

EXAMPLE INSPECTION REPORT



1234 N. Example St
WICHITA , KS ,USA

Prepared for: Example Client

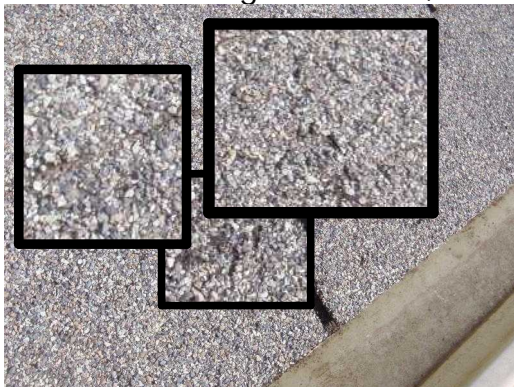
Prepared by: Tom F. Beard Building Inspections, L.C.
934 N. Shefford
Wichita KS 67212

Marginal 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.

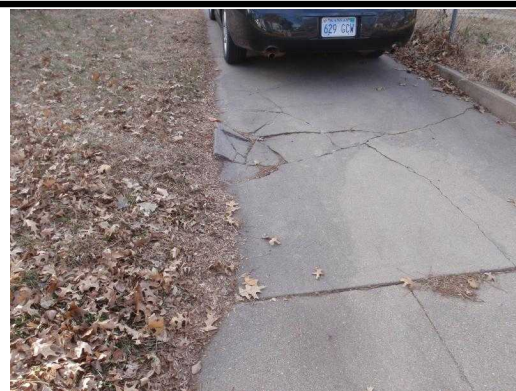
Roof

1. House Roof Surface Material: Composition Shingle - , found some light de granulation damage indicative of hail impacts, See example pictures, recommend further evaluation of damage by licensed Roofing contractor, and your Insurance carrier for insurability,



Lots and Grounds

2. Driveway: concrete - , recommend replacement to raised and broken east slab,



Exterior

3. Flashing: Metal/ caulking. , recommend re caulking window frame wall joints that have cracked caulk with gaps, see example pictures,

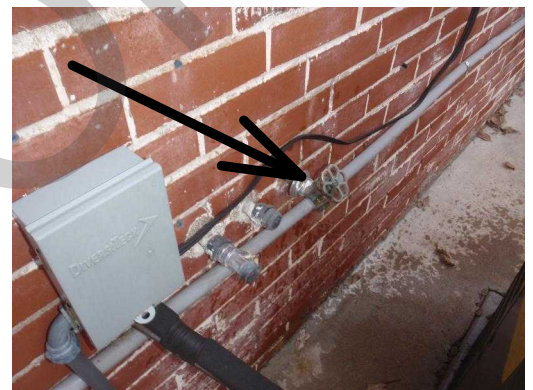


Marginal Summary (Continued)

4. Basement Windows: west basement window at patio, - sill below grade, debris and water trap, recommend plastic cover over window to help divert debris and water away from sill,



5. Hose Bibs: Gate - on west wall appears to be well feed, recommend upgrade to frost free bib or winterizing during winter months,



Kitchen

6. 1st Floor Kitchen Counter Tops: Recommend sealing open gaps at counter top backsplash joints, at sink counter area,

Living Space

7. Upper living space areas. Living Space Visibility: Home Occupied, Personal belongings present, Always with personal belongings present, some limited visibility is incurred to personal items and in cabinets, closets, Large furniture and Storage areas.
8. Upper living space areas. Living Space Windows: North window in living room, - Stuck on frame would not open with normal hand pressure, SW bedroom access blocked by bed- visible broken sash cords due for repairs,

Fireplace/Wood Stove

9. basement Fireplace Gas/ Starter: Capped, not functional - , Would require repairs to make functional

