

Home Inspection Report



Sample - Racine, WI

Prepared for: **Sample**

Prepared by: **National Property Inspections
2053 Quincy Ave.
Racine, WI 53403
Inspection Date: 10/25/2017**



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Item is inspected and observed to be functional as intended at time of inspection.
Not Present	Item not present or not found at time of inspection.
Not Inspected	Item is unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Monitor	Item is inspected and observed to be functional as intended. Due to minor conditions observed or due to age, no repairs required at this time but may be needed in future as item ages.
Repair or Replace	Item is not functioning as intended, or needs further inspection by a qualified contractor. Item that can be repaired to a satisfactory condition may not need replacement.

General Information

This Inspection Report and the Inspection Agreement are intended to be the completed inspection report for the use of the client only.

This report is completed by Quality Inspections L.L.C. dba National Property Inspections.

Each office is independently owned.

Property Information

Client Name Sample
Property Address Sample - Racine, WI
Phone 123-345-6789

Client Information

E-Mail ample

Inspection Company

Inspector Name James Oezer
Company Name National Property Inspections
Address 2053 Quincy Ave.
City Racine State WI Zip 53403
Phone 262-636-9909 866-882-6610
E-Mail joezer@wi.rr.com
Inspection Company Website www.npiweb.com/oezer
Amount Received \$ 425.00

Conditions

Others Present Buyer's Agent and Buyer, Seller Property Occupied Vacant
Estimated Age New Entrance Faces South
Inspection Date 10/25/2017



General Information (Continued)

Start Time 8 am End Time 11 am
Radon Test No
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 36
Weather Partly cloudy Soil Conditions Wet
Rain In Last Three Days Yes
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City
Water Source City

Lots and Grounds

Note: Grade should remain a minimum of 6" below existing siding. Promote positive drainage away from the foundation and extend runoff from roofing and downspouts a minimum of 6' from foundation. Recommend the trimming of any brush and trees from the siding and roofing of the building. Recommend proper railings on steps/ stoops, decks and balconies.

- | | |
|----------------------|---------------------------------|
| 1. Acceptable | Driveway: Concrete |
| 2. Acceptable | Walks: Concrete |
| 3. Acceptable | Steps/Stoops: Concrete |
| 4. Acceptable | Patio: Concrete |
| 5. Acceptable | Balcony: Wood |
| 6. Acceptable | Grading: Moderate slope |
| 7. Repair or Replace | Window Wells: Metal tile clean. |

Recommend add drain tile cap to keep drain



- | | |
|------------------|--------------------------------------|
| 8. Not Inspected | Lawn Sprinklers: Front and back yard |
|------------------|--------------------------------------|

Not inspected.





Exterior Surface and Components

Note: Wood siding should be a minimum of 6" above grade. Detection of the presence of concealed moisture, mold or wood decay or wood destroying insects behind the exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows and doors and any other penetrations.

Entire Exterior Surface

1. Acceptable Type: Cement board, Stone
2. Acceptable Fascia: Aluminum
3. Acceptable Soffits: Aluminum
4. Acceptable Door Bell: Hard wired
5. Acceptable Entry Doors: Wood
6. Acceptable Patio Door: Vinyl sliding
7. Repair or Replace Windows: Vinyl double hung, Fixed

Some windows are caulked and some are not caulked.



8. Acceptable Basement Windows: Vinyl slider
9. Acceptable Exterior Lighting: Surface mount
10. Acceptable Exterior Electric Outlets: 110 VAC GFCI
11. Acceptable Hose Bibs: Frost Free
12. Acceptable Gas Meter: Exterior mount

Roof

Recommend yearly inspection of roof, skylights, chimneys and any other components for any maintenance that might be needed. Skylights are susceptible to leakage and condensation. Some chimneys due to height may not be fully inspected.

Main Roof Surface

1. Method of Inspection: Ladder at eaves
2. Acceptable Material: Asphalt shingle



3. Type: Hip
4. Approximate Age: New
5. Number of Layers 1 Layer
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Preformed metal
8. Acceptable Plumbing Vents: PVC
9. Acceptable Electrical: Underground utilities
10. Acceptable Gutters: Aluminum



Roof (Continued)

- 11. Acceptable Downspouts: Aluminum
- 12. Not Inspected Leader/Extension: Drain tile Not inspected because not visible except for the discharges.

