: Vinyl siding
Acceptable Trim: Aluminum
Acceptable Fascia: Aluminum
Acceptable Soffits: Aluminum
Acceptable Door Bell: Hard wired
Acceptable Entry Doors: Metal
Acceptable Patio Door: Vinyl sliding



Exterior (Continued)

Needs Repair

Windows: Wood double hung - **Rotted wood on exterior window sash**



Acceptable
Acceptable
Acceptable
Needs Repair

Window Screens: Vinyl mesh
Basement Windows: Wood casement
Exterior Lighting: Surface mount
Exterior Electric Outlets: 110 VAC - **Non-GFCI outlet, Exposed wiring present, Inoperative at time of inspection, Recommend installing a GFCI outlet in all exterior outlets**



Needs Repair

Hose Bibs: Gate - **Signs of past or present leakage, A licensed plumber is recommended to evaluate and estimate repairs**



Acceptable
Acceptable

Gas Meter: Exterior surface mount at side of home
Main Gas Valve: Located at gas meter

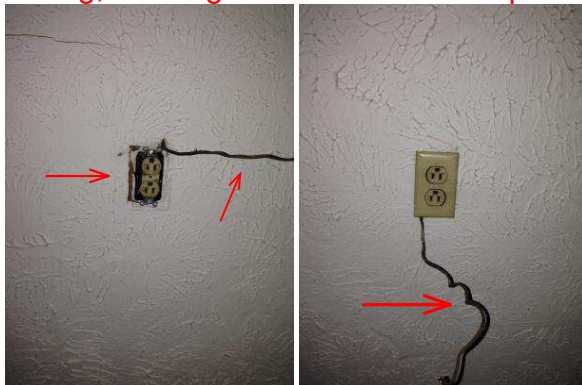


Garage/Carport

Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable	Garage Doors: Insulated aluminum
Acceptable	Door Operation: Mechanized
Acceptable	Door Opener: Genie
Acceptable	Exterior Surface: Vinyl siding
Acceptable	Roof: Asphalt shingle
Acceptable	Roof Structure: 2x4 Truss
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Drywall
Acceptable	Floor/Foundation: Poured concrete
Acceptable	Hose Bibs: Rotary
Needs Repair	Electrical: 110 VAC - Protect exposed surface mounted wiring running along garage ceiling, Missing outlet/switch cover plates



Acceptable	Smoke Detector: None
Acceptable	Heating: None
Acceptable	Windows: None
Acceptable	Gutters: Aluminum
Acceptable	Downspouts: Aluminum

Air Conditioning

Main AC System

Acceptable	A/C System Operation: Functional
Acceptable	Condensate Removal: PVC
Acceptable	Exterior Unit: Pad mounted
Manufacturer: Carrier	
Model Number: CA362013R Serial Number: 2013CA4759	
Area Served: Whole building Approximate Age: New	
Fuel Type: 220 VAC Temperature Differential:	
Type: Central A/C Capacity: 3 Ton	
Acceptable	Visible Coil: Copper core with aluminum fins
Acceptable	Refrigerant Lines: Suction line and liquid line
Acceptable	Electrical Disconnect: Blade disconnect
Acceptable	Exposed Ductwork: Metal
Acceptable	Blower Fan/Filters: Direct drive with disposable filter



Air Conditioning (Continued)

Acceptable Thermostats: Programmable

Roof

Main Roof Surface
 Method of Inspection: Ladder at eaves
 Acceptable Material: Asphalt shingle
 Type: Gable
 Approximate Age: New
 Acceptable Flashing: Aluminum
 Acceptable Plumbing Vents: PVC
 Acceptable Electrical Mast: Surface mount
 Acceptable Gutters: Aluminum
 Acceptable Downspouts: Aluminum

East Chimney
 Acceptable Chimney: Brick
 Acceptable Flue/Flue Cap: Clay, Metal
 Acceptable Chimney Flashing: Aluminum

Electrical

Service Size Amps: 100 Volts: 110-240 VAC
 Acceptable Service: Aluminum
 Acceptable 120 VAC Branch Circuits: Copper
 Acceptable 240 VAC Branch Circuits: Copper
 Acceptable Conductor Type: Romex, Non-metallic sheathed cable
 Needs Repair Ground: No ground present in panel - **Grounds should be located from panel to ground rod outside of home and to the water main, where they should be affixed to the home side and service side, from the street.**
 Acceptable Smoke Detectors: Battery operated

