



Your Inspection Report

SAMPLE REPORT

PREPARED FOR:

INSPECTION DATE:

Friday, October 28, 2016

PREPARED BY:

Terra Property Inspections - Johnny Carrillo



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The best home inspection experience available.

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • [Missing, loose or broken pieces](#)

Implication(s): Damage or physical injury due to falling materials | Chance of water damage to contents, finishes and/or structure

Location: Lower rear slope

Task: Re-position and secure tile

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • Missing wall flashing

Implication(s): Trapped water

Location: Rear trellis

Task: Install flashing

Exterior

WALLS \ Soffits and fascia

Condition: • Fascia board separation

Implication(s): Complete separation

Location: Rear of home, lower fascia board

Task: Repair to re-attach

WALLS \ Stucco and EIFS

Condition: • [Cracked](#)

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: West exterior wall

Task: Seal cracks

Condition: • [Crumbling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front of home, above garage, front porch, and southwest corner

Task: Repair stucco



Electrical

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Exposed wiring

Implication(s): Fire hazard

Location: Rear patio

Task: Enclose in conduit

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Garage and laundry sink

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Missing

Implication(s): Health hazard

Location: Downstairs

Task: Install CO detector

Insulation and Ventilation

General

• Critter droppings were observed

Note: Multiple rodent traps were observed

Implication(s): Health hazard

Location: Attic and above garage

Task: Contact licensed pest control company



ATTIC/ROOF \ Hatch

Condition: • Locking mechanism inoperable

Implication(s): Operation defect

Location: Garage

Task: Replace mechanism

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Surface defects](#)

Implication(s): Hygiene issue | Cosmetic defects

Location: Kitchen sink

Task: Apply porcelain epoxy

Interior

WINDOWS \ Hardware

Condition: • Detached balance(s)

Implication(s): Operation defect

Location: Front west bedroom

Task: Re-attach balances

WINDOWS \ Storms and screens

Condition: • [Torn](#)

Implication(s): Chance of pests entering building | Cosmetic defects

Location: Family room

Task: Mend or replace

DOORS \ Storms and screens

Condition: • [Torn](#)

Implication(s): Chance of pests entering building

Location: Rear slider

Task: Replace screen

APPLIANCES \ Range

Condition: • Burner inoperative

Implication(s): System inoperative

Location: Top left burner

Task: Clean contacts



This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Concrete tile](#)

Sloped roof flashing material: • Aluminum

Limitations

General: • The inspector has done a visual non destructive/invasive inspection of the roof. Comments describing the surface of the roof as "good" or "typical" does not qualify as a Roof Certification. Recommend contacting a licensed roofer to produce a certificate if concerns persist.

The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. Many leaks can only be detected during/after a rain storm and sometimes only during certain windy conditions during a rain storm. Recommend further investigation with seller/listing agent on possible leaks.

Inspection performed: • With binoculars from the ground • From roof edge

Conditions/Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • The surface shows typical conditions related to the age of the roof. Recommend monitoring for any developments.

Note: Recommend trimming trees in contact with the roof.



View of tiles - Need to trim trees



View of rear slope



View of front slope

Condition: • [Missing, loose or broken pieces](#)

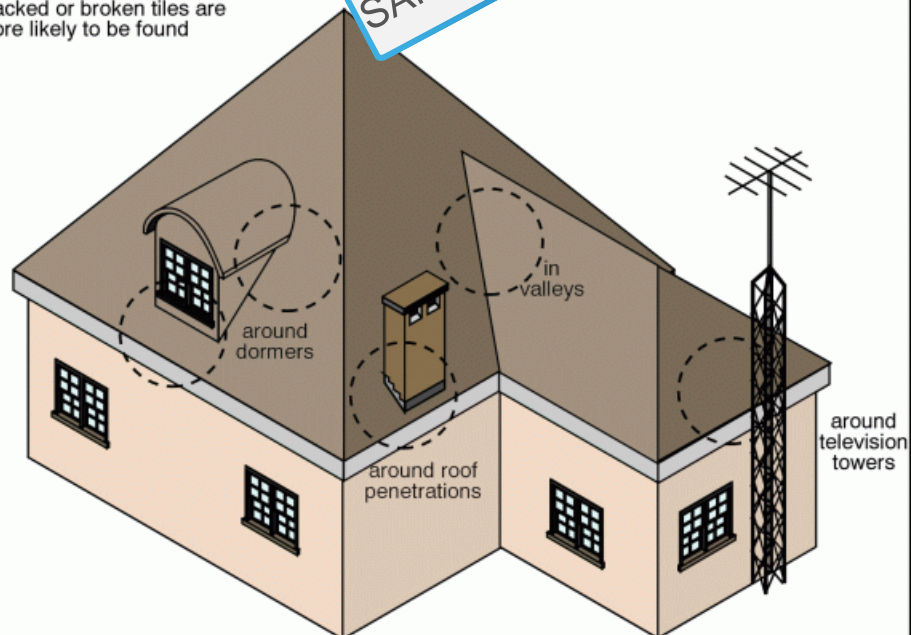
Implication(s): Damage or physical injury due to falling materials | Chance of water damage to contents, finishes and/or structure

Location: Lower rear slope

Task: Re-position and secure tile

Cracked or broken tiles

the circled areas show where cracked or broken tiles are more likely to be found





Loose tile

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • Missing wall flashing

Implication(s): Trapped water

Location: Rear trellis

Task: Install flashing



Missing flashing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Penetration flashing appears to show typical conditions related to the age of the roof. Recommend monitoring for any developments.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Properly flashed

SAMPLE REPORT

SUMMARY

ROOFING

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Description

Lot slope: • [Away from building](#)
Wall surfaces and trim: • Foam
Wall surfaces and trim: • [Stucco](#)
Soffit and fascia: • [Wood](#)
Driveway: • Concrete
Walkway: • Concrete • Pavers
Porch: • Pavers
Patio: • Pavers
Fence: • Masonry
Fence: • Wood • Wrought iron

Limitations

Inspection limited/prevented by: • Rubber mesh covering is obstructing the condition of the courtyard slab

Conditions/Recommendations

WALLS \ Soffits and fascia

Condition: • Fascia board separation
Implication(s): Complete separation
Location: Rear of home, lower fascia board
Task: Repair to re-attach

SAMPLE REPORT



Separation

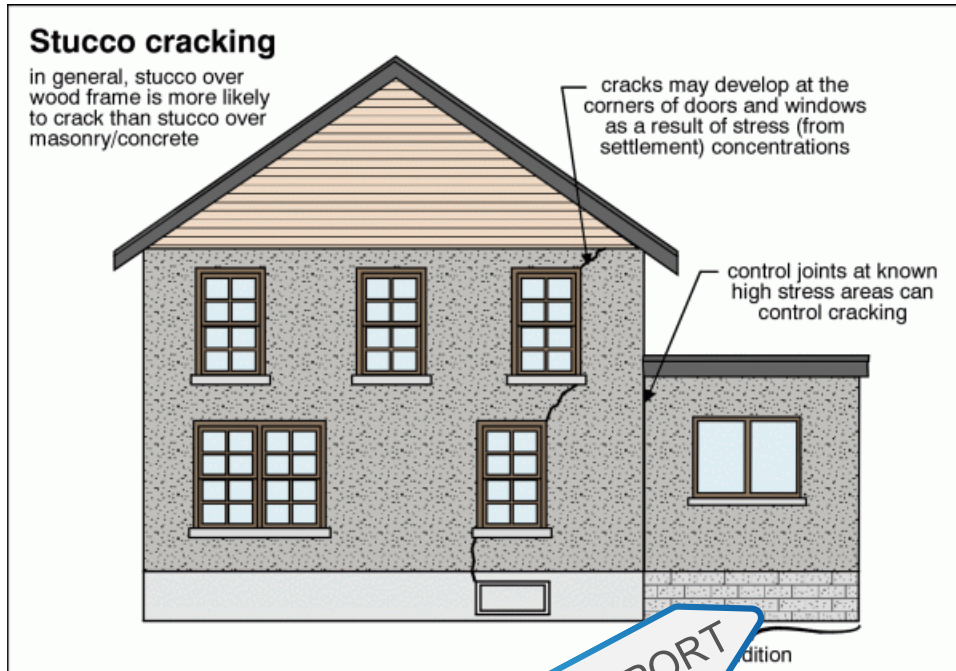
WALLS \ Stucco and EIFS

Condition: • [Cracked](#)

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: West exterior wall

Task: Seal cracks



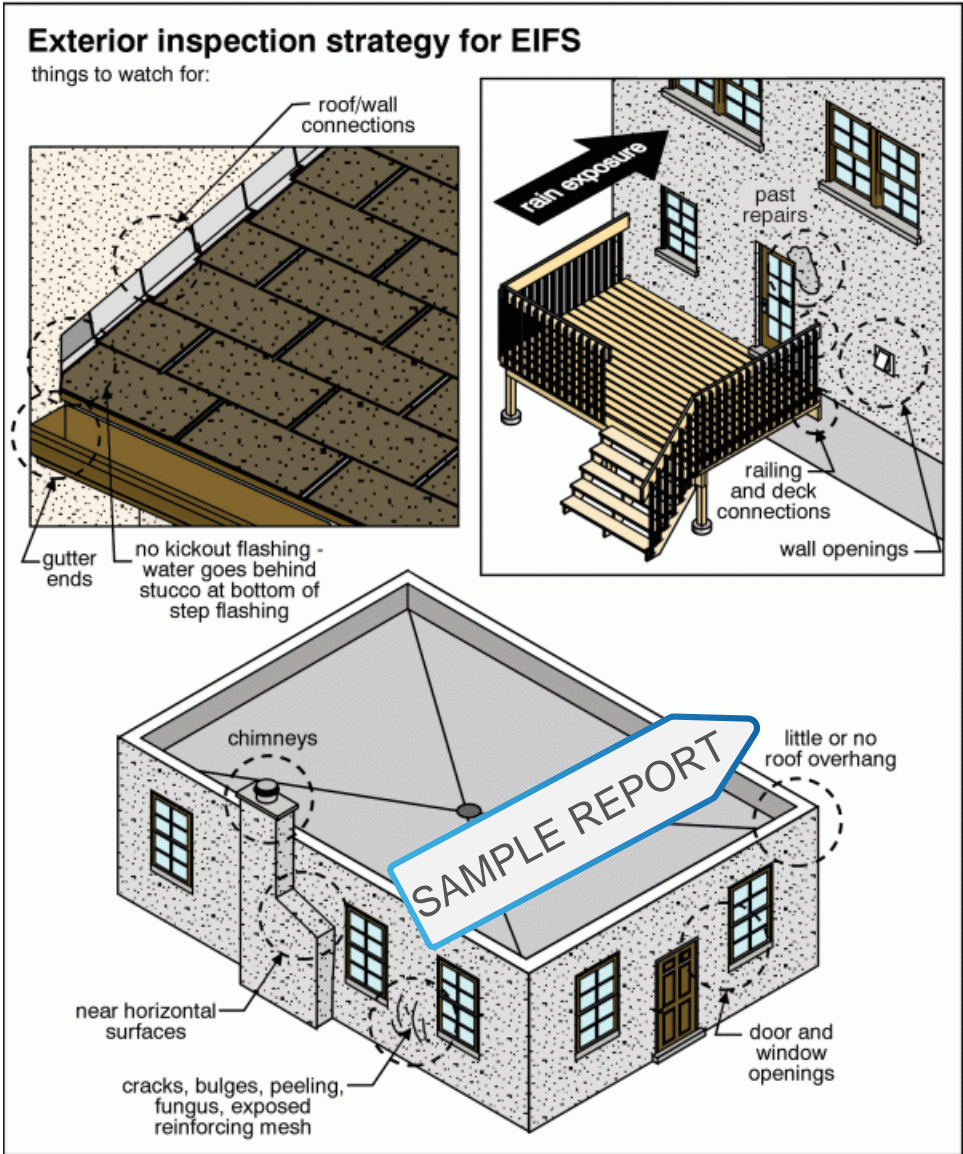
Condition: • [Crumbling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front of home, above garage, front porch, and southwest corner

Task: Repair stucco

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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*Stucco damage**Stucco damage**Stucco damage***PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General**

Condition: • The porch(es) shows typical conditions related to the age of the home. Recommend monitoring for any developments.



Front porch



Front porch

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Pati

Condition: • The patio(s) show typical conditions related to the property. Recommend monitoring for any developments.

SAMPLE REPORT



Rear patio

LANDSCAPING \ Lot grading

Condition: • There appears to be a proper slope away from the home, in the backyard, and sides of the home. Recommend monitoring for proper drainage throughout the property.

Note: Keep drain covers clear of debris

*View of landscape**Keep clear of debris***LANDSCAPING \ Driveway**

Condition: • The surface shows typical deteriorative conditions indicative to the age of the driveway. Recommend monitoring for any developments.

*Driveway***LANDSCAPING \ Walkway**

Condition: • Walks appear to show typical conditions related to the age of the property. Recommend monitoring for any developments.

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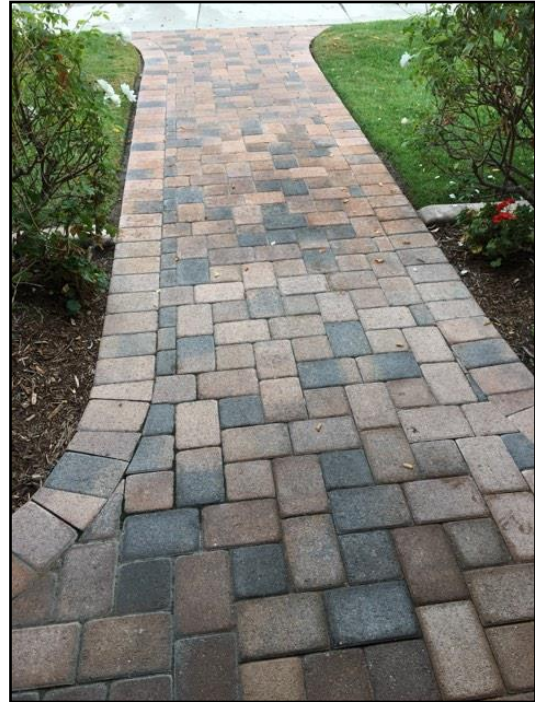
PLUMBING

INTERIOR

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Rear walk



Front

LANDSCAPING \ General

Condition: • The courtyard shows typical conditions relative to the property. Recommend monitoring for any developments.



View of courtyard

LANDSCAPING \ Fence

Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: East gate

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Task: Adjust to make square*Need adjustment***GARAGE \ General**

Condition: • The garage(s) appears to show typical conditions related to the age of the home. Please review the termite report.

*Interior view***GARAGE \ Man-door into garage**

Condition: • The pedestrian door is fire-rated and self-closing. Recommend monitoring for any developments.

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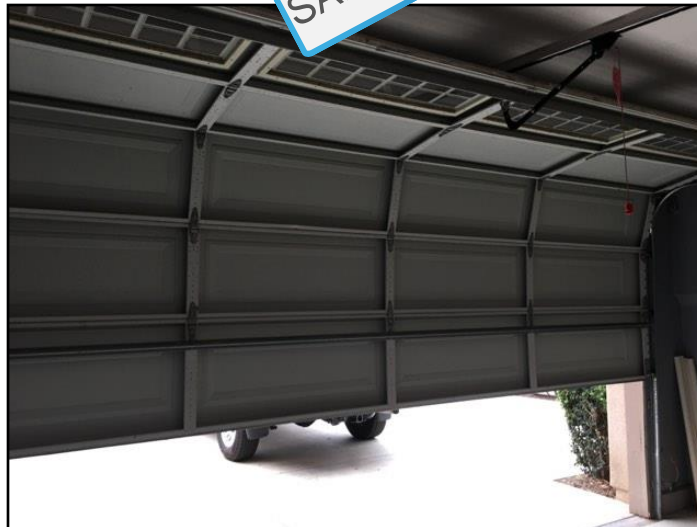
PLUMBING

INTERIOR

REFERENCE

*Fire door***GARAGE \ Vehicle doors**

Condition: • The garage door(s) appears to show typical wear and tear due to the age of the home. Recommend monitoring for any developments.

*Garage door***GARAGE \ Vehicle door operators**

Condition: • The garage door opener(s) and electronic laser eyes are operable. Recommend monitoring for any developments.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Opener

SAMPLE REPORT

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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Attic/roof space: • Inspected from access hatch

Conditions/Recommendations

ROOF FRAMING \ Rafters/trusses

Condition: • The roof framing and support shows conditions indicative to the age of the home. Please review the termite report.



Framework



Framework

ROOF FRAMING \ Sheathing

Condition: • The roof sheathing appears to show typical condition related to the age of the home. Please review the termite report.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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View of sheathing

SAMPLE REPORT

Description

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Distribution panel type and location: • [Breakers - exterior wall](#)

Distribution wire material and type: • [Copper - metallic sheathed](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

General: • Smoke and carbon monoxide are not tested on-site. Recommend keeping detectors supplied with fresh batteries.

General: • Confirmation to determine if the home is wired in series or parallel is beyond the scope of this inspection.

System ground: • Quality of ground not determined

Conditions/Recommendations

RECOMMENDATIONS \ Overview

Condition: • All systems and components to the main electrical service are to be satisfactory. Recommend monitoring for any possible developments.



Panel and meter

DISTRIBUTION SYSTEM \ Outdoor wiring**Condition:** • Exposed wiring**Implication(s):** Fire hazard**Location:** Rear patio**Task:** Enclose in conduit*Exposed wires***DISTRIBUTION SYSTEM \ Outlets (receptacles)****Condition:** • [No GFCI \(Ground Fault Circuit Interrupter\)](#)**Implication(s):** Electric shock**Location:** Garage and laundry sink

SAMPLE REPORT

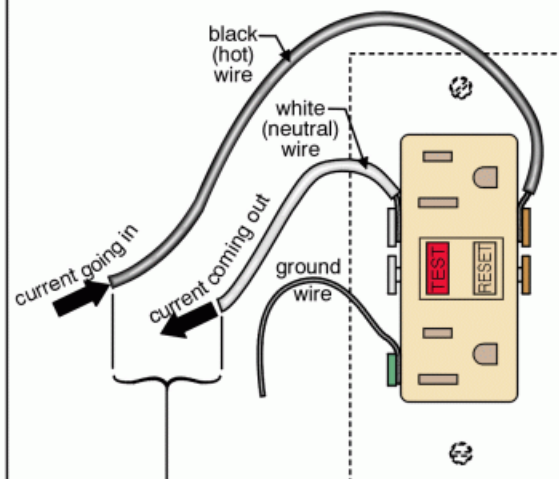
Ground fault interrupter

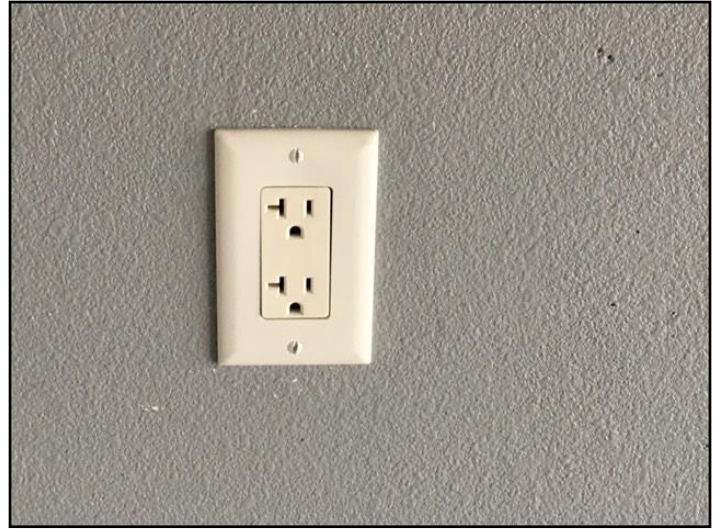
the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



*Laundry sink**Garage***DISTRIBUTION SYSTEM \ Smoke detectors**

Condition: • Smoke detectors are present and properly located. Recommend confirming detectors be supplied with fresh batteries at all times.

*Smoke detector***DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

Condition: • Missing

Implication(s): Health hazard

Location: Downstairs

Task: Install CO detector

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Upstairs detector



Need al detector

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Aire-Flo

Model number: AF80MPA075B4B & AF80MPA075B3B *Serial number:* 4605K00431 & 4605J01963

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [75,000 BTU/hr](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [10 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • At furnace

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Stucco over metal](#)

Limitations

General: • Lighting the fireplace is beyond the scope of this inspection.

Conditions/Recommendations

RECOMMENDATIONS \ Overview

Condition: • The operation of the furnace(s) appears to be satisfactory at the time of the inspection. Recommend monitoring for any developments.



Downstairs furnace



Upstairs furnace

FIREPLACE \ Gas fireplace

Condition: • The fireplace shows typical conditions related to the age the home. Recommend monitoring for any

developments.



Fireplace

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • The chimney shows typical condition related to the age of the home. Recommend monitoring for any developments.



Chimney

Description

Air conditioning type: • Split-system

Manufacturer: • Aire-Flo

Model number: AFAIR10B36-B *Serial number:* 4605L56137

Cooling capacity:

• 3 Tons

Note: Upstairs A/C unit

Compressor approximate age: • 10 years

Typical life expectancy: • 12 to 15 years

Limitations

General: • The manufacturers' label is missing or faded. Could not confirm model, serial#, capacity and exact age of A/C unit.

Note: Note: Downstairs A/C unit

Conditions/Recommendations

RECOMMENDATIONS \ Overview

Condition: • The operation, condition and installation of the A/C unit appears to be satisfactory. Recommend monitoring for any developments.



Upstairs A/C unit



Faded label



Downstairs A/C unit

AIR CONDITIONING \ General

Condition: • The air filter(s) appear to be satisfactory at the time of the inspection. Recommend replacing at least twice a year



Downstairs air filter



Upstairs air filter

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Upstairs air filter

SAMPLE REPORT

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Soffit vent](#)

Limitations

General: • The insulation was not moved or lifted in order to observe any possible components which may have been covered.

General: • In-wall and sub-space between floors insulation could not be observed.

Attic inspection performed: • By entering attic, but access was limited

Conditions/Recommendations

General

• Critter droppings were observed

Note: Multiple rodent traps were observed

Implication(s): Health hazard

Location: Attic and above garage

Task: Contact licensed pest control company



Droppings



Droppings and traps

ATTIC/ROOF \ Insulation

Condition: • The insulation appears to be sufficient. Recommend monitoring for any developments.



Insulation

ATTIC/ROOF \ Roof vents

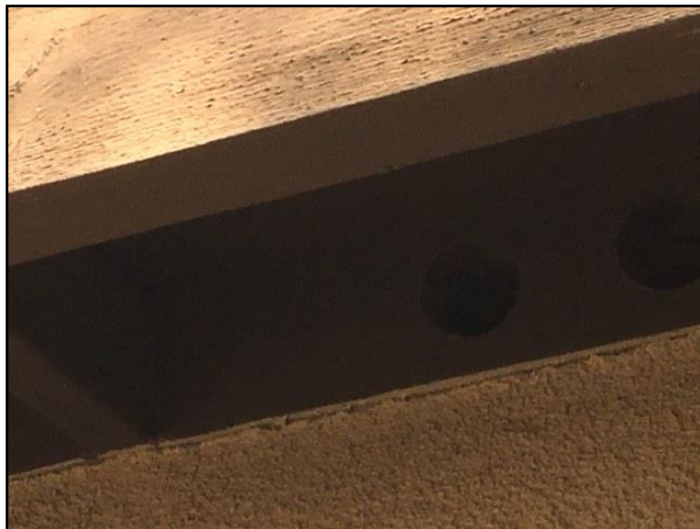
Condition: • Attic ventilation appears to be adequate. Recommend monitoring for any possible developments.



Roof



Gable



Soffit

ATTIC/ROOF \ Hatch

Condition: • Locking mechanism inoperable

Implication(s): Operation defect

Location: Garage

Task: Replace mechanism



Inoperable mechanism

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Description

Water supply source: • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of home

Water flow and pressure: • [Typical for neighborhood](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater manufacturer:

• Rheem

Model number: 42VR50-40F *Serial number:* RHLN0106V13740

Tank capacity: • 50 gallons

Water heater approximate age: • 10 years

Typical life expectancy: • 8 to 12 years

Hot water circulating system: • [Present](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb: • Present



Limitations

General: • The operation of the water heating circulating system was not confirmed

General: • All underground pipes related to water and fuel supply, waste or sprinkler use are not included within the scope of this inspection. Leakage, corrosion or un-conventional installation of underground pipes and/or pipes within walls cannot be detected by a visual inspection. Also, a detailed observation of waste pipe sloping, exposed fitting, and/or connections in a crawlspace are beyond the scope of this inspection. Recommend all concerns be further evaluated by a licensed contractor of the appropriate trade.

Items excluded from a building inspection: • Water quality • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Conditions/Recommendations

RECOMMENDATIONS \ Overview

Condition: • All components related to the main plumbing system appear to be satisfactory. Recommend monitoring for any possible developments.



Shut off lever and gas regulator

Condition: • The operation and installation of the water heater(s) appears to be satisfactory. Recommend monitoring for any developments.



Water heater

SUPPLY PLUMBING \ Pressure regulator

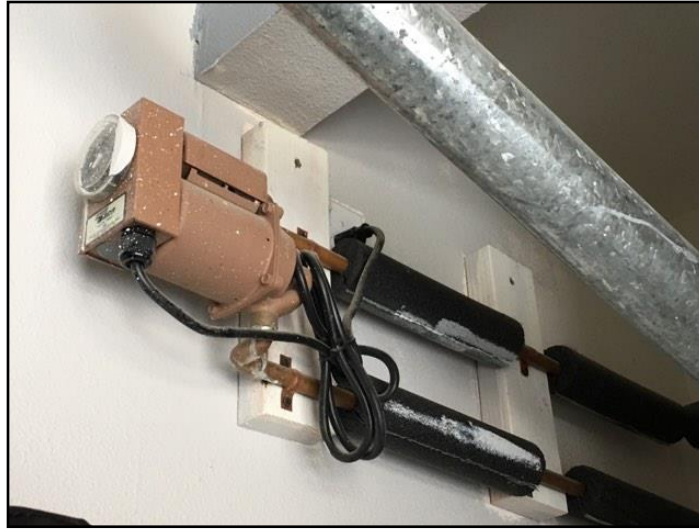
Condition: • The water pressure entering the home appears to be approximately 70 psi.



70 psi.

WATER HEATER \ Circulating pump

Condition: • View of pump - Operation not confirmed



Circulating pump

WASTE PLUMBING \ Drain piping - installation

Condition: • View of clean-out access

Location: Garage



Clean-out

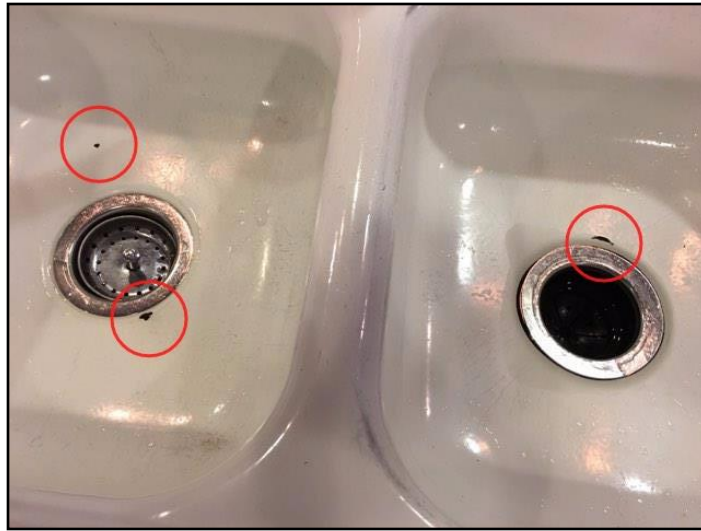
FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Surface defects](#)

Implication(s): Hygiene issue | Cosmetic defects

Location: Kitchen sink

Task: Apply porcelain epoxy



Surface chips

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

Condition: • The operation of the jets appear to be satisfactory. Recommend monitoring for any developments.



Jetted tub

GAS SUPPLY \ Gas meter

Condition: • The gas meter and exposed supply lines appears to be in satisfactory condition. Recommend monitoring for any possible developments.

Note: Recommend placing a gas wrench or any other type of wrench at the gas meter. In case of an emergency, a quick shut off to the gas supply is essential.

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Gas meter

POOL / SPA / HOT TUB \ General

Condition: • All pool/spa surfaces appear to be satisfactory. Recommend monitoring for any developments.



View of shell



Overall view



Spa

POOL / SPA / HOT TUB \ Mechanical

Condition: • All related equipment appears to be satisfactory. Recommend monitoring for any developments.



View of pool equipment

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Description

Major floor finishes: • [Carpet](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Sliding screen door

Exterior doors - type/material: • [Sliding glass](#) • [Wood](#) • Metal-clad

Doors: • Inspected

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • Waste standpipe • Gas piping

Kitchen ventilation: • Microwave oven with venting capability

Bathroom ventilation: • Windows

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

SAMPLE REPORT

Conditions/Recommendations

FLOORS \ General

Condition: • The flooring throughout the home appears to show typical conditions related to the age of the home. Recommend monitoring for any developments.

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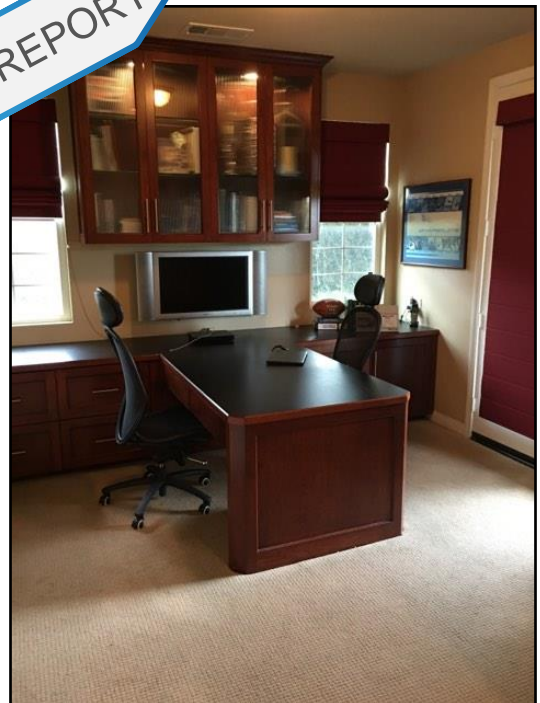
Entry



Formal room



Family room



Office/Den

SAMPLE REPORT



Kitchen

WALLS \ General

Condition: • The walls throughout the home appears to show typical conditions related to the age of the home. Recommend monitoring for any developments.



Bedroom



Bedroom

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Downstairs bedroom



Master bedroom



Upstairs landing/Loft

CEILINGS \ General

Condition: • The ceiling throughout the home appears to show typical conditions related to the age of the home. Recommend monitoring for any developments.

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Upstairs bedroom



Master bedroom



Laundry room



Downstairs bedroom

SAMPLE REPORT

WINDOWS \ Hardware

Condition: • Detached balance(s)

Implication(s): Operation defect

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Location: Front west bedroom

Task: Re-attach balances



Detached



SAMPLE REPORT

WINDOWS \ Storms and screens

Condition: • [Torn](#)

Implication(s): Chance of pests entering building | Cosmetic defects

Location: Family room

Task: Mend or replace



Damaged screen

DOORS \ Storms and screens

Condition: • [Torn](#)

Implication(s): Chance of pests entering building

Location: Rear slider

Task: Replace screen



Damaged screen

STAIRS \ General

Condition: • The stairs/railing and related components appear to show conditions indicative to the age of the home. Recommend monitoring for any developments.

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Stairs



Stairs

EXHAUST FANS \ Exhaust fan

Condition: • [Noisy](#)

Implication(s): Reduced system life expectancy | Equipment failure

Location: Upstairs bathroom

Task: Closely monitor

SAMPLE REPORT



Noisy fan

APPLIANCES \ Range

Condition: • Burner inoperative

Implication(s): System inoperative

Location: Top left burner

Task: Clean contacts



Not lighting

APPLIANCES \ Microwave oven

Condition: • Underneath light inoperable

Implication(s): Operation defect

Location: Kitchen

Task: Replace light source



END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

SAMPLE REPORT