



# HOME INSPECTION REPORT

12345 Street Name, City Zip Code

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**Inspection Date:**

2/17/2007

**Prepared For:**

John Q. Customer

**Prepared By:**

Premier Home Inspection Service Inc.

P.O. Box 219

Independence, OR 97352

CCB #173566

503-606-9891

503-606-9338 Fax

[www.premierinspectionsservice.com](http://www.premierinspectionsservice.com)

**Report Number:**

Report Number

**Inspector:**

Inspector Name

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SUMMARY	ERROR! BOOKMARK NOT DEFINED.

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

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## CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the Summary of Oregon Home Inspector Certification Law and Standards of Practice for Home Inspections are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## BUILDING DATA

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Approximate Age:	20-25 years
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Occupied
Weather Conditions:	Cloudy Rain
Recent Rain:	Yes 30 to 50 degrees
Ground cover:	Wet

# RECEIPT / INVOICE

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Premier Home **Inspection Service Inc.**  
P.O. Box **219**  
Independence, OR **97352**  
CCB #173566  
503-606-9891

Date: **2/17/2007**

Inspection Number: **Report Number**

Name: **Kim Shubin**

Inspection: \_\_\_\_\_ Fee  
Other\*\*  
Total: \_\_\_\_\_

- Check #:
- Cash
- Credit Card:

\*\*  Radon     Pool / Hot Tub     Shipping     Well & Septic     WDO/WDI (included)

Inspected By: **Inspector Name**  
License/Certification #:



**SERVICE WALKS**  None  *Public sidewalk needs repair*

**Material:**  Concrete  Flagstone  Gravel  Brick  Other

**Condition:**  Satisfactory  Marginal  Poor  *Trip Hazard*

*Pitched towards home*  *Settling cracks*  Not visible  Typical cracks

**DRIVEWAY/PARKING**  None

**Material:**  Concrete  Asphalt  Gravel/Dirt  Brick  Other

**Condition:**  Satisfactory  Marginal  Poor  Fill cracks and seal

*Pitched towards home*  *Trip hazard*  *Settling Cracks*  Typical crack

**PORCH (covered entrance)**  None

**Support Pier:**  Concrete  Wood  Not visible  Other

**Condition:**  Satisfactory  Marginal  Poor  *Railing/Balusters recommended*

**Floor:**  Satisfactory  Marginal  Poor  *Safety Hazard*

**STOOPS/STEPS**  None  *Uneven risers*

**Material:**  Concrete  Wood  Other  *Railing/Balusters recommended*

**Condition:**  Satisfactory  Marginal  Poor  *Cracked*  *Settled*

*Rotted/Damaged*  *Safety Hazard*

**PATIO**  None

**Material:**  Concrete  Flagstone  Kool-Deck®  Brick  *Trip hazard*

**Condition:**  Satisfactory  Marginal  Poor  *Settling Cracks*

*Pitched towards home (See remarks page)*  Drainage provided  Typical cracks

**DECK/BALCONY (flat, floored, roofless area)**  None

**Material:**  Wood  Metal  Composite  Not visible  *Railing/Balusters recommended*

**Finish:**  Treated  Painted/Stained  Other

*Improper attachment to house*  *Railing loose*

**Condition:**  Satisfactory  Marginal  Poor  *Wood in contact with soil*

**DECK/PATIO/PORCH COVERS**  None  *Earth to wood contact*  *Moisture/Insect damage*

**Condition:**  Satisfactory  Marginal  Poor  *Posts/Supports need Repair*

**Recommend:**  Metal Straps/Bolts/Nails/Flashing  *Improper attachment to house*

**FENCE/WALL**  Not evaluated  None

**Type:**  Brick/Block  Wood  Metal  Chain Link  *Rusted*  Other

**Condition:**  Satisfactory  Marginal  Poor  *Loose Blocks/Caps*  Typical cracks

**Gate:**  N/A  Satisfactory  Marginal  Poor  *Planks missing/damaged*

**LANDSCAPING AFFECTING FOUNDATION** (See remarks page)

**Negative Grade:**  East  West  North  South  Satisfactory

*Recommend additional backfill*  *Recommend window wells/covers*  *Trim back trees/shrubberies*

*Wood in contact with/improper clearance to soil*  Yard drains observed - not tested

**RETAINING WALL**  None **Material:**  *Drainage holes recommended*

**Condition:**  Satisfactory  Marginal  Poor  *Safety Hazard*  *Leaning/cracked/bowed*

(Relates to the visual condition of the wall)

**HOSE BIBS**  None  No anti-siphon valve

**Operates:**  Yes  No  Not tested  Not on

**GENERAL COMMENTS**

The bush on the SE corner of the building is in direct contact with the siding...recommend keeping all bushes and shrubs trimmed at least 12" away from the building to allow adequate air circulation to prevent moisture damage to the siding materials.