Garage

Note: Wood siding should be a minimum of 6" above grade. Detection of the presence of concealed moisture, mold or wood decay or wood destroying insects behind the exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows and doors and any other penetrations.

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 3
- 2. Acceptable Garage Doors: Insulated aluminum
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Lift Master
- 5. Repair or Replace Service Doors: Fire rated, Metal bolt.

The exterior door is missing dead



- 6. Acceptable Ceiling: Paint
- 7. Acceptable Walls: Paint
- 8. Acceptable Floor/Foundation: Poured concrete
- 9. Acceptable Electrical: 110 VAC GFCI
- 10. Acceptable Windows: Vinyl double hung

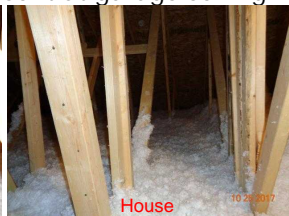
Attic

Recommend yearly inspection of attic space for any maintenance that might be needed such as mechanical venting issues to roof leaks.

Main Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Roof Framing: Truss
- 3. Acceptable Sheathing: OSB
- 4. Acceptable Ventilation: Ridge and soffit vents
- 5. Acceptable Insulation: Blown in Approximately 14" R-50.

Note: NO insulation present at garage ceiling.



- 6. Acceptable Wiring/Lighting: 110 VAC



Attic (Continued)

7. Acceptable Access Panel Drywall with insulation



8. Acceptable Bathroom Fan Venting: Electric fan

Structure

The basement is 60% finished, not all components are inspected, only the visible portions.

1. Acceptable	Structure Type: Wood frame	
2. Acceptable	Foundation: Poured where visible	The exposed walls are plumb at time of inspection.
3. Acceptable	Bearing Walls: Wood frame	
4. Acceptable	Joists/Trusses: TGI joists where visible	
5. Acceptable	Floor/Slab: Concrete where visible	
6. Acceptable	Subfloor: OSB where visible	

Basement

Note: To help ensure a dry basement, the gutters, downspouts and extensions, grading, sidewalks, patios and driveways need to have proper pitch away from the foundation.

Main Basement

1. Acceptable Floor Drain: Surface drain
 2. Repair or Replace DOORS: Wood The door needs to be installed yet.



3. Acceptable Windows: Vinyl slider
 4. Acceptable Electrical: 110 VAC, 110 VAC GFCI
 5. Acceptable Box Sill Insulation: Batting where visible



6. Acceptable Sump Pump: Submerged
 7. Not Present Moisture Location: None No moisture present at time of inspection.
 8. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



Fireplace

Note: Recommend the fireplace on an annual schedule should have a cleaning and inspection. Not all flues are accessible for inspection due to design.

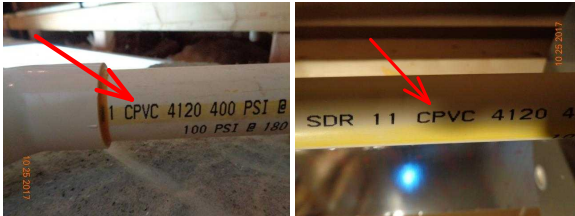
Living Room Fireplace

- | | | |
|------------------|--------------------------------|-----------------------------|
| 1. Acceptable | Fireplace Construction: Prefab | |
| 2. Type: Gas log | | |
| 3. Not Inspected | Flue: Metal | Not visible for inspection. |
| 4. Acceptable | Hearth: No hearth | Not needed. |

Plumbing

Note: This is a visual inspection only. Concealed portions of the plumbing system including but not limited to: Wells, Main utility lines and Septic systems are excluded. Also exempt from this report are Pools, Saunas & Hot Tubs, Steam Showers, Water Softeners, Sprinkler Systems, Lawn Watering Systems and Solar Powered Systems.