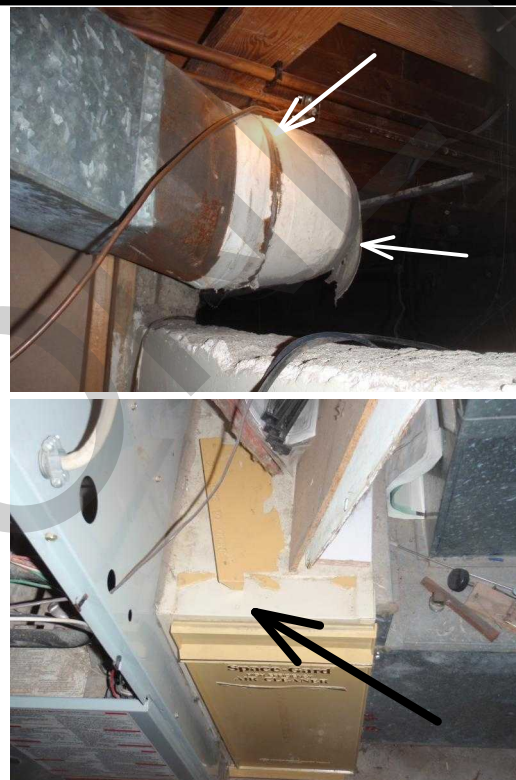
Electrical

10. Smoke Detectors: Due to age recommend new units,, Recommend new units all floors and at least 1 with CO detection.

Marginal Summary (Continued)

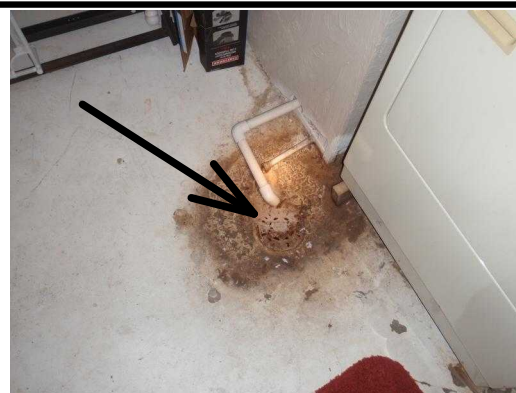
Heating System

11. Basement, Utility room Heating System Exposed Ductwork: Metal - . loose friable asbestos wrap on duct in crawl, recommend encapsulation or removal by qualified contractor,
12. Basement, Utility room Heating System Blower Fan/Filter: Direct drive with reusable filter - Filter on slide tray at Furnace, recommend clean out at move in and every 2- 3 months. Filter cover broken, recommend new repair to secure cover,



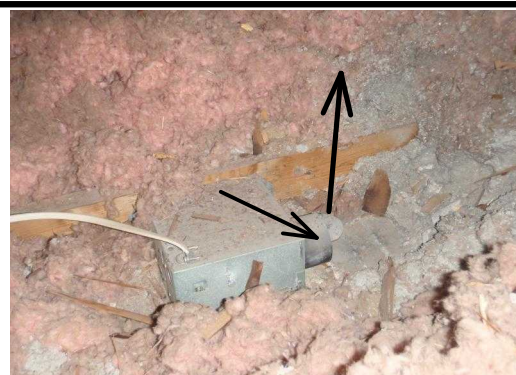
Plumbing

13. Floor drain: Surface Drain - , heavy build on floor at drain back up indicator, recommend asking seller if line cleaned since back up, recommend having underground lines scoped by plumbing contractor, due to past back up and slow drain at bath sink,



Attic

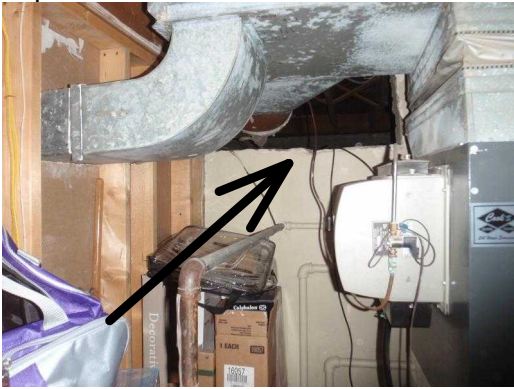
14. Main Attic Bathroom Fan Venting: Recommend vent hose on bath fan to roof structure, to allow insulation cover on fan at ceiling,



Marginal Summary (Continued)

Crawl Space

15. South Crawl area, Crawl Space Access: access from basement blocked by duct work and piping, p, - hatch in SW first floor bedroom closet floor in bind would not open, recommend repair to make inspection hatch in closet functional ,



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.

Roof

1. Downspouts: Aluminum - Recommend repair for SE down spout to drain to splash block, small front roof missing down spout, recommend replacement.