Basement Electric Panel
 Acceptable Manufacturer: General Electric
 Maximum Capacity: 100 Amps
 Acceptable Main Breaker Size: 100 Amps
 Needs Repair Breakers: Copper - **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit**





Electrical (Continued)

Acceptable GFCI: Kitchen and bathrooms
 Is the panel bonded? Yes
 Needs Repair Sub Panel: Sub panel has open "knock-out" hole- insert "blank-out" cap to close off opening



Basement

Main Basement

Acceptable Ceiling: Texture paint, Exposed framing
 Acceptable Walls: Paint
 Acceptable Floor: Carpet
 Acceptable Floor Drain: Surface drain
 Acceptable Doors: Hollow wood
 Acceptable Windows: Wood casement - Hard operation, Will not open
 Needs Repair Electrical: 110 VAC - Outlets should not be located above baseboard electric heaters. Remove outlet, terminate wires and install blank cover plate. Install cover plates on open work boxes.



Acceptable Smoke Detector: Battery operated
 Acceptable HVAC Source: Heating system register
 Acceptable Insulation: Fiberglass
 Acceptable Ventilation: Windows
 Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



Plumbing

The inspection of furnaces/boilers/heat pumps/air conditioners is limited to a visual inspection and basic operation to verify operating condition.

Acceptable Service Line: Copper
 Acceptable Main Water Shutoff: Basement
 Acceptable Water Lines: Copper
 Acceptable Drain Pipes: PVC
 Acceptable Service Caps: Accessible
 Acceptable Vent Pipes: PVC
 Acceptable Gas Service Lines: Cast iron

Basement Water Heater

Acceptable Water Heater Operation: Adequate
 Manufacturer: Craftmaster
 Model Number: EE2H40RD045V Serial Number: 0304161475
 Type: Electric Capacity: 40 Gal.
 Approximate Age: 2008 Area Served: Whole building

Acceptable Flue Pipe: Single wall
 Needs Repair TPRV and Drain Tube: Copper - **TPRV Drain tube opening should be located within six inches of the floor, Drain tube opening is not within six inches of the floor**



Heating System

The inspection of furnaces/boilers/heat pumps/air conditioners is limited to a visual inspection and basic operation to verify operating condition.

Main Heating System

Acceptable Heating System Operation: Adequate
 Manufacturer: Bryant
 Model Number: 912SB48060S17 Serial Number: 1514A50299
 Type: Forced air Capacity: 60,000 BTUHR
 Area Served: Whole building Approximate Age: New
 Acceptable Electrical: 110 VAC
 Fuel Type: Natural gas
 Acceptable Heat Exchanger: 3 Burner
 Acceptable Blower Fan/Filter: Direct drive with disposable filter
 Acceptable Distribution: Metal duct
 Acceptable Flue Pipe: PVC



Heating System (Continued)

Acceptable Humidifier: April-Aire
 Acceptable Thermostats: Programmable
 Suspected Asbestos: No

Laundry Room/Area

1st Floor Laundry Room/Area

Acceptable Closet: None
 Acceptable Ceiling: Texture paint
 Acceptable Walls: Paint
 Acceptable Floor: Ceramic tile
 Acceptable Doors: Bi-fold
 Acceptable Windows: None
 Acceptable Electrical: 110 VAC, 220 VAC
 Acceptable Smoke Detector: None
 Acceptable HVAC Source: None
 Acceptable Laundry Tub Drain: PVC
 Acceptable Washer: None
 Acceptable Washer Hose Bib: Rotary
 Acceptable Washer and Dryer Electrical: 110-240 VAC
 Acceptable Dryer: None
 Needs Repair Dryer Vent: Metal flex - Possible loose connection of dryer vent flex line, evidenced by duct tape



Acceptable Dryer Gas Line: Cast iron
 Acceptable Washer Drain: Wall mounted drain

Structure

Acceptable Structure Type: Wood frame
 Acceptable Foundation: Block
 Acceptable Beams: Steel I-Beam
 Acceptable Bearing Walls: Block
 Acceptable Joists/Trusses: 2x8
 Acceptable Piers/Posts: Steel posts
 Acceptable Floor/Slab: Poured slab
 Acceptable Stairs/Handrails: Wood stairs with wood handrails
 Acceptable Subfloor: Plywood



