

Chosen Home Inspections

Property Inspection Report



123 Sample Street, Sample City, CA 98765
Inspection prepared for: Report Sample
Date of Inspection: 11/5/2014 Time: 8:00 am
Age of Home: 2002 Size: 2500
Weather: Cloudy

Inspector: Eric Weeks
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Exterior Areas

1. Driveway Condition

Good	Defect	NFV	N/A	N/I
X				

2. Sidewalks Condition

Good	Defect	NFV	N/A	N/I
X				

3. Porch Condition

Good	Defect	NFV	N/A	N/I
X				

4. Exterior Walls Condition

Good	Defect	NFV	N/A	N/I
X				



Rear View



Common Cracks

5. Trim, Eaves & Facia Condition

Good	Defect	NFV	N/A	N/I
X				

6. Gutters & Down Spouts Condition

Good	Defect	NFV	N/A	N/I
X				

Observations:

- Recommend cleaning/servicing entire gutter and down spout system for proper roof drainage.*

7. Chimney Condition

Good	Defect	NFV	N/A	N/I
		X		

Observations:

- Chimney was not fully accessible due to the type of construction of the chimney and/or roof.*



Front Sprinkler Valves



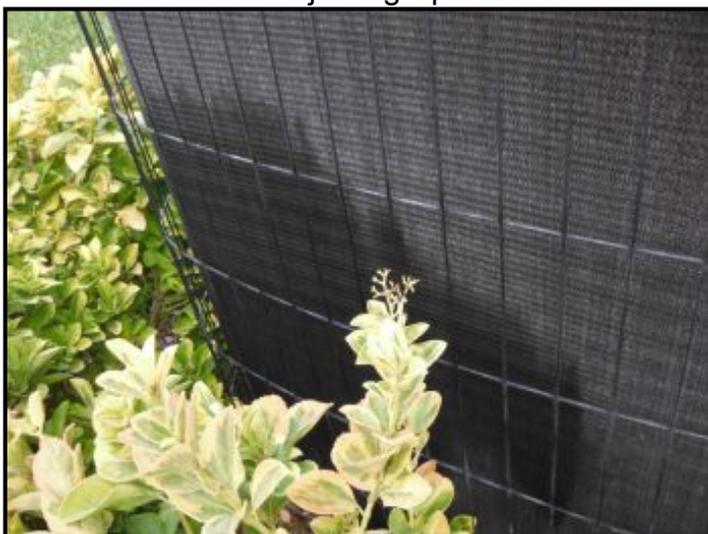
Rear Sprinkler Valves



Recommend Adjusting Sprinkler Heads



Recommend Adjusting



Adjust Sprinkler



Sprinkler Controller

Foundation

1. Foundation Type

Concrete Slab On Grade

2. Grading Condition

Good	Defect	NFV	N/A	N/I
X				

Observations:

- Surface drains are installed, however underground pipes are not visible and cannot be inspected.*



Surface Drain

3. Foundation Support Condition

Good	Defect	NFV	N/A	N/I
X				

Concrete Slab

4. Floor Type Condition

Good	Defect	NFV	N/A	N/I
X				

Concrete Slab • Conventional Wood Framing at Second Story

Observations:

- Conventional wood floors are not visible, blocked by floor coverings, furnishings, and/or personal belongings.*

5. Anchor Bolts Condition

Good	Defect	NFV	N/A	N/I
		X		

Anchor bolts were not visible

Observations:

- Anchor bolts were not visible due to finished walls.*

6. Crawlspace Insulation Condition

Good	Defect	NFV	N/A	N/I
			X	

7. Venting Condition

Good	Defect	NFV	N/A	N/I
			X	

Garage

1. Garage Type & Size

Good	Defect	NFV	N/A	N/I
X				

Observations:
 • Attached Two Car

2. Floor Condition

Good	Defect	NFV	N/A	N/I
X				



Front View

3. Wall, Firewall Condition

Good	Defect	NFV	N/A	N/I
X				

4. Ceiling, Framing Condition

Good	Defect	NFV	N/A	N/I
X				

5. Venting Condition

Good	Defect	NFV	N/A	N/I
X				

6. Interior Door Condition

Good	Defect	NFV	N/A	N/I
X				

7. Exterior Door Condition

Good	Defect	NFV	N/A	N/I
	X			

Observations:
 • Peeling paint noted at the garage exterior door jamb.(2)



Peeling Paint

8. Vehicle Door Condition

Good	Defect	NFV	N/A	N/I
X				

Materials: Roll Up Metal Sectional Door

9. Vehicle Motor Condition

Good	Defect	NFV	N/A	N/I
X				

10. Vehicle Motor Reverse Condition

Good	Defect	NFV	N/A	N/I
X				

11. Features Condition

Good	Defect	NFV	N/A	N/I
			X	

Not Applicable



Laundry Area



Plumbing Condition

Interior Areas

1. Doors Condition

Good	Defect	NFV	N/A	N/I
X				

2. Walls Condition

Good	Defect	NFV	N/A	N/I
X				

Drywall

3. Ceiling Condition

Good	Defect	NFV	N/A	N/I
X				

Drywall

4. Floors Condition

Good	Defect	NFV	N/A	N/I
X				

5. Windows Condition

Good	Defect	NFV	N/A	N/I
X				

6. Fireplace Condition

Good	Defect	NFV	N/A	N/I
	X			

Fireplace is located at the living room

Observations:

- Missing safety clamp at the fireplace damper.(2)(4)



Fireplace Condition



Missing Safety Clamp

7. Smoke Detectors Location

Good	Defect	NFV	N/A	N/I
X				

8. Carbon Monoxide Detectors

Good	Defect	NFV	N/A	N/I
X				

Observations:

• Safety Information: Carbon Monoxide(CO) is a lethal gas. It is invisible, tasteless and odorless. CO is produced in normal amounts whenever an appliance burns a combustible fuel. When proper ventilation becomes blocked or is inadequate, CO concentrations build up inside the home and can be deadly.



Carbon Monoxide Detectors

9. Interior Stairs Condition

Good	Defect	NFV	N/A	N/I
X				

10. Interior Features Condition

Good	Defect	NFV	N/A	N/I
			X	

None Present

Kitchen

1. Sinks Condition

Good	Defect	NFV	N/A	N/I
X				



Sink Plumbing Condition

2. Counter Tops Condition

Good	Defect	NFV	N/A	N/I
X				

3. Cabinets Condition

Good	Defect	NFV	N/A	N/I
X				

4. Garbage Disposal Condition

Good	Defect	NFV	N/A	N/I
X				

5. Oven Condition

Good	Defect	NFV	N/A	N/I
X				

Observations:

- Oven is dirty and needs cleaning/servicing.*



Cabinets Condition

5. Ventilation Condition

Good	Defect	NFV	N/A	N/I
X				

Observations:

- Recommend cleaning/servicing vent fans.*



Recommend Cleaning

6. Bathtubs Condition

Good	Defect	NFV	N/A	N/I
X				

7. Showers Condition

Good	Defect	NFV	N/A	N/I
X				

Water Heater

1. Water Heater Location

Water heater is located in the garage
40 Gallons

2. Condition

Good	Defect	NFV	N/A	N/I
	X			

Observations:

- Corrosion at water heater supply lines.(2)



Condition



Corrosion

3. Venting Condition

Good	Defect	NFV	N/A	N/I
X				

4. Fuel Condition

Good	Defect	NFV	N/A	N/I
X				

5. TPR Line & Valve Condition

Good	Defect	NFV	N/A	N/I
X				

6. Enclosure & Platform Condition

Good	Defect	NFV	N/A	N/I
X				

7. Overall Water Heater Condition

Good	Defect	NFV	N/A	N/I
	X			

Observations:

- Due to the condition of the water heater, we recommend further evaluation by a licensed plumbing contractor

Plumbing System

1. Main Line Condition

Good	Defect	NFV	N/A	N/I
X				

Materials: Copper
80 psi



Main Water Shut Off Valve



Water Pressure

2. Supply Lines Condition

Good	Defect	NFV	N/A	N/I
X				

Materials: Copper

Observations:

- Supply lines in finished walls and/or attic are not fully visible, limited inspection applies.*

3. Drain Lines Condition

Good	Defect	NFV	N/A	N/I
X				

Materials: ABS

Observations:

- Drain lines in finished walls and/or attic are not fully visible, limited inspection applies.*

4. Fuel System Condition

Good	Defect	NFV	N/A	N/I
X				

Gas Meter

Observations:

- This company does not inspect underground piping or fuel tanks, pipes inside walls or that are concealed from view, nor does this company test for gas leaks or determine pipe size.*



Gas Meter

5. Overall Plumbing Condition

Good	Defect	NFV	N/A	N/I
X				

Electrical

1. Electrical Service Condition

Good	Defect	NFV	N/A	N/I
X				

120/240 Volt Underground Service

Observations:

- Underground electric service wires are not visible and not inspected by this company.*

2. Main Electrical Panel Location

Main electric panel at the right side

No sub panel at the property

3. Conductor Types

Service wire: Copper • Branch wire: Copper • Wiring method: Non Metallic Cable

4. Electrical Panel Condition

Good	Defect	NFV	N/A	N/I
X				

Amperage 200 Amps



Main Electrical Breaker



Main Electrical Panel

5. Exterior Electrical Condition

Good	Defect	NFV	N/A	N/I
	X			

Observations:

- Improper conduit at the rear.(2)

Heating & Cooling System

1. Heating System Location

Heating system(s) located in the attic
Gas Fired Furnace

2. Heating System Condition

Good	Defect	NFV	N/A	N/I
X				



Heating System Condition

3. Venting Condition

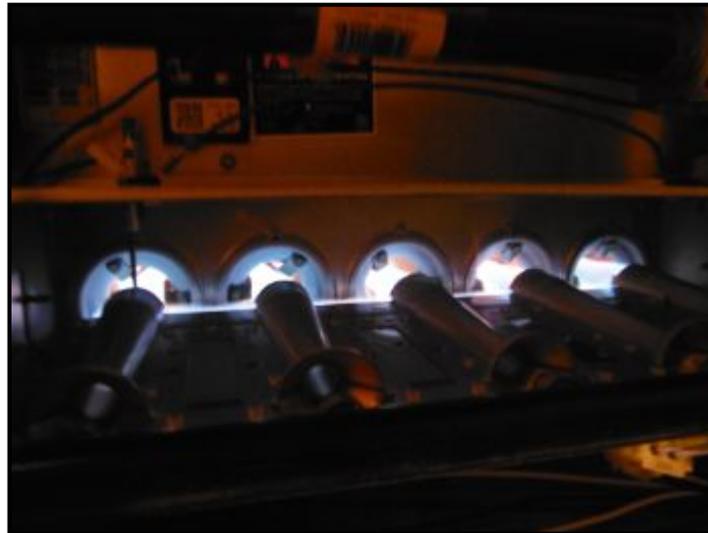
Good	Defect	NFV	N/A	N/I
X				

4. Combustion Air Condition

Good	Defect	NFV	N/A	N/I
X				

5. Burners Condition

Good	Defect	NFV	N/A	N/I
X				



Blue Flame

6. Distribution Condition

Good	Defect	NFV	N/A	N/I
X				

Ducts and Registers
55 Degrees



Ducting

7. Thermostat Condition

Good	Defect	NFV	N/A	N/I
X				

8. Air Filter Condition

Good	Defect	NFV	N/A	N/I
X				

Observations:

- Air filter is dirty, recommend changing air filter and cleaning entire ducting system.*

Attic System

1. Attic Access Condition

Good	Defect	NFV	N/A	N/I
X				

Attic access is located in the master bedroom closet

2. Framing Condition

Good	Defect	NFV	N/A	N/I
X				



Framing Condition



Framing Condition

3. Venting Condition

Good	Defect	NFV	N/A	N/I
X				

4. Vent Pipes Condition

Good	Defect	NFV	N/A	N/I
X				



Vent Pipes Condition

5. Insulation Condition

Good	Defect	NFV	N/A	N/I
X				

Materials: Blown in
Insulation depth is 8-10 inches



Insulation Condition



Insulation Condition

6. Overall Attic Condition

Good	Defect	NFV	N/A	N/I
X				

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas

Page 15 Item: 6	Fireplace Condition	• Missing safety clamp at the fireplace damper.(2)(4)
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