- | | |
|---------------|------------------------------|
| 1. Acceptable | Service Line: Plastic |
| 2. Acceptable | Main Water Shutoff: Basement |
| 3. Acceptable | Water Lines: CPVC |



- | | |
|--------------------------------------|---|
| 4. Water Line Supports: Plastic | |
| 5. Acceptable | Drain Pipes: PVC |
| 6. Drain Pipe Supports: Plastic | |
| 7. Acceptable | Lateral clean-out Accessible |
| 8. Acceptable | Vent Pipes: PVC |
| 9. Acceptable | Gas Service Lines: Black pipe, Black CSST |
| 10. Gas Service Line Supports: Metal | |

Basement Water Heater

- | | |
|----------------|----------------------------------|
| 11. Acceptable | Water Heater Operation: Adequate |
|----------------|----------------------------------|



- | | |
|--|---------------------------|
| 12. Manufacturer: Rheem | |
| 13. Type: Natural gas Capacity: 50 Gal. | |
| 14. Approximate Age: New Area Served: Whole building | |
| 15. Acceptable | Flue Pipe: PVC |
| 16. Acceptable | TPRV and Drain Tube: CPVC |



Electrical

Note: This is a general, visual inspection of the accessible portions of the buildings electrical system. Recommend grounded and GFCI protected outlets at all exterior, kitchen, bathrooms, wet bar, garage and unfinished basement outlets. Testing of smoke detectors, Co detectors, alarms, timers, low voltage general lighting, back-up generator systems, antenna's, cell phone towers, door bells, intercom/ entertainment systems, security, pet containment systems are beyond the scope of this inspection

Smoke detectors and carbon monoxide detectors should be located within the building per recommended manufacturer's guidelines, State of Wisconsin laws and local municipality laws. They should be tested and batteries should be replaced at intervals recommended by manufacture.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Romex
6. Not Inspected Ground: Not visible The ground goes to exterior which is typical, not visible for inspection.
7. Acceptable Co/ Smoke Detectors: Hard wired

Basement Electric Panel

8. Acceptable Manufacturer: Square D



9. Maximum Capacity: 200 Amps
10. Acceptable Main Breaker Size: 200 Amps
11. Acceptable Breakers: Copper

Heating System

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Main Heating System

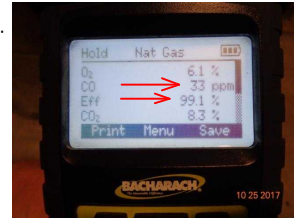
1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Armstrong
3. Type: Forced air Capacity: 88,000 BTU
4. Area Served: Whole building Approximate Age: New
5. Fuel Type: Natural gas





Heating System (Continued)

6. Acceptable Heat Exchanger: 8 burner No carbon monoxide found in room air. The exhaust carbon monoxide is 33 ppm. The efficiency is 99.1 %.



7. Repair or Replace Blower Fan/Filter: Disposable filter **Recommend replace filter after final cleaning.**
 8. Acceptable Distribution: Metal duct where visible, Thermopan
 9. Repair or Replace Flue Pipe: PVC **The vent terminations on exterior do not meet manufacture standards.**



10. Acceptable Thermostats: Programmable

Air Conditioning

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Main AC System

1. Not Inspected A/C System Operation: Not inspected **Due to season temperature of below 65 degrees, the unit was not inspected.**



2. Acceptable Condensate Removal: Plastic tubing
 3. Acceptable Exterior Unit: Suspended
 4. Manufacturer: Armstrong
 5. Area Served: Whole building Approximate Age: New



Bathroom

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Exhaust fans should be present in all baths with tubs/ showers and should be operated long enough to remove humidity to eliminate the potential for mold and mildew.

Basement full Bathroom

- | | | |
|----------------|---|---|
| 1. Acceptable | Ceiling: Paint | |
| 2. Acceptable | Walls: Paint | |
| 3. Acceptable | Floor: Ceramic tile | |
| 4. Acceptable | Doors: Wood | |
| 5. Acceptable | Electrical: 110 VAC GFCI | Note: The GFCI is located in the main bathroom. |
| 6. Acceptable | Counter/Cabinet: Wood | |
| 7. Acceptable | Sink/Basin: Molded single bowl | |
| 8. Acceptable | Faucets/Traps: PVC | |
| 9. Acceptable | Shower/Surround: Fiberglass pan and fiberglass surround | |
| 10. Acceptable | Toilets: Standard | |
| 11. Acceptable | HVAC Source: Forced air | |
| 12. Acceptable | Ventilation: Electric ventilation fan | |

1st floor master Bathroom

- | | | |
|----------------|--|---|
| 13. Acceptable | Ceiling: Paint | |
| 14. Acceptable | Walls: Paint | |
| 15. Acceptable | Floor: Ceramic tile | |
| 16. Acceptable | Doors: Wood | |
| 17. Acceptable | Electrical: 110 VAC GFCI | Note: The GFCI is located in the main bathroom. |
| 18. Acceptable | Counter/Cabinet: Wood | |
| 19. Acceptable | Sink/Basin: Molded dual bowl | |
| 20. Acceptable | Faucets/Traps: PVC | |
| 21. Acceptable | Shower/Surround: Concrete floor and ceramic tile walls | |
| 22. Acceptable | Toilets: Standard | |
| 23. Acceptable | HVAC Source: Forced air | |
| 24. Acceptable | Ventilation: Electric ventilation fan | |

1st floor 1/2 Bathroom

- | | | |
|----------------|---------------------------------------|---|
| 25. Acceptable | Ceiling: Paint | |
| 26. Acceptable | Walls: Paint | |
| 27. Acceptable | Floor: Ceramic tile | |
| 28. Acceptable | Doors: Wood | |
| 29. Acceptable | Electrical: 110 VAC GFCI | Note: The GFCI is located in the main bathroom. |
| 30. Acceptable | Sink/Basin: Pedestal | |
| 31. Acceptable | Faucets/Traps: PVC | |
| 32. Acceptable | Toilets: Standard | |
| 33. Acceptable | HVAC Source: None | |
| 34. Acceptable | Ventilation: Electric ventilation fan | |

1st floor main Bathroom

- | | |
|----------------|----------------|
| 35. Acceptable | Ceiling: Paint |
| 36. Acceptable | Walls: Paint |



Bathroom (Continued)

37. Acceptable Floor: Ceramic tile

38. Repair or Replace Doors: Wood The door needs to be installed yet.



39. Acceptable Windows: Vinyl double hung

40. Acceptable Electrical: 110 VAC GFCI

41. Acceptable Counter/Cabinet: Wood

42. Acceptable Sink/Basin: Molded single bowl

43. Acceptable Faucets/Traps: PVC

44. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround

45. Acceptable Toilets: Standard

46. Acceptable HVAC Source: Forced air

47. Acceptable Ventilation: Electric ventilation fan

Bedroom

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Finished rooms in basement need proper egress windows as required if they are to be considered bedrooms. If the windows do not meet the guidelines then the room for safety reasons should not be a bedroom.

1st floor three Bedroom

1. Repair or Replace Closet: Single, Walk In The master bedroom shelves not installed yet in both closets. The one closet door is not installed yet.



2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint

4. Acceptable Floor: Carpet

5. Repair or Replace Doors: Wood The SW bedroom door needs adjusting, closes by self.

6. Acceptable Windows: Vinyl double hung

7. Acceptable Electrical: 110 VAC

8. Acceptable HVAC Source: Forced air



Kitchen

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

1st Floor Kitchen

- | | | |
|----------------------|---|---|
| 1. Repair or Replace | Cooking Appliances: Whirlpool
brackets are not installed. | The gas right front burner does not work. The anti-tip |
| 2. Acceptable | Ventilator: Unknown name | |
| 3. Acceptable | Disposal: In-Sinkerator | |
| 4. Acceptable | Dishwasher: Whirlpool | |
| 5. Air Gap Present? | Yes | |
| 6. Acceptable | Refrigerator: Whirlpool | |
| 7. Acceptable | Microwave: General Electric | |
| 8. Acceptable | Sink: 1 bowl | |
| 9. Acceptable | Electrical: 110 VAC GFCI | |
| 10. Acceptable | Plumbing/Fixtures: PVC | |
| 11. Acceptable | Counter Tops: Granite | |
| 12. Acceptable | Cabinets: Wood | |
| 13. Acceptable | Ceiling: Paint | |
| 14. Acceptable | Walls: Paint | |
| 15. Acceptable | Floor: Wood | |
| 16. Acceptable | HVAC Source: Forced air | |