**ROOF VISIBILITY**  All  Partial  None  Limited by:

**INSPECTED FROM**  Roof  Ladder at eaves  Ground (*Inspection Limited*)  With Binoculars

**STYLE OF ROOF**

**Type:**  Gable  Hip  Mansard  Shed  Flat  Other  
**Pitch:**  Low  Medium  Steep  Flat

**ROOF COVERING**

**Roof #1:** Type: **Asphalt Shingle** Estimated Layers: **1 Layer** Approximate age of cover: **10-15+** years  
**Roof #2:** Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years  
**Roof #3:** Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years

**VENTILATION SYSTEM** **Type:**  Soffit  Ridge  Gable  Roof  
**Appears Adequate:**  Yes  No  Turbine  Powered  Other  
*(See Interior remarks page) (See Attic section)*

**FLASHING** **Material:**  Galv/Alum  Asphalt  Not visible  Rubber  
 Copper  Foam  Other  Lead  
**Condition:**  Not visible  Satisfactory  Marginal  Poor  **Rusted**  
 *Separated from chimney/roof*  **Recommend Sealing**  Other

**VALLEYS**  N/A **Material:**  Galv/Alum  Asphalt  Lead  Copper  
 Not visible  Other  
**Condition:**  Not visible  Satisfactory  Marginal  Poor  
 **Rusted**  Holes  **Recommend Sealing**

**CONDITION OF ROOF COVERINGS** **Roof #1:**  Satisfactory  Marginal  Poor  
**Roof #2:**  Satisfactory  Marginal  Poor  
**Roof #3:**  Satisfactory  Marginal  Poor  
**Condition:**  Curling  Cracking  Ponding  Burn Spots  Broken/Loose Tiles/Shingles  
 Nail popping  Granules missing  Alligatoring  Blistering  Missing Tabs/Shingles/Tiles  
 Moss buildup  Exposed felt  Cupping  Incomplete/Improper Nailing

**SKYLIGHTS**  N/A  **Cracked/Broken**  Not visible  
**Condition:**  Satisfactory  Marginal  Poor

**PLUMBING VENTS**  Yes  No  Satisfactory  Marginal  Poor  
 **Recommend roofer evaluate**  Not Visible

*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**

Additional comments are entered here...



**CHIMNEY(S)**  None Location(s): Middle of roof

**Viewed From:**  Roof  Ladder at eaves  Ground with binoculars

**Rain Cap/Spark Arrestor:**  Yes  No  *Recommended*

**Chase:**  Brick  Stone  Metal  Blocks  Framed

**Evidence of:**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose Brick  Rust

**Flue:**  Tile  Metal  *Unlined*  Not visible

**Evidence of:**  Scaling  Cracks  Creosote  *Not evaluated (See remarks page)*

*Have flue(s) cleaned and re-evaluated*  *Recommend Cricket/Saddle/Flashing*

**Condition:**  Satisfactory  Marginal  Poor

**GUTTERS/SCUPPERS/EAVESTROUGH**  None  *Needs to be cleaned*  *Downspouts needed*

**Material:**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other

**Condition:**  Satisfactory  Marginal  Poor  *Rusting*

**Leaking:**  Corners  Joints  *Hole in main run*

**Attachment:**  Loose  *Missing spikes*  *Improperly sloped (See remarks page)*

**Extension needed:**  North  South  East  West

**SIDING** (\*See remarks page EIFS)

**Material:**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco

EIFS\*  Asphalt  Wood  Metal/Vinyl  Other

Typical cracks  *Monitor*  *Wood rot*  Peeling paint  *Loose/Missing/Holes*

**Condition:**  Satisfactory  Marginal  Poor  *Recommend repair/painting*

**TRIM, SOFFIT, FASCIA, FLASHING**

**Material:**  Wood  Fiberboard  Aluminum/Steel  Fiber Cement  Stucco

*Recommend repair/painting*  *Damaged wood*  Other

**Condition:**  Satisfactory  Marginal  Poor

**CAULKING**

**Condition:**  Satisfactory  Marginal  Poor

*Recommend around windows/doors/masonry ledges/corners/utility penetrations*

**WINDOWS & SCREENS**  *Failed/fogged insulated glass*

**Material:**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad

**Screens:**  Torn  Bent  Not installed  Glazing/caulk needed

**Condition:**  Satisfactory  Marginal  Poor  *Wood rot*  *Recommend repair/painting*

**STORMS WINDOWS**  None  Not installed  Wood  Clad comb.  Wood/metal comb.

**Putty:**  Satisfactory  *Glazing/caulk needed*  N/A

**Condition:**  Satisfactory  *Broken/cracked*  *Wood rot*  *Recommend repair/painting*

**SLAB-ON-GRADE/FOUNDATION**  N/A (See Basement/Crawl Space)

**Stem Wall:**  Concrete block  Poured concrete  Other

**Condition:**  Satisfactory  Marginal  Poor  Not visible

**Slab:**  Post tensioned  Poured concrete  Other

**Condition:**  Satisfactory  Marginal  Poor (See comments page)

**GENERAL COMMENTS**

Fungal rot was found in the fascia board and roof sheathing of the NE corner of the building...recommend removal and replacement of all damaged materials.

Fungal rot was found on the siding near the downspout on the SE corner of the building...recommend removal and replacement of all damaged materials.

There are visible cracks in the crown of the chimney...recommend an evaluation by a licensed chimney technician to prevent moisture penetration into the chimney chase.



**SERVICE ENTRY**

Underground    Overhead    *Weather head/mast needs repair*  
**Exterior outlets:**  Yes    No   **Operative:**  Yes    No   Condition:  Sat.    Marginal    Poor  
**GFCI present:**  Yes    No   **Operative:**  Yes    No    *Overhead wires too low*  
 Reverse polarity    *Open ground*    *Safety Hazard*    *Less than 3' from balcony/deck/windows*

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

**Type:**  Not visible    Framed    Masonry    Other  
**Condition:**  Satisfactory    Marginal    Poor    Not visible

**EXTERIOR DOORS**

	<b>Patio</b>	<b>Storm</b>	<b>Entrance</b>	
<b>Weatherstripping:</b> <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Missing	<input type="checkbox"/> Replace
<b>Door Condition:</b> <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		

**EXTERIOR A/C - HEAT PUMP**

**UNIT #1:**    N/A   **Location:**  
 Brand: **Trane**   Model #: **AC11345CAB**   Approximate age: **1-5** yrs.  
**Outside Disconnect:**  Yes    No   Maximum fuse/breaker rating: **30** Amp   Fuses/breakers installed: **30** Amp  
**Level:**  Yes    No    *Cabinet/housing rusted*    *Improperly sized fuses/breakers*  
**Condenser Fins:**  *Damaged*    Need cleaning    *Damaged base/pad*  
**Condition:**  Satisfactory    Marginal    Poor

**UNIT #2:**    N/A   **Location:**  
 Brand: **INFO**   Model #: **INFO**   Approximate age: **INFO** yrs.  
**Outside Disconnect:**  Yes    No   Maximum fuse/breaker rating: **???** Amp   Fuses/breakers installed: **???** Amp  
**Level:**  Yes    No    *Cabinet/housing rusted*    *Improperly sized fuses/breakers*  
**Condenser Fins:**  *Damaged*    Need cleaning    *Damaged base/pad*  
**Condition:**  Satisfactory    Marginal    Poor

**GENERAL COMMENTS**

Additional comments are entered here...



**TYPE**  None  
 Attached  Detached  1-car  2-car  3-car  4-car

**AUTOMATIC OPENER**  
 Yes  No  Operable  Inoperable  *Remote not available*

**SAFETY REVERSE**  
**Operable:**  Pressure reverse  Electric eye  *Need(s) adjusting*  *Safety hazard*

**ROOFING**  
**Material:**  Same as house Type: **INFO** Approx. Age: **INFO** Approx. layers: **INFO**

**GUTTERS / EAVESTROUGH**  None  
**Condition:**  Satisfactory  Marginal  Poor

**SIDING / TRIM**  
**Siding:**  Same as house  Wood  Metal  Vinyl  
 Stucco  Masonry  Slate  Fiberboard  
**Trim:**  Same as house  Wood  Aluminum  Vinyl

**FLOOR**  
**Material:**  Concrete  Gravel  Asphalt  Dirt  Other  
**Condition:**  Satisfactory  Typical cracks  *Large settling cracks*  *Recommend evaluation/repair*  
**Burners less than 18" above garage floor:**  N/A  Yes  No  *Safety hazard*

**SILL PLATES**  
 Not visible  Floor level  Elevated  *Rotted/Damaged*  *Recommend repair*

**OVERHEAD DOOR(S)**  N/A  
**Material:**  Wood  Fiberglass  Masonite  Metal  *Recommend repair*  
**Condition:**  Satisfactory  Marginal  Poor  *Overhead door hardware loose*  
*Recommend Priming/Painting Inside & Edges:*  Yes  No  *Recommend lubrication*  *Weatherstripping missing/damaged*

**EXTERIOR SERVICE DOOR**  None  
**Condition:**  Satisfactory  Marginal  Poor  *Damaged/Rusted*

**ELECTRICITY PRESENT**  Yes  No  Not visible  
**Reverse polarity:**  Yes  No **Open ground:**  Yes  No  *Safety hazard*  
**GFCI Present:**  Yes  No **Operates:**  Yes  No  *Handyman/extension cord wiring*

**FIRE SEPARATION WALLS & CEILING** *(Between garage & living area)*  
 N/A  Present  *Missing*  
**Condition:**  Satisfactory  *Safety hazard(s)*  *Recommend repair*  *Holes walls/ceiling*  
**Fire door:**  Not verifiable  *Not a fire door*  *Needs repair*  Satisfactory  
**Auto closure:**  N/A  Satisfactory  Inoperative  Missing  *Needs repair*  
**Moisture Stains Present:**  Yes  No **Typical Cracks:**  Yes  No

**GENERAL COMMENTS**  
[Additional comments are entered here...](#)



## KITCHEN

**COUNTERTOPS**       Satisfactory     Marginal     *Recommend repair/caulking*

**CABINETS**       Satisfactory     Marginal     *Recommend repair/adjustment*

**PLUMBING COMMENTS**

**Faucet Leaks:**     Yes     No    **Pipes leak/corroded:**  Yes     No  
**Sink/Faucet:**     Satisfactory     Corroded     Chipped     Cracked     *Recommend repair*  
**Functional Drainage:**  Adequate     Poor    **Functional Flow:**  Adequate     Poor

**WALLS & CEILING**

**Condition:**     Satisfactory     Marginal     Poor     Typical cracks     *Moisture stains*

**HEATING / COOLING SOURCE**     Yes     No

**FLOOR**

**Condition:**     Satisfactory     Marginal     Poor     Sloping     Squeaks

**APPLIANCES**      *(See remarks page)*

<input checked="" type="checkbox"/> Disposal	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

**Dishwasher Drain Line Looped:**     Yes     No  
**Outlets Present:**     Yes     No    Operable:     Yes     No  
**G.F.C.I.:**     Yes     No    Operable:     Yes     No  
**Open ground/Reverse polarity within 6' of water:**     Yes     No     *Potential safety hazard(s)*

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

## LAUNDRY ROOM

**ROOM COMPONENTS**

**Laundry sink:**     N/A    **Faucet leaks:**     Yes     No    **Pipes leak:**     Yes     No  
**Cross connections:**     Yes     No    **Heat source present:**  Yes     No    **Room vented:**     Yes     No  
**Dryer vented:**     N/A     Wall     Ceiling     Floor     Not vented  
 *Not vented to Exterior*     *Recommend repair*     *Safety hazard*  
**Electrical:**    Open ground/reverse polarity within 6' of water:     Yes     No     *Safety hazard*  
**G.F.C.I. present:**     Yes     No    **Operates:**     Yes     No  
**Appliances:**     Washer     Dryer     Water heater     Furnace  
**Washer hook-up lines/valves:**     Leaking     Corroded     Not visible  
**Gas Shut-off Valve:**     N/A     Yes     No     Cap Needed     *Safety hazard*     Not visible

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**BATH: MASTER BATH**

**SINKS / TUBS / SHOWERS**

**Faucet leaks:**  Yes  No **Loose:**  Yes  No **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

**TOILET**

**Bowl Loose:**  Yes  No **Operates:**  Yes  No  Toilet leaks  Cracked bowl/tank  Cross connection

**SHOWER / TUB AREA / SINK(S)**

**Material:**  Ceramic/Plastic  Fiberglass  Masonite  Other  
**Condition:**  Satisfactory  Marginal  Poor  Rotted floors  
**Caulk/Grouting Needed:**  Yes  No **Where:**  Poor  
**Functional Drainage:**  Adequate  Poor **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No **Access panel to pump/motor:**  Yes  No

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No **Outlets present:**  Yes  No  
**G.F.C.I. Present:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No **Potential safety hazards present:**  Yes  No

**HEATING / COOLING SOURCE**

Yes  No  
**Window/Door:**  Yes  No  Satisfactory  Marginal  Poor  
**Exhaust Fan:**  Yes  No **Operates:**  Yes  No **Noisy:**  Yes  No

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

**BATH: FIRST FLOOR HALF BATH**

**SINKS / TUBS / SHOWERS**

**Faucet leaks:**  Yes  No **Loose:**  Yes  No **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

**TOILET**

**Bowl Loose:**  Yes  No **Operates:**  Yes  No  Toilet leaks  Cracked bowl/tank  Cross connection

**SHOWER / TUB AREA / SINK(S)**

**Material:**  Ceramic/Plastic  Fiberglass  Masonite  Other  
**Condition:**  Satisfactory  Marginal  Poor  Rotted floors  
**Caulk/Grouting Needed:**  Yes  No **Where:**  Poor  
**Functional Drainage:**  Adequate  Poor **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No **Access panel to pump/motor:**  Yes  No

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No **Potential safety hazards present:**  Yes  No

**HEAT / COOLING SOURCE**

Yes  No  
**Window/Door:**  Yes  No  Satisfactory  Marginal  Poor  
**Exhaust Fan:**  Yes  No **Operates:**  Yes  No **Noisy:**  Yes  No

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**BATHROOM(S)**

**BATH: INFO**

**SINKS / TUBS / SHOWERS**

**Faucet leaks:**  Yes  No **Loose:**  Yes  No **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

**TOILET**

**Bowl Loose:**  Yes  No **Operates:**  Yes  No  Toilet leaks  *Cracked bowl/tank*  *Cross connection*

**SHOWER / TUB AREA / SINK(S)**

**Material:**  Ceramic/Plastic  Fiberglass  Masonite  Other  
**Condition:**  Satisfactory  Marginal  Poor  Rotted floors  
**Caulk/Grouting Needed:**  Yes  No **Where:**  
**Functional Drainage:**  Adequate  Poor **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No **Access panel to pump/motor:**  Yes  No

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No **Potential safety hazards present:**  Yes  No

**HEAT / COOLING SOURCE**

Yes  No  
**Window/Door:**  Yes  No  Satisfactory  Marginal  Poor  
**Exhaust Fan:**  Yes  No **Operates:**  Yes  No **Noisy:**  Yes  No

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

**BATH: INFO**

**SINKS / TUBS / SHOWERS**

**Faucet leaks:**  Yes  No **Loose:**  Yes  No **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

**TOILET**

**Bowl Loose:**  Yes  No **Operates:**  Yes  No  Toilet leaks  *Cracked bowl/tank*  *Cross connection*

**SHOWER / TUB AREA / SINK(S)**

**Material:**  Ceramic/Plastic  Fiberglass  Masonite  Other  
**Condition:**  Satisfactory  Marginal  Poor  Rotted floors  
**Caulk/Grouting Needed:**  Yes  No **Where:**  
**Functional Drainage:**  Adequate  Poor **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No **Access panel to pump/motor:**  Yes  No

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No **Potential safety hazards present:**  Yes  No

**HEAT / COOLING SOURCE**

Yes  No  
**Window/Door:**  Yes  No  Satisfactory  Marginal  Poor  
**Exhaust Fan:**  Yes  No **Operates:**  Yes  No **Noisy:**  Yes  No

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**LOCATION: WEST LIVING ROOM**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

**LOCATION: EAST DINING ROOM**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

**LOCATION: NE MASTER BEDROOM**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No Where:  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

[Additional comments are entered here...](#)

Additional rooms may be added, each room is listed individually.

**INTERIOR WINDOWS / GLASS**

**Condition:**  Satisfactory  Marginal  Poor  *Needs repair*  
 Representative number of windows operated  Painted shut *(See remarks page)*  
**Evidence of Leaking Insulated Glass:**  Yes  No  N/A **Safety Glazing Needed:**  Yes  No  
 Glazing compound needed  Cracked glass  Hardware missing  *Broken counter-balance mechanism*  
**Security Bars Present:**  Yes  No  Not tested  *Safety hazard*  *Test release mechanism before moving in*

**FIREPLACE**

None Location(s): **Living room**  
**Type:**  Gas (Not Tested)  Wood  *Woodburner stove (See remarks page)*  Electric  Ventless  
**Material:**  Masonry  Metal (pre-fabricated)  Metal insert  
**Miscellaneous:**  Blower built-in Operates:  Yes  No **Damper operates:**  Yes  No  
 *Open joints or cracks in firebrick/panels should be sealed*  *Fireplace doors need repair*  
**Damper Modified for Gas Operation:**  Yes  No  *Damper missing*  *Pre-fab panels damaged/worn*  
**Hearth Adequate:**  Yes  No **Mantle:**  N/A  Satisfactory  Adequate  Loose/missing  
**Physical Condition:**  Satisfactory  Marginal  Poor  *Recommend having flue cleaned and re-examined*

**STAIRS / STEPS / BALCONIES**

Satisfactory  Marginal  Poor  None  
**Handrail:**  Satisfactory  Marginal  Poor  *Safety hazard*  
**Risers/Treads:**  Satisfactory  Marginal  Poor  *Risers/Treads uneven*

**SMOKE / CARBON MONOXIDE DETECTORS** *(See remarks page)*

**Present:** Smoke Detector:  Yes  No **Operates:**  Yes  No  Not tested  
CO Detector:  Yes  No **Operates:**  Yes  No  Not tested

**ATTIC/STRUCTURE/FRAMING/INSULATION**

N/A  
**Access:**  Stairs  Pulldown  Scuttlehole/Hatch  *No access*  Other  
**Inspected From:**  Access panel  In the attic  Other  
**Location:**  Bedroom hall  Bedroom closet  Garage  Other  
**Access Limited By:**  
**Flooring:**  Complete  Partial  None  
**Insulation:** Type: **Fiberglass**  Batts  Loose Average inches: **6-9**  
 *Damaged*  *Displaced*  *Missing*  *Compressed*  *Recommend Baffles @ Eaves*  
**Installed In:**  Rafters  Walls  Between ceiling joists  Not visible  
 *Recommend additional insulation*  
**Ventilation:**  *Ventilation appears adequate*  *Recommend additional ventilation*  
**Fans Exhausted To:**  N/A Attic:  Yes  No Outside:  Yes  No  Not visible  
**HVAC Duct:**  Satisfactory  *Damaged*  *Split*  *Disconnected*  *Leaking*  *Repair/Replace*  
**Chimney Chase:**  N/A  Satisfactory  *Needs repair*  Not visible  
**Structural Problems Observed:**  Yes  No  *Recommend repair*  *Recommend Structural Engineer*  
**Roof Structure:**  Rafters  Trusses  Wood  Metal  Other  
**Collar Ties Present:**  Yes  No  N/A  
**Roof Sheathing:**  Plywood  OSB  1x Wood  *Rotted*  *Stained*  *Delaminated*  
**Evidence of Condensation/Moisture Leaking:**  Yes  No *(See remarks page)*  
**Ceiling Joists:**  Wood  Metal  Other  Not visible  
**Vapor Barriers:**  Kraft/foil faced  Plastic  Not visible  Improperly installed  
**Firewall Between Units:**  N/A  Yes  No  *Needs repair/sealing (See remarks page)*  
**Electrical:**  *Open junction box(es)*  *Handyman wiring*  *Visible knob-and-tube*

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**STAIRS**  N/A

- Condition:**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  
**Handrail:**  Yes  No **Condition:**  Satisfactory  Loose  
**Headway Over Stairs:**  Satisfactory  *Low clearance*  *Safety hazard*

**FOUNDATION** **Condition:**  Satisfactory  Marginal  *Have evaluated*  *Monitor*  *Monitor*

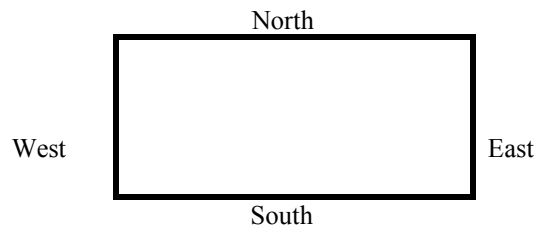
- Material:**  Brick  Concrete block  Fieldstone  Poured concrete  
**Horizontal Cracks:**  North  South  East  West  
**Step Cracks:**  North  South  East  West  
**Vertical Cracks:**  North  South  East  West  
**Covered Walls:**  North  South  East  West  
**Movement Apparent:**  North  South  East  West  
**Indication Of Moisture:**  Yes  No  Fresh  Old stains

*Condition reported above reflects visible portion only*

**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

- P = Paneling  
 D = Drywall  
 S = Storage  
 O = Other  
 C = Crack(s)  
 M = Monitor  
 E = Evaluate



- FLOOR** **Material:**  Concrete  Dirt/Gravel  Not visible  Other  
**Condition:**  Satisfactory  Marginal  Poor  Typical cracks

**SEISMIC BOLTS**

- N/A  None visible  Appear satisfactory  Recommend evaluation

**BASEMENT DRAINAGE**

- Sump Pump:**  Yes  No  Working  Not working  Needs cleaning  *Not tested*  
**Floor Drains:**  Yes  Not visible **Tested:**  Yes  No  Efflorescence present

**GIRDERS / BEAMS / COLUMNS** **Material:**  Steel  Wood  Block  Concrete  Not visible

- Condition:**  Satisfactory  Marginal  Poor  Stained/rusted

**JOISTS**

- Material:**  Wood  Steel  Truss  Not visible  
 2x8  2x10  2x12  Engineered I-Type  *Sagging/altered joists*  
**Condition:**  Satisfactory  Marginal  Poor

**SUB FLOOR**

- Indication of moisture stains/rotting  
 \*\* Areas around shower stalls, etc., as viewed from basement or crawl space

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**CRAWL SPACE**  N/A  Full crawlspace  Combination basement/crawl space/slab  
 Conditioned (heated/cooled):  Yes  No

**ACCESS**  Exterior  Interior hatch door  Via basement  No Access  
**Inspected from:**  Access panel  In the crawl space

**FOUNDATION WALLS** **Condition:**  Satisfactory  Marginal  *Have evaluated*  *Monitor*  
 Concrete block  Poured  Stone  
 Wood  Brick  Piers & columns  
 Cracks  Movement

**FLOOR**  
 Concrete  Gravel  Dirt  Other  
 Typical cracks

**SEISMIC BOLTS**  N/A  None visible  Appear satisfactory  Recommend evaluation

**DRAINAGE**  
 Outside drain  None apparent Sump pump:  Yes  No Operable:  Yes  No  
**Evidence of moisture damage:**  Yes  No

**VENTILATION**  Wall vents  Power vents  None apparent

**GIRDERS / BEAMS / COLUMNS**  Steel  Wood  Masonry  Not visible  
**Condition:**  Satisfactory  Marginal  Poor

**JOISTS** **Material:**  Wood  Steel  Truss  Not visible  
 2x8  2x10  2x12  Engineered I-Type  *Sagging/altered joists*  
**Condition:**  Satisfactory  Marginal  Poor

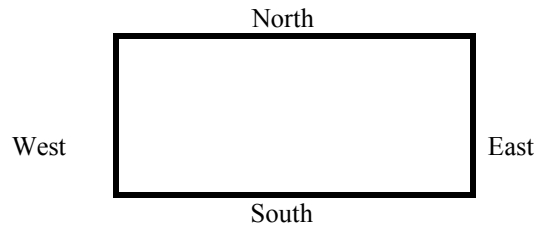
**SUB FLOOR**  Not visible  Wood  Concrete  Other

**MOISTURE STAINS**  None  Walls  Sub floor  Other

**INSULATION**  None **Type:** **INFO**  
**Location:**  Walls  Between floor joists  Other

**VAPOR BARRIER**  Yes  No  Kraft/foil face  Plastic  Other  Not visible

**BASEMENT/CRAWL SPACE WALLS**  
 Diagram indicates where wall not visible and type of covering:  
 P = Paneling C = Crack(s)  
 D = Drywall M = Monitor  
 S = Storage E = Evaluate  
 O = Other



**GENERAL COMMENTS**

There is no vapor barrier installed in the crawlspace area...recommend installation to prevent ground moisture from condensing in the crawlspace and potentially causing damage to the structural members.



**WATER SERVICE**

**Main Shut-off Location:** Outside at curbside

**Water Entry Piping:**  Not visible  Copper/Galv.  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Unknown  
**Visible Water Distribution Piping:**  Copper  Galvanized  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Unknown  
**Condition:**  Satisfactory  Marginal  Poor  
**Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry  
**Functional Flow:**  Adequate  Poor  **Water pressure over 80 psi**  
**Pipes, Supply/Drain:**  **Corroded**  **Leaking**  **Valves broken/missing**  **Dissimilar metal**  
**Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS  
**Condition:**  Satisfactory  Marginal  Poor **Cross connection:**  Yes  No  
**Support/Insulation:** Type: No insulation  
**Traps Proper P-Type:**  N/A  Yes  No  **P-traps recommended**  
**Functional Drainage:**  Adequate  Poor  **Recommend plumber evaluate**  
**Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No  
**Gas Line:**  Copper  Brass  Black iron  Stainless steel  CSST  Not visible  
**Condition:**  Satisfactory  Marginal  Poor

**MAIN FUEL SHUT-OFF LOCATION**

Outside at the meter  N/A

**WELL PUMP**

N/A  Submersible  
**Location:**  In basement  Well house  Well pit  Shared well  
**Pressure Gauge Operates:**  Yes  No  Unknown Well pressure: ??? psi  Not visible

**SANITARY / GRINDER PUMP**

N/A  
**Sealed Crock:**  Yes  No **Check Valve:**  Yes  No **Vented:**  Yes  No

**WATER HEATER #1**

N/A **Condition:**  Satisfactory  Marginal  Poor  
**Brand name:** Rheem **Serial #:** ???  
**Type:**  Gas  Electric  Oil  Other  
**Unit Elevated:**  Yes  No  N/A  **Tank/Piping corroded/leaking**  
**Capacity:** 50 gallons Approximate age: 5-10+ year(s)  
**Combustion Air Venting Present:**  Yes  No  N/A Seismic restraints needed:  Yes  No  N/A  
**Relief Valve:**  Yes  No **Extension proper:**  Yes  No  **Missing**  **Recommend repair**  
**Vent Pipe:**  N/A  Satisfactory  Pitch proper  **Improper**  **Rusted**  **Recommend repair**

**WATER HEATER #2**

N/A **Condition:**  Satisfactory  Marginal  Poor  
**Brand name:** **INFO** **Serial #:** ???  
**Type:**  Gas  Electric  Oil  Other  
**Unit Elevated:**  Yes  No  N/A  **Tank/Piping corroded/leaking**  
**Capacity:** **INFO** gallons Approximate age: **INFO** year(s)  
**Combustion Air Venting Present:**  Yes  No  N/A Seismic restraints needed:  Yes  No  N/A  
**Relief Valve:**  Yes  No **Extension proper:**  Yes  No  **Missing**  **Recommend repair**  
**Vent Pipe:**  N/A  Satisfactory  Pitch proper  **Improper**  **Rusted**  **Recommend repair**

**WATER SOFTENER**

*(Unit not evaluated)*

**Loop Installed:**  Yes  No **Plumbing Hooked Up:**  Yes  No  
**Softener Present:**  Yes  No **Plumbing Leaking:**  Yes  No

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



**HEATING SYSTEM - UNIT #1** Location: **Outside at the meter** (See remarks page)

**Brand Name:** **Lennox** Approximate age: **5-10+** year(s)  Unknown  
 Model #: **???** Serial #: **???**

**Energy Source:**  Gas  LP  Oil  Electric  Solid Fuel  
**Warm Air System:**  Belt drive  Direct drive  Gravity  Central system  Floor/Wall unit  
**Heat Exchanger:**  N/A (sealed)  HEAT, checked satisfactory  *Flame distortion*  *Rusted*

**Carbon/soot buildup**  
**Carbon Monoxide:**  N/A  Detected at Plenum/Register  Not tested  
**CO Test:** Tester: **TPI 705** **Combustion Air Venting Present:**  Yes  No  N/A  
**Controls:** Disconnect:  Yes  No  Normal operating and safety controls observed  
**Distribution:**  Metal duct  Insul. flex duct  Cold air returns  Duct board  *Asbestos-like wrap*  
**Flue Piping:**  N/A  Rusted  Improper slope  *Safety hazard*  
**Supports for Piping/Insulation:**  N/A  Yes  No  
**Filter:**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
**When Turned On By Thermostat:**  Fired  Did not fire Proper Operation:  Yes  No  Not tested  
**Heat Pump:**  Aux. electric  Aux. gas  N/A **Sub-Slab ducts:**  Yes  No  N/A  
**System Not Operated Due To:**  Exterior temperature  Other  
 *Recommend technician examine* **System Condition:**  Satisfactory  Marginal  Poor

**BOILER SYSTEM**  N/A

**Brand Name:** **INFO** Approximate age: **INFO** year(s)  Unknown  
 Model #: **???** Serial #: **???**  
 System not operated due to: **INFO**

**Energy Source:**  Gas  LP  Oil  Electric  
**Distribution:**  Hot water  Baseboard  Steam  Radiator  
**Circulator:**  Pump  Gravity  Multiple zones  
**Controls:** Temp/pressure gauge exist:  Yes  No **Operating:**  Yes  No  
**Oil Fired Units:** Disconnect:  Yes  No **Combustion Air Venting Present:**  Yes  No  N/A  
**Relief valve:**  Yes  No  Missing Extension proper:  Yes  No  
**Operated:** **When turned on by thermostat:**  Fired  Did not fire  
**Operation:** Satisfactory:  Yes  No  *Recommend HVAC technician examine*  *Before closing*

**OTHER SYSTEMS**  N/A  Electric baseboard  Radiant ceiling cable  
 Gas space heater  Woodburning stove (See Remarks page)

**Proper Operation:**  Yes  No  
**System Condition:**  Satisfactory  Marginal  Poor

**GENERAL COMMENTS**

[Additional comments are entered here...](#)



## ELECTRIC/COOLING SYSTEM

**MAIN PANEL** Location: **Garage** Condition:  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No Amperage: **200** Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**G.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**A.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**MAIN WIRE:**  Copper  Aluminum  Copper clad aluminum  Not visible  
 *Tapping before the main breaker*  *Double tapping of the main wire*  
**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok® (See remarks page)\***  
**BRANCH WIRE:**  Copper  **Aluminum\***  Copper clad aluminum  Not visible  
**Condition:**  Satisfactory  Poor  *Recommend electrician evaluate/repair\**  
 Romex  BX cable  Conduit  *Knob & tube\*\**  
 *Double tapping*  *Wires undersized/oversized breaker/fuse*  
 Panel not accessible  Not evaluated Reason: **INFO**

**SUB PANEL(S)**  None apparent  
 Location 1: **INFO** Location 2: **INFO** Location 3: **INFO**  
 Panel not accessible  Not evaluated Reason: **INFO**  
**Branch Wire:**  Copper  Aluminum  Copper clad aluminum  
 Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No  *Safety hazard*  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend separating/isolating neutrals*

**ELECTRICAL FIXTURES**  
 A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:  
**Condition:**  Satisfactory  Marginal  Poor  
 Open grounds  Reverse polarity  GFCIs not operating  
 *Solid conductor aluminum branch wiring circuits\* (See remarks page)*  
 Ungrounded 3-prong outlets  *Recommend electrician evaluate/repair\**

**GENERAL COMMENTS**  
 Additional comments are entered here...

**COOLING SYSTEM – UNIT #1**  Central system  Wall Unit Location: **INFO** Age: **INFO** yrs.  
**Energy Source:**  Electric  Gas  Water  Other  
**Unit Type:**  Air cooled  Water cooled  Gas chiller  Geothermal  Heat pump  
**Evaporator Coil:**  Satisfactory  Not visible  Needs cleaning  Damaged  
**Refrigerant lines:**  *Leak*  *Damage*  *Insulation missing*  Satisfactory  
**Condensate Line/Drain:**  To exterior  To pump  Floor drain  Other  
**Operation:** Differential ??? °F  
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)  
**Condition:**  Satisfactory  Marginal  Poor  
 *Not operated due to exterior temperature*  *Recommend HVAC technician examine/clean/service*

**GENERAL COMMENTS**  
 Additional comments are entered here...



**Premier Home Inspection Service recommends all repairs be completed by licensed contractors and/or service technicians holding the appropriate license for the work to be performed.**

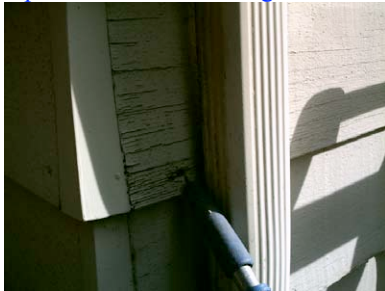
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## WOOD DESTROYING ORGANISM ITEMS

Fungal rot was found in the fascia board and roof sheathing of the NE corner of the building...recommend removal and replacement of all damaged materials.



Fungal rot was found on the siding near the downspout on the SE corner of the building...recommend removal and replacement of all damaged materials.



There is no vapor barrier installed in the crawlspace area...recommend installation to prevent ground moisture from condensing in the crawlspace and potentially causing damage to the structural members.



The bush on the SE corner of the building is in direct contact with the siding...recommend keeping all bushes and shrubs trimmed at least 12" away from the building to allow adequate air circulation to prevent moisture damage to the siding materials.



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## MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon.*

**Comments and inspector recommendations are imported here to the summary section from the detail pages of the report...along with photographs of deficiencies for easy identification by repair contractors.**

There are visible cracks in the crown of the chimney...recommend an evaluation by a licensed chimney technician to prevent moisture penetration into the chimney chase.



The gutters are filled with debris from the adjacent trees...recommend cleaning the gutters and downspouts to allow proper drainage.



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## POTENTIAL SAFETY HAZARDS

**INFO**

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## DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

**Water heater that is 5+ years. A/C that is 7+ years.**

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.