Fireplace/Wood Stove

Living Room Fireplace

Needs Maintenance Freestanding Stove: Wood burning - **Recommend cleaning and inspection by a certified chimney professional, prior to use**



Acceptable	Fireplace Construction: Brick
Type: Wood burning	
Acceptable	Smoke Chamber: Brick
Acceptable	Flue: Tile
Acceptable	Damper: Metal
Acceptable	Hearth: Raised

Bathroom

Master Bathroom

Acceptable	Closet: None
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Wood double hung
Defective	Electrical: 110 VAC GFCI - Faulty GFCI outlet-replace



Acceptable	Counter/Cabinet: Granite, Wood
Acceptable	Sink/Basin: Porcelain
Acceptable	Faucets/Traps: Delta fixtures with a PVC trap
Acceptable	Shower/Surround: Fiberglass pan and fiberglass surround



Bathroom (Continued)

Needs Repair

Toilets: 1 1/2 Gallon Tank - Toilet does not flush properly, Missing caps exposed flange bolts



Needs Repair

HVAC Source: Heating system register - Register cover not installed properly to opening



Acceptable

Ventilation: Electric ventilation fan and window

2nd floor main Bathroom

Acceptable

Closet: None

Acceptable

Ceiling: Texture paint

Acceptable

Walls: Paint

Acceptable

Floor: Ceramic tile

Acceptable

Doors: Hollow wood

Acceptable

Windows: None

Needs Repair

Electrical: 110 VAC GFCI - Missing outlet/switch cover plates



Acceptable

Counter/Cabinet: Granite, Wood

Acceptable

Sink/Basin: Porcelain

Acceptable

Faucets/Traps: Delta fixtures with a PVC trap

Acceptable

Tub/Surround: Fiberglass tub and ceramic tile surround

Acceptable

Toilets: 1 1/2 Gallon Tank

Acceptable

HVAC Source: Heating system register

Acceptable

Ventilation: Electric ventilation fan



Kitchen

Note: Kitchen appliances that are installed or otherwise noted are tested for basic operation, ie. a dishwasher will be run on a normal or short cycle etc. This is not a comprehensive test of every function.

1st Floor Kitchen

- Acceptable Cooking Appliances: Whirlpool, Westinghouse
- Acceptable Ventilator: Non-vented /non-ducted, re circulating exhaust fan
- Acceptable Disposal: In-Sinkerator
- Acceptable Dishwasher: Frigidaire
- Acceptable Microwave: General Electric
- Acceptable Sink: Stainless Steel
- Acceptable Electrical: 110 VAC GFCI
- Needs Repair Plumbing/Fixtures: Chrome - **The faucet is loose.**



- Acceptable Counter Tops: Granite
- Acceptable Cabinets: Wood
- Acceptable Pantry: Small & Walk-in
- Needs Maintenance Ceiling: Texture paint - **Evidence of past or present water staining. Area is right below master bathroom shower. Recommend a qualified contractor or plumber to evaluate possible leaking.**



- Acceptable Walls: Paint
- Acceptable Floor: Ceramic tile
- Acceptable Doors: Hollow wood
- Acceptable Windows: Wood casement
- Acceptable HVAC Source: Heating system register



Bedroom

2nd Floor Master Bedroom

- Acceptable Closet: Small & Walk-in
- Acceptable Ceiling: Texture paint
- Acceptable Walls: Paint
- Acceptable Floor: Carpet
- Acceptable Doors: Hollow wood
- Needs Repair Windows: Wood double hung - **Repair faulty operating hardware**



- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Heating system register
- Acceptable Smoke Detector: Battery operated

Rear Bedroom

- Acceptable Closet: Small
- Acceptable Ceiling: Texture paint
- Acceptable Walls: Paint
- Acceptable Floor: Carpet
- Acceptable Doors: Hollow wood
- Acceptable Windows: Wood double hung
- Needs Repair Electrical: 110 VAC - **Open grounds noted at 3 prong outlets, Grounded receptacles should be replaced with non-grounded receptacles, where non grounded wiring is present.**



- Acceptable HVAC Source: Heating system register
- Acceptable Smoke Detector: Battery operated

Front Bedroom

- Acceptable Closet: Small
- Acceptable Ceiling: Texture paint
- Acceptable Walls: Paint
- Acceptable Floor: Carpet
- Acceptable Doors: Hollow wood
- Acceptable Windows: Wood double hung



Bedroom (Continued)

Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Heating system register
Acceptable	Smoke Detector: Battery operated

Living Space

The testing of smoke and Carbon Monoxide (CO) detectors is outside the scope of the general home inspection.

The US Fire administration and FEMA recommend the replacement of smoke and carbon monoxide detectors at minimum every 8-10 years. Follow detector manufacturer recommendations regarding replacement schedule which may call for more frequent replacement. If detector age is unknown, it is recommended that new detectors be installed following manufacturer guidelines.

**For additional information please visit:
http://www.usfa.fema.gov/citizens/home_fire_prev/alarm**

Note: The general home inspection can not verify with certainty if materials are hazardous. Further testing by a qualified/licensed contractor/lab(s) may be necessary.

1. Lead Paint

If you are purchasing a home that was built prior to 1978, paint used in the home may contain lead. Lead is considered a health hazard. For additional information regarding lead paint visit www.epa.gov/lead/.

Family Room Living Space

Acceptable	Closet: None
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Acceptable	Floor: Carpet
Acceptable	Doors: Hollow wood
Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Heating system register
Acceptable	Smoke Detector: Battery operated



Needs Maintenance Summary

Lots and Grounds

1. Walks: Concrete - Crack in concrete, recommend filling to avoid further damage

Fireplace/Wood Stove

2. Living Room Fireplace Freestanding Stove: Wood burning - Recommend cleaning and inspection by a certified chimney professional, prior to use

Kitchen

3. 1st Floor Kitchen Ceiling: Texture paint - Evidence of past or present water staining. Area is right below master bathroom shower. Recommend a qualified contractor or plumber to evaluate possible leaking.



Needs Repair 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.

Lots and Grounds

1. Patio: Concrete - Crack in concrete, recommend filling to avoid further damage, Heavily cracked and unevenly settled causing trip hazard

Exterior

2. Windows: Wood double hung - Rotted wood on exterior window sash
3. Exterior Electric Outlets: 110 VAC - Non-GFCI outlet, Exposed wiring present, Inoperative at time of inspection, Recommend installing a GFCI outlet in all exterior outlets
4. Hose Bibs: Gate - Signs of past or present leakage, A licensed plumber is recommended to evaluate and estimate repairs

Garage/Carport

5. Attached Garage Electrical: 110 VAC - Protect exposed surface mounted wiring running along garage ceiling, Missing outlet/switch cover plates

Electrical

6. Ground: No ground present in panel - Grounds should be located from panel to ground rod outside of home and to the water main, where they should be affixed to the home side and service side, from the street.
7. Basement Electric Panel Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit
8. Basement Electric Panel Sub Panel: Sub panel has open "knock-out" hole- insert "blank-out" cap to close off opening

Basement

9. Main Basement Electrical: 110 VAC - Outlets should not be located above baseboard electric heaters. Remove outlet, terminate wires and install blank cover plate. Install cover plates on open work boxes.

Plumbing

10. Basement Water Heater TPRV and Drain Tube: Copper - TPRV Drain tube opening should be located within six inches of the floor, Drain tube opening is not within six inches of the floor

Laundry Room/Area

11. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - Possible loose connection of dryer vent flex line, evidenced by duct tape

Bathroom

12. Master Bathroom Toilets: 1 1/2 Gallon Tank - Toilet does not flush properly, Missing caps exposed flange bolts
13. Master Bathroom HVAC Source: Heating system register - Register cover not installed properly to opening
14. 2nd floor main Bathroom Electrical: 110 VAC GFCI - Missing outlet/switch cover plates



Needs Repair Summary (Continued)

Kitchen

15. 1st Floor Kitchen Plumbing/Fixtures: Chrome - **The faucet is loose.**

Bedroom

16. 2nd Floor Master Bedroom Windows: Wood double hung - **Repair faulty operating hardware**
17. Rear Bedroom Electrical: 110 VAC - **Open grounds noted at 3 prong outlets, Grounded receptacles should be replaced with non-grounded receptacles, where non grounded wiring is present.**



Defective 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.

Bathroom

1. Master Bathroom Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace**