



# Owens Enterprises

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Inspected By: Steve Owens



## Home Inspection Report

Prepared For:

**Demo Dan**

Property Address:

**123 Example Ln**

Inspected on Sat, Mar 3 2018 at 2:27 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Client's Signature:



Property Type:	Single Family
Stories:	Two
Approximate Age:	5 Years
Age Based On:	Electrical Inspection
Bedrooms/Baths:	4/3
Door Faces:	Southeast
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory

(Site continued)

Patios/Decks: Concrete  
Condition: Satisfactory


 Comment 1:  
Patio and pergola are in acceptable condition. Keep pergola maintained.



Figure 1-1

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick  
Condition: Satisfactory

Exterior Trim Material: Vinyl, Aluminum  
Condition: Satisfactory

Windows: Metal Clad  
Condition: Satisfactory

Entry Doors: Wood, Fiberglass, Steel  
Condition: Satisfactory

Balconies: Not Present

(Exterior continued)

Railings: Wood  
Condition: Marginal

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**Comment 2:**

Several areas of gaps in exterior trim. Have caulked and painted to protect from weather.



Figure 2-1



Figure 2-2



**Comment 3:**

There are hairline brick cracks above rear roof. This is not a structural issue. Monitor and repair by tuck pointing if needed.

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(Exterior continued)



Figure 3-1

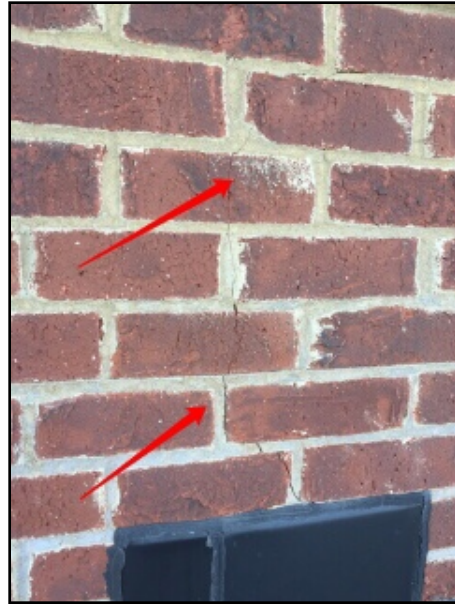


Figure 3-2



Comment 4:  
Screen porch is in acceptable condition. Ok.



Figure 4-1



Figure 4-2

# Garage

Garage Type:	Attached
Garage Size:	2 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory



Comment 5:  
Vehicle door and opener operates as expected.



Figure 5-1



(Garage continued)



Comment 6:

Steps in garage are missing handrail &amp; guardrail. Install for safety.



Figure 6-1

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	3 Tab Shingle, Metal
	Condition: Satisfactory
Approximate Roof Age:	5-10 Years
Ventilation Present:	Not Present
Vent Stacks:	Metal
	Condition: Satisfactory
Chimney :	Wood Frame
	Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal
	Condition: Satisfactory

(Roofing continued)

Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory



**Comment 7:**

Prior repairs to rear right soffit. Have owner explain when and why repairs were made. Monitor.



Figure 7-1



Figure 7-2

(Roofing continued)



Comment 8:

Visible roofing and gutters are in acceptable condition unless otherwise noted.



Figure 8-1

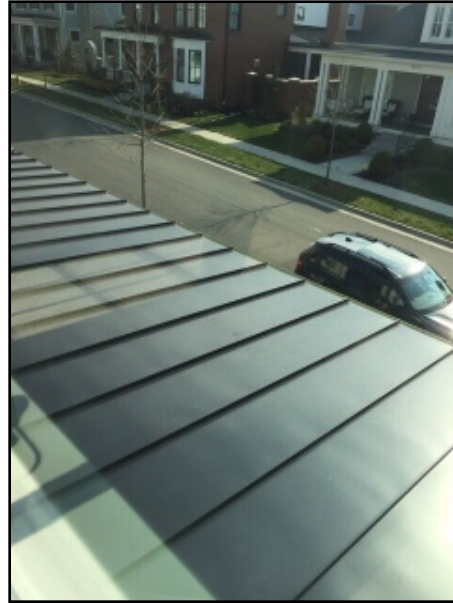


Figure 8-2



Figure 8-3



Figure 8-4

(Roofing continued)

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Comment 9:  
Chimney is in acceptable condition. Ok.



