

Home Inspection Report

Report #1111



This report has been prepared for:

**John and Jane D.
123 Alpha Street
Somewhere, KY 11115**

February 22, 2013



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This report has been prepared in agreement between the client and The Home Inspection Pro, LLC. It is not intended for use by any other parties without consent between both the client and The Home Inspection Pro, LLC. The inspection is a visual inspection and assessment of the home structure and its primary components.....This is a sample report and cannot be used as a means to cover any contractual obligations.



The Home Inspection Pro is working to provide you with a comprehensive evaluation of your current or potential future home. Our goal is to provide you with as much information as we can to help you better understand the current condition of your home so you can make the best choices when it comes to repairs and maintenance. Our inspection is a comprehensive visual evaluation of the home structure and its primary components. Our report will outline all of the findings and observations we make during the inspection, but we cannot guarantee the life expectancy of any item or its continued performance. We strive to ensure you understand all aspects of your home inspection and we encourage you to utilize the information in this report.

Terms you will see in the report:

- a. Satisfactory – Meets expected condition or functionality
- b. Marginal – Nearing its end of useful life, will likely need to be replaced in the next 5 years
- c. Poor – Condition has exceeded its useful life or it is no longer functioning
- d. Needs Further Evaluation – The level of expertise required is beyond the scope of the home inspection and a subject matter expert should be consulted
- e. Recommend Repair/ Replace – The item that is inspected is recommended to be repaired or replaced due to improper functioning or safety reasons
- f. Safety Concern – Item that may be functioning, but may pose a safety issue if not corrected.
- g. Not Inspected – Item was not inspected, reason will be detailed in the report
- h. Not Applicable (N/A) – Item is not present to be inspected

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1.1 Safety Concerns

The following observations made during the home inspection are being identified as potential safety issues and should be addressed to minimize any potential damage or injury.

- Deck railing
 - o Missing a handrail leading up the steps to the deck. There is a hand rail on one side, but the other side is open and presents a safety hazard.
- Main electrical panel
 - o The main electrical panel has an improper splice of wiring in the panel as well as aluminum branch circuit wiring on at least one of its circuits.
- Garage Door Opener
 - o The safety reverse mechanism does not auto reverse the door when it comes in contact with resistance.
- Fire rated separation
 - o The ceiling does not have any fire rated separation between the garage and living space. Due to the hazards of the garage, the fire separation is required between the garage and the living space above.

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1.2 Key Maintenance Items