Exterior

2. House Exterior Surface Type: Brick, Lap Siding - Recommend tuck point repairs to seal open cracks on upper east and west walls over windows, south wall at brick ledge brick, west wall over rear door, by brick mason,



Exterior (Continued)



3. Fascia: Wood - Recommend repair to seal and paint open SE and SW fascia end corner boards, to prevent further damage,



4. Windows: See flashing notes, - most windows due for paint and some glazing repairs, DEFECTIVE, Open dry rot on north wall and east wall window sills, recommend further evaluation and estimate to repair or replacement by window contractor,,

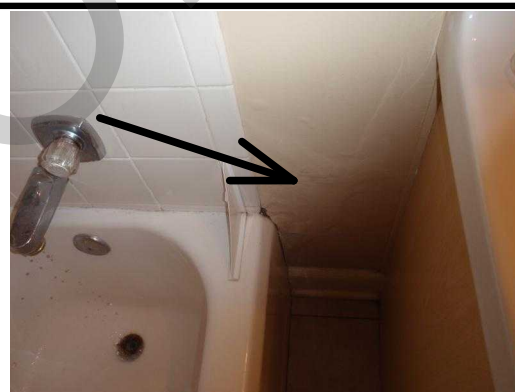


Exterior (Continued)



Bathroom

5. 1st floor main Bathroom Walls: crumbling water damaged area on west wall at tub, - recommend replacement to damaged area,

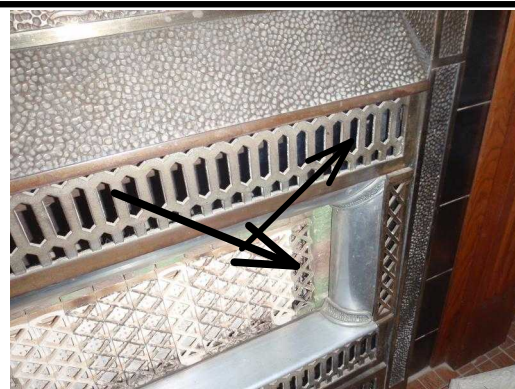


6. 1st floor main Bathroom Faucets/Traps: No visible leaks, , slow drain on sink, suspect trap due for cleaning, Recommend repair as needed to drain.



Fireplace/Wood Stove

7. 1st floor main room Fireplace Gas/Starter: Lit and tested for function, , smoking at damaged ceramic element on right side of unit, elevated C O at start up, recommend full clean and inspection and repair as needed with flue inspection before use, by qualified contractor.



Defective Summary (Continued)

Basement

8. Below grade areas Basement Basement Stairs/Railings: Recommend hand rail on basement wall at stairs, . fall hazard,

Attic

9. Main Attic Ventilation: Gable Vents - , Wood vents due for paint and caulk, open damage on north wall gable vent, recommend repair or replacement, (FYI< recommend additional roof vents to vent attic to today's venting standards),



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Tom F. Beard Home Inspections, L.C.

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EXAMPLE CLIENT
1234 N. EXAMPLE ST

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. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. Or monitoring recommendation. Or recommendation of further evaluation by a qualified contractor. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. and due to condition found a recommendation of repair by a qualified contractor. |

General Information

Property Information

Property Address 1234 N. EXAMPLE
City WICHITA State KS Zip ,USA

Client Information

Client Name EXAMPLE CLIENT

Inspection Company

Inspector Name David Thompson
Company Name Tom F. Beard Home Inspections, L.C.
Address 934 N. Shefford
City TFB Building Inspections State KS Zip 67212
Phone 316-773-0200
Fax 316-773-0582
E-Mail TFBBuild@cox.net

Conditions

Estimated Age 50+ Building Type: Single Family
Inspection Date 01/11/2011
Realtor EXAMPLE REALTOR
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 30s
Weather Partly sunny Soil Conditions Frozen

Structure

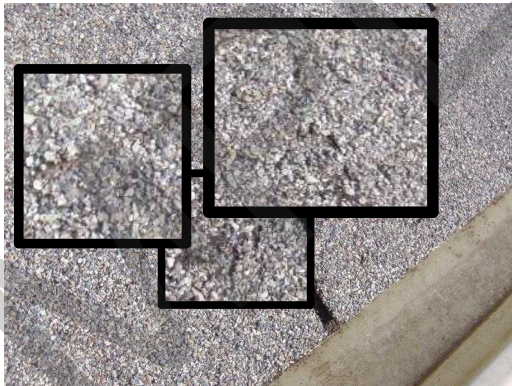
- | | |
|---------------|--|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Poured Concrete - Some foundation slab areas covered , No indicators of major movement found, some common settlement indicators cause for exterior brick gaps, normal in my opinion, |
| 3. Acceptable | Subfloor: Dimensional wood |
| 4. Acceptable | Joists/Trusses: Wood joist construction |
| 5. Acceptable | Roof Framing: 2x4 rafter |
| 6. Acceptable | Roof Sheathing: OSB decking |

Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars, from a ladder at the eaves, or from a second story with a good view of the roof. Some roofs, such as asbestos cement shingles, tile shingles, wood shingles or shake shingles may be damaged by persons walking on them. Accordingly the inspector reports on visible evidence which can be seen without walking on the roof.

House Roof Surface

1. Method of Inspection: Due to steep slope on roof, unable to safely walk on roof, Inspection from ground. random check with ladder at gutter,
2. Marginal Material: Composition Shingle - , found some light de granulation damage indicative of hail impacts, See example pictures, recommend further evaluation of damage by licensed Roofing contractor, and your Insurance carrier for insurability,



3. Type: Gable
4. Approximate Age: 5-10
5. Acceptable Flashing: Aluminum- galvanized,
6. Acceptable Valleys: Preformed metal
7. Acceptable Plumbing Vents: Rubber Boot

Roof (Continued)

8. Acceptable Gutters: Aluminum, Due for clean out,

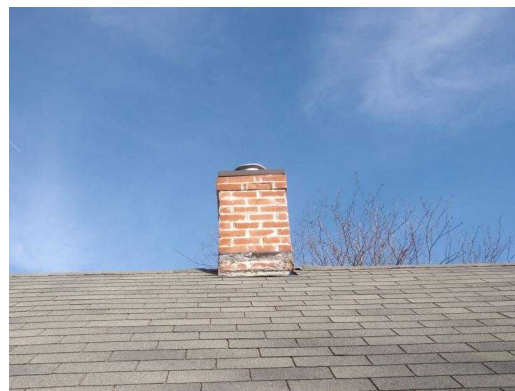


9. Defective Downspouts: Aluminum - Recommend repair for SE down spout to drain to splash block, small front roof missing down spout, recommend replacement.



Roof, Chimney

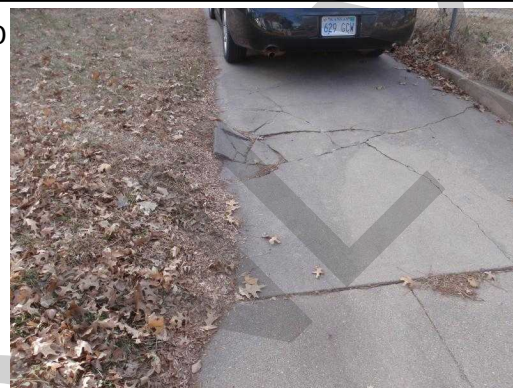
10. Acceptable Chimney: Brick, Masonry - No functional defects visible from ladder



11. Acceptable Flue/Flue Cap: Metal

Lots and Grounds

1. Marginal Driveway: concrete - , recommend replacement to raised and broken east slab,



2. Acceptable Walks: No defects found,
3. Acceptable Steps/Stoops: concrete
4. Acceptable Porch: Brick, concrete
5. Acceptable Patio: concrete
6. Acceptable Grading: Flat
7. Acceptable Vegetation: Trees

Exterior

Upper level windows, trim, & siding will be inspected from ground level with or without binoculars. Detection of the presence of concealed moisture, mold or wood or sheathing decay present behind exterior finishes is beyond the scope of this inspection.

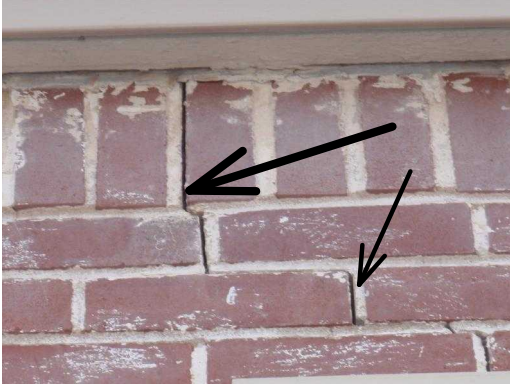
House Exterior Surface

1. Defective Type: Brick, Lap Siding - Recommend tuck point repairs to seal open cracks on upper east and west walls over windows, south wall at brick ledge brick, west wall over rear door, by brick mason,



Exterior (Continued)

Type: (continued)



- 2. Acceptable
- 3. Defective

Trim: Satisfactory condition

Fascia: Wood - Recommend repair to seal and paint open SE and SW fascia end corner boards, to prevent further damage,



Exterior (Continued)

4. Marginal

Flashing: Metal/ caulking. , recommend re caulking window frame wall joints that have cracked caulk with gaps, see example pictures,



5. Acceptable

Door Bell: Functional

6. Acceptable

Entry Doors: Functional

7. Acceptable

Patio Door: No defects found

8. Defective

Windows: See flashing notes, - most windows due for paint and some glazing repairs, DEFECTIVE, Open dry rot on north wall and east wall window sills, recommend further evaluation and estimate to repair or replacement by window contractor,,



Exterior (Continued)

9. Marginal

Basement Windows: west basement window at patio, - sill below grade, debris and water trap, recommend plastic cover over window to help divert debris and water away from sill,

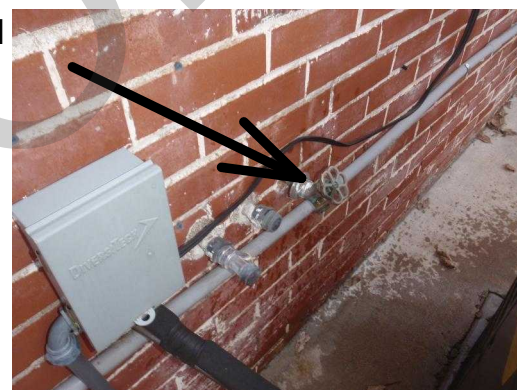


10. Acceptable

Exterior Lighting: No visible damage on fixtures,

11. Marginal

Hose Bibs: Gate - on west wall appears to be well feed, recommend upgrade to frost free bib or winterizing during winter months,



12. Acceptable

Gas Meter: Exterior Meter set

13. Acceptable

Main Gas Valve: Located at gas meter

Garage/Carport

Detached Garage

1. Acceptable

Garage Doors: Metal Panel doors

2. Not Present

Door Opener:

3. Acceptable

Roof: Metal panel roofing

4. Acceptable

Roof Structure: Metal frame building,

5. Acceptable

Service Doors: Metal

6. Acceptable

Floor/Foundation: Poured concrete

7. Acceptable

Electrical: 110 VAC GFCI

Kitchen

Appliances are tested for functional operation at the time of the inspection only, no life expectancy is expressed or implied. Oven and microwave timers and ancillary functions are beyond the scope of this inspection. Dishwashers are tested for function only, not for quality of cleaning.

1st Floor Kitchen

- | | |
|----------------|---|
| 1. Acceptable | Cooking Appliances: Gas, elements heating |
| 2. Not Present | Ventilator: Upgrade |
| 3. Acceptable | Disposal: Functional |
| 4. Acceptable | Dishwasher: Functional ran 1 cycle, |
| 5. Acceptable | Refrigerator: Functioning, Unit cooling, |
| 6. Acceptable | Sink: Stainless Steel |
| 7. Acceptable | Electrical: 110 VAC GFCI |
| 8. Acceptable | Plumbing/Fixtures: No visible leaks |
| 9. Marginal | Counter Tops: Recommend sealing open gaps at counter top backsplash joints, at sink counter area, |
| 10. Acceptable | Cabinets: Laminate and wood |
| 11. Acceptable | Floor: Tile |

Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall panels, furniture, appliances or fixtures. Minor cracks in walls and ceilings, touchups, & cosmetic paint defects are considered normal and are not listed in the report. Windows blocked by personal items or unreachable from floor are not opened.

Upper living space areas. Living Space

- | | |
|---------------|---|
| 1. Acceptable | Ceiling: No functional defects found, |
| 2. Acceptable | Walls: Normal condition for age |
| 3. Acceptable | Floor: Tile, Hardwood |
| 4. Acceptable | Doors: Wood |
| 5. Marginal | Visibility: Home Occupied, Personal belongings present, Always with personal belongings present, some limited visibility is incurred to personal items and in cabinets, closets, Large furniture and Storage areas. |
| 6. Marginal | Windows: North window in living room, - Stuck on frame would not open with normal hand pressure, SW bedroom access blocked by bed- visible broken sash cords due for repairs, |

Bathroom

1st floor main Bathroom

1. Defective Walls: crumbling water damaged area on west wall at tub, - recommend replacement to damaged area,
2. Acceptable Floor: Tile
3. Acceptable Electrical: 110 VAC GFCI
4. Acceptable Counter/Cabinet: Laminate and wood
5. Acceptable Sink/Basin: No defects found
6. Defective Faucets/Traps: No visible leaks, , slow drain on sink, suspect trap due for cleaning, Recommend repair as needed to drain.
7. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
8. Acceptable Toilets: No visible leaks or defects
9. Acceptable Ventilation: Electric ventilation fan



Fireplace/Wood Stove

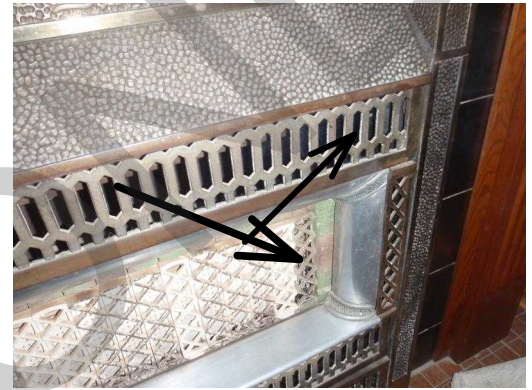
It is important that a fire place be cleaned and flue inspected on a regular basis to prevent buildup of creosote in the flue, which can cause a chimney/flue fire. During an inspection it is common not to be able to view all of flue or smoke shelf area on a fireplace.

1st floor main room Fireplace

1. Acceptable Fireplace Construction: Brick - Fire box not visible, See gas notes,

2. Type: gas burner type,

3. Defective Gas/Starter: Lit and tested for function, , smoking at damaged ceramic element on right side of unit, elevated C O at start up, recommend full clean and inspection and repair as needed with flue inspection before use, by qualified contractor.



4. Not Inspected Flue: Not visible,

5. Acceptable Hearth: Flush mounted

Fireplace/Wood Stove

It is important that a fire place be cleaned and flue inspected on a regular basis to prevent buildup of creosote in the flue, which can cause a chimney/flue fire. During an inspection it is common not to be able to view all of flue or smoke shelf area on a fireplace.

basement Fireplace

1. Acceptable Fireplace Construction: Brick

2. Type: gas burner type,

3. Marginal Gas/ Starter: Capped, not functional - , Would require repairs to make functional ,

4. Not Inspected Flue: Not visible, , small vent opening only unable to view,

5. Not Present Damper:

Basement

Windows not reachable from floor or blocked by personal items are not opened.

Below grade areas Basement

1. Acceptable Ceiling: Drywall, Exposed framing

2. Acceptable Walls: Drywall, Concrete, Exposed framing

3. Acceptable Floor: Carpet

4. Not Present Insulation:

5. Not Present Sump Pump:

6. Acceptable Basement moisture: All dry, FYI< due to age and no soil perimeter drains to sump, during heavy rains proper gutter control best prevention, see gutter down spout notes,

7. Defective Basement Stairs/Railings: Recommend hand rail on basement wall at stairs, . fall hazard,

Electrical

Testing of alarm systems, timers, low voltage, phone, & speaker systems are beyond the scope of this inspection. I recommend grounded GFCI protected outlets be installed at all exterior, kitchen, wet bar, garage and unfinished basement outlet locations.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service Entrance : Above ground feed to Mast
3. Acceptable Branch Circuits: No defects found,
4. Acceptable Lighting: 110 VAC
5. Acceptable Outlets: Grounded, Ungrounded
6. Acceptable Conductor Type: Romex, Armored cable
7. Acceptable Ground: Panel Grounded
8. Marginal Smoke Detectors: Due to age recommend new units,, Recommend new units all floors and at least 1 with CO detection.

Basement Electric Panel

9. Acceptable Main Breaker Size: 200 Amps
10. Acceptable Breakers: No defects found in panel,

Air Conditioning

Window units are not included in this inspection. Air conditioners cannot be safely tested without possible compressor damage when the temperature has been below 65 degrees for 24 hours prior to the inspection. Heat pumps cannot be safely tested without possible damage when the temperature is above 65 or in extreme cold if unit has not been in use.

Main, Exterior compressor AC System

1. Not Inspected A/C System Operation: Outside temp prevented testing
2. Acceptable Exterior Unit: Pad mounted
3. Area Served: Whole building Approximate Age: 7-9
4. Fuel Type: 120-240 VAC Temperature Differential: NA
5. Type: Central A/C Capacity: 2.5 Ton
6. Acceptable Visible Coil: Aluminum
7. Acceptable Refrigerant Lines: Insulated line set
8. Acceptable Electrical Disconnect: Exterior wall Disconnect.

Heating System

The heat exchanger in a gas furnace is partially hidden from view. It cannot be fully examined nor its condition fully determined without some disassembly. Since this is not possible during a visual inspection it is recommended a service contract be placed on the unit and a service call made to check the condition of the heat exchanger. Humidifiers are not included in this inspection, and if used, should be serviced yearly with new filter. Solar panels/systems, electronic filter, and add on ancillary devices are not included in the inspection.

Basement, Utility room Heating System

1. Acceptable Heating System Operation: Functional,
2. Type: Forced air Capacity: 88,000 BTUH
3. Area Served: Whole House Approximate Age: 8
4. Fuel Type: Natural gas
5. Not Inspected Heat Exchanger: Enclosed elements not visible.
6. Acceptable Thermostats: 1st floor wall
7. Marginal Exposed Ductwork: Metal - . loose friable asbestos wrap on duct in crawl, recommend encapsulation or removal by qualified contractor,

8. Marginal Blower Fan/Filter: Direct drive with reusable filter - Filter on slide tray at Furnace, recommend clean out at move in and every 2- 3 months. Filter cover broken, recommend new repair to secure cover,

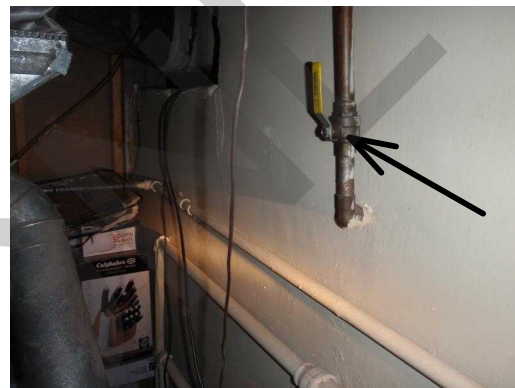
9. Acceptable Make up air supply: Louvered door,
10. Acceptable Flue Pipe: Double wall, Metal



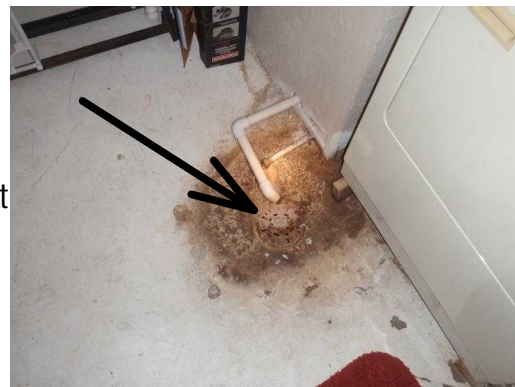
Plumbing

Water wells and septic systems are not included in this inspection. These may require inspection by county or local authorities. Underground drain lines and some interior drain lines are not visible and are not included in this inspection. I recommend having drain lines scoped by a qualified sewer contractor on established homes.

- 1. Acceptable Service Line: Functional flow,
- 2. Acceptable Main Water Shutoff: Utility room in basement



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: Cast iron - limited view from crawl hatch, See floor drain notes
- 5. Acceptable Washer hook up: Visible only line not filled
- 6. Marginal Floor drain: Surface Drain - , heavy build on floor at drain back up indicator, recommend asking seller if line cleaned since back up, recommend having underground lines scoped by plumbing contractor, due to past back up and slow drain at bath sink,



- 7. Acceptable Vent Pipes: No defects found,
 - 8. Acceptable Dryer Vent: vented to exterior wall,
 - 9. Acceptable Gas Service Lines: Steel pipe
-
- Basement, Utility Room Water Heater
 - 10. Acceptable Water Heater Operation: Functional at time of inspection
 - 11. Type: Natural gas Capacity: 40 Gal.
 - 12. Approximate Age: 5 Area Served: Whole House
 - 13. Acceptable Flue Pipe: Double wall, Metal
 - 14. Acceptable TPRV and Drain Tube: Copper

Attic

Main Attic

1. Method of Inspection: From the attic access



2. Defective

Ventilation: Gable Vents - , Wood vents due for paint and caulk, open damage on north wall gable vent, recommend repair or replacement, (FYI< recommend additional roof vents to vent attic to today's venting standards),



3. Acceptable

Insulation: Loose, Fiber fill

4. Acceptable

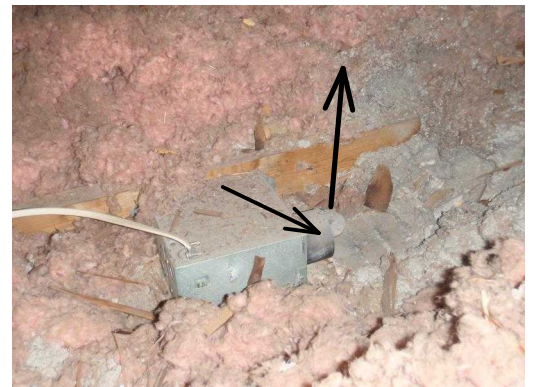
Insulation Depth: 10"+ on attic floor

5. Acceptable

Moisture Penetration: No indicators of active leaks

6. Marginal

Bathroom Fan Venting: Recommend vent hose on bath fan to roof structure, to allow insulation cover on fan at ceiling,

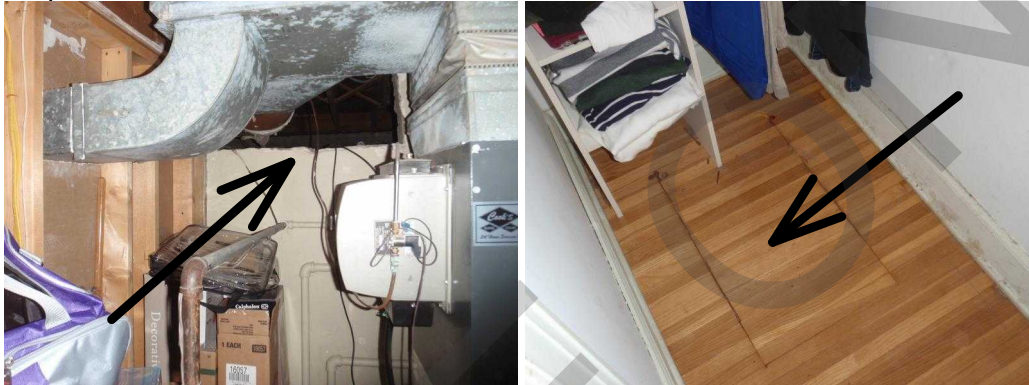


Crawl Space

Crawl spaces with visible standing water or wet/muddy conditions are not entered due to safety concerns. Crawl spaces that are not readily accessible are not entered.

South Crawl area, Crawl Space

1. Method of Inspection: limited view from basement
2. Marginal Access: access from basement blocked by duct work and piping, p, - hatch in SW first floor bedroom closet floor in bind would not open, recommend repair to make inspection hatch in closet functional ,



3. Acceptable Moisture Penetration: No moisture present at time of inspection
4. Not Present Moisture Barrier:
5. Acceptable Ventilation: Open to basement
6. Not Present Insulation:

Final Comments

This building inspection is being conducted in accordance with the nationally recognized Standards of Practice of the American Society of Home Inspectors (ASHI). The Standards of Practice may be viewed at www.ashi.org or a copy may be supplied upon request by your inspector.

The Inspection Report is for the purpose of identifying major deficiencies which might affect your decision whether or not to purchase the building. Although minor problems, maintenance issues may be mentioned. This report does not intend to list them all. The inspector is looking for major costly deficiencies, not the minor repair issues.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of the readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

This report is not a guarantee or warranty. We cannot eliminate all of your risk in purchasing.

There are warranty programs which may be obtained to help insure you against failure of some of the major systems of a house. The purchase of a homeowners warranty is recommended.

The inspection represents the visual condition of the home on the date of the inspection. Problems may and sometimes do occur between the date of the inspection and occupancy of the home. A thorough walk through prior to title transfer is your best protection to unexpected surprises.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a problem occurs that you feel the inspector did not give sufficient warning of, please call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in accessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to examine or correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.