Figure 9-1



Comment 10:  
Rear garage downspout washing out soil. Install splash block and monitor.



Figure 10-1

# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory



## Comment 11:

Majority of basement is finished with paneling, drywall and/or carpet. Very little of foundation is visible to inspect.



Figure 11-1



Figure 11-2

# Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Not Present
Roof Deck Material:	Not Inspected



(Attic continued)

Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Spray Foam
	Condition: Satisfactory



**Comment 12:**

View inside attic. Ok. Most of roof structure was covered with insulation and was not visible.



Figure 12-1



Figure 12-2



Figure 12-3

(Structure continued)

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

Vapor Retarder:

Underfloor Insulation:

Ventilation Present:

Moisture Condition:

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe, Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected
	Condition: Satisfactory



(Electrical continued)



Comment 13:  
Inside electrical panel. Ok

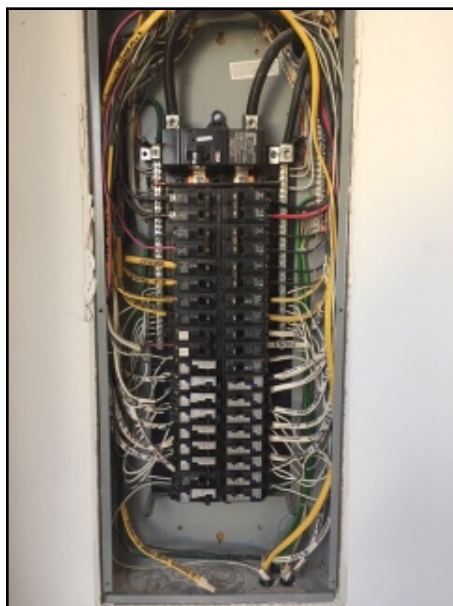


Figure 13-1

## Sub Panel

Location:

Service Line Material:

Overcurrent Protection:

Branch Circuit Wiring:

GFCI/AFCI Breakers:

## HVAC

HVAC System Type:

Central Split System

(HVAC continued)

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	80,000
Output BTUs:	78,000
Approximate Age:	3 Years
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	145° F
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

(Heating continued)



**Comment 14:**  
Furnace and data plate. Operates as expected.



Figure 14-1



Figure 14-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

- |                                 |                         |
|---------------------------------|-------------------------|
| Energy Source:                  | Electric                |
| Type of Equipment:              | Split System            |
|                                 | Condition: Satisfactory |
| Condenser Make:                 | Carrier                 |
| Condensor Size:                 | 36,000 BTU (3 Tons)     |
| Condenser Approximate Age:      | 3 Years                 |
| Expansion Coil Make:            | Carrier                 |
| Expansion Coil Size:            | 36,000 BTU (3 Tons)     |
| Expansion Coil Approximate Age: | 3 Years                 |

(Cooling continued)

Condensate Drainage:	To Floor Drain
	Condition: Satisfactory
AC Supply Air Temp:	75° F
AC Return Air Temp:	55° F
AC Temperature Drop:	20° F



**Comment 15:**  
AC unit and data plate for basement unit. Operates as expected.



Figure 15-1



Figure 15-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## HVAC #2

HVAC System Type: Central Split System

(HVAC #2 continued)

# Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Carrier
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	3 Years
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	120° F
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

(Heating continued)

**Comment 16:**

Heat pump and data plate. Operates as expected.



Figure 16-1



Figure 16-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Carrier
Condensor Size:	30,000 BTU (2.5 Tons)
Condenser Approximate Age:	3 Years
Expansion Coil Make:	Carrier
Expansion Coil Size:	30,000 BTU (2.5 Tons)
Expansion Coil Approximate Age:	3 Years
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory
AC Supply Air Temp:	75° F
AC Return Air Temp:	55° F



(Cooling continued)

AC Temperature Drop: 20° F



Comment 17:

Heat pump and data plate for second floor. Operates as expected.



Figure 17-1

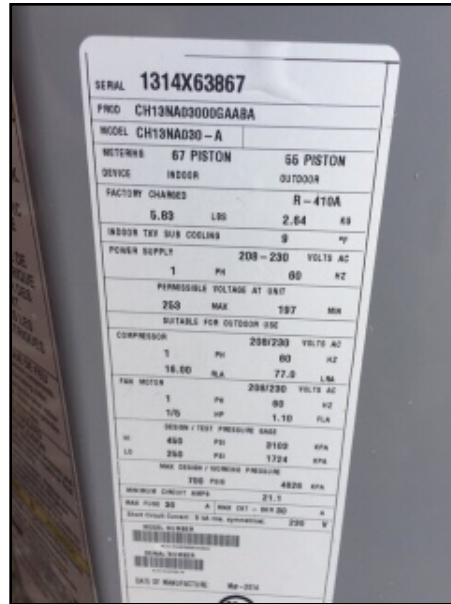


Figure 17-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

- |                                 |                         |
|---------------------------------|-------------------------|
| Water Service:                  | Public                  |
| Supply Pipe Material:           | Copper, PEX             |
|                                 | Condition: Satisfactory |
| Location of Main Water Shutoff: | Basement                |
| Sewer System:                   | Public                  |
| Waste Pipe Material:            | PVC                     |
|                                 | Condition: Satisfactory |



(Plumbing continued)

Sump Pump:

Sealed Crock

Condition: Satisfactory

Location of Fuel Shutoff:

At Meter



Comment 18:

Sealed sump pump is present. Unable to operate in order to inspect.



Figure 18-1

(Plumbing continued)


 Comment 19:  
Hot water circulation pump installed. Appears to operate as expected.



Figure 19-1

## Water Heater

Manufacturer:	Ruud
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	3 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment

(Water Heater continued)



Comment 20:

Water heater and data plate. Operates as expected.



Figure 20-1



Figure 20-2

## Bathrooms

### Bathroom #1

Location:	Up Hall
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Acrylic
	Condition: Satisfactory

(Bathroom #1 continued)

Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



**Comment 21:**  
Hall bath fixtures operate as expected. Ok.



Figure 21-1

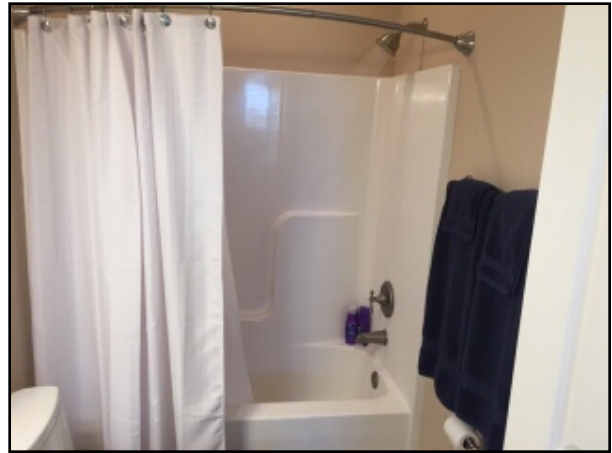


Figure 21-2

## Bathroom #2

Location:	1st Half Bath
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Not Present
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory

(Bathroom #2 continued)

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 22:

Half bath fixtures operate as expected. Ok.



Figure 22-1

## Bathroom #3

Location:

Master

Bath Tub:

Recirculating

Condition: Satisfactory

Shower:

Stall

Condition: Satisfactory

Sink(s):

Double Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Bidet:

Not Present

Shower Walls:

Tile

Condition: Satisfactory

Tub Surround:

Tile

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

(Bathroom #3 continued)

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets, Lights

Condition: Satisfactory



Comment 23:

Master bath fixtures operate as expected. Ok.



Figure 23-1

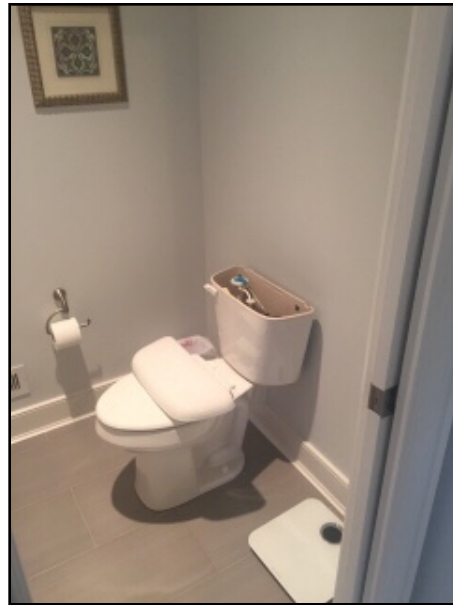


Figure 23-2



Figure 23-3

(Bathroom #3 continued)

- i** Comment 24:  
Whirlpool tub operates as expected. Fill and run with 2 cups of bleach for 15 minutes to clean and then refill with plain water and run to rinse.



Figure 24-1

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Frigidaire Condition: Satisfactory
Cooktop:	Frigidaire Condition: Satisfactory
Range Hood:	General Electric Condition: Satisfactory



(Appliances continued)

Refrigerator:	Sub-Zero
	Condition: Satisfactory
Dishwasher:	Bosch
	Condition: Marginal
Microwave:	Frigidaire
	Condition: Satisfactory
Disposal:	General Electric
	Condition: Satisfactory



Comment 25:

Appliances operate as expected except as otherwise noted. Ok.



Figure 25-1



Figure 25-2

(Appliances continued)



Figure 25-3



Comment 26:

Dishwasher is not secured to counter. Have fully installed, leveled and operation verified before closing.



Figure 26-1

# Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	General Electric Condition: Satisfactory
Dryer:	General Electric Condition: Satisfactory



Comment 27:  
Laundry sink operates as expected.

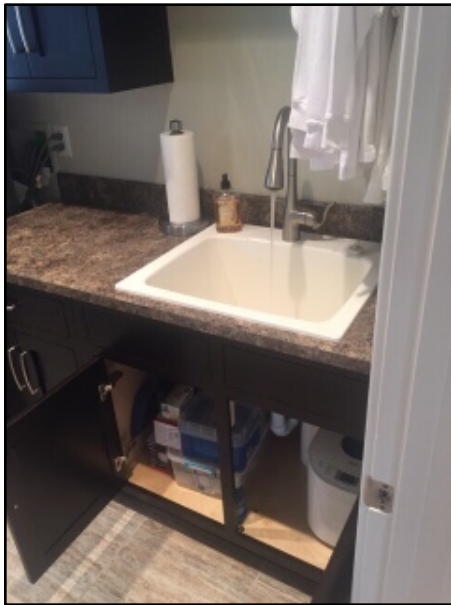


Figure 27-1

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Carpet, Wood Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Double Hung Condition: Satisfactory
Window Materials:	Metal clad
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Metal Clad
Interior Door Materials:	Masonite
Fireplace:	Manufactured Condition: Satisfactory



## Comment 28:

Wood burning fireplace is in acceptable condition. Ok. Have cleaned yearly by chimney sweep if used.



Figure 28-1

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Exterior

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1) Several areas of gaps in exterior trim. Have caulked and painted to protect from weather.



Figure 2-1



Figure 2-2

(Report Summary continued)

## Garage

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2) Steps in garage are missing handrail & guardrail. Install for safety.



Figure 6-1

## Roofing

---

3) Prior repairs to rear right soffit. Have owner explain when and why repairs were made. Monitor.



Figure 7-1



Figure 7-2

(Report Summary continued)

Kitchen: Appliances

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4) Dishwasher is not secured to counter. Have fully installed, leveled and operation verified before closing.



Figure 26-1