Living Space

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Basement finished rooms Living Space

- | | | |
|----------------------|---|--|
| 1. Repair or Replace | Closet: Walk In
The door is not installed yet. | |
| 2. Acceptable | Ceiling: Paint | |
| 3. Acceptable | Walls: Paint | |
| 4. Acceptable | Floor: Carpet, Vinyl floor covering | |
| 5. Repair or Replace | DOORS: None
The door to NW room is not installed yet. | |



- | | |
|---------------|-----------------------------------|
| 6. Acceptable | Windows: Vinyl double hung, Fixed |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | HVAC Source: Forced air |



Living Space (Continued)

Living Room, Dining Room, Entry, Office Living Space

- 9. Acceptable Ceiling: Paint
- 10. Acceptable Walls: Paint
- 11. Not Inspected Floor: Wood 50% of floor is covered and not inspected.



- 12. Acceptable Doors: Wood
- 13. Acceptable Windows: Vinyl double hung
- 14. Acceptable Electrical: 110 VAC
- 15. Acceptable HVAC Source: Forced air

Laundry Room/ area

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Clean out laundry vent on a regular yearly interval.

1st Floor Laundry Room/Area

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Ceramic tile
- 5. Repair or Replace Doors: Wood Adjust door to close properly.
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable HVAC Source: Forced air
- 8. Acceptable Laundry Tub: Fiberglass
- 9. Acceptable Laundry Tub Drain: PVC
- 10. Not Inspected Dryer Vent: Not visible Not visible in basement.
- 11. Acceptable Washer and Dryer Electrical: 110 VAC
- 12. Acceptable Dryer Gas Line: Black pipe
- 13. Acceptable Washer Drain: Wall mounted drain

Final Comments

The final cleaning is in process.



Not Inspected Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Lawn Sprinklers: Front and back yard Not inspected.
Roof
2. Leader/Extension: Drain tile Not inspected because not visible except for the discharges.
Fireplace

3. Living Room Fireplace Flue: Metal Not visible for inspection.
Electrical

4. Ground: Not visible The ground goes to exterior which is typical, not visible for inspection.
Air Conditioning

5. Main AC System A/C System Operation: Not inspected Due to season temperature of below 65 degrees, the unit was not inspected.

Living Space

6. Living Room, Dining Room, Entry, Office Living Space Floor: Wood 50% of floor is covered and not inspected.

Laundry Room/ area

7. 1st Floor Laundry Room/Area Dryer Vent: Not visible Not visible in basement.



Repair or Replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Window Wells: Metal Recommend add drain tile cap to keep drain tile clean.

Exterior Surface and Components

2. Windows: Vinyl double hung, Fixed Some windows are caulked and some are not caulked.

Garage

3. Attached Garage Service Doors: Fire rated, Metal The exterior door is missing dead bolt.

Basement

4. Main Basement Doors: Wood The door needs to be installed yet.

Heating System

5. Main Heating System Blower Fan/Filter: Disposable filter Recommend replace filter after final cleaning.
6. Main Heating System Flue Pipe: PVC The vent terminations on exterior do not meet manufacture standards.

Bathroom

7. 1st floor main Bathroom Doors: Wood The door needs to be installed yet.

Bedroom

8. 1st floor three Bedroom Closet: Single, Walk In The master bedroom shelves not installed yet in both closets. The one closet door is not installed yet.
9. 1st floor three Bedroom Doors: Wood The SW bedroom door needs adjusting, closes by self.

Kitchen

10. 1st Floor Kitchen Cooking Appliances: Whirlpool The gas right front burner does not work. The anti-tip brackets are not installed.

Living Space

11. Basement finished rooms Living Space Closet: Walk In The door is not installed yet.
12. Basement finished rooms Living Space Doors: None The door to NW room is not installed yet.

Laundry Room/ area

13. 1st Floor Laundry Room/Area Doors: Wood Adjust door to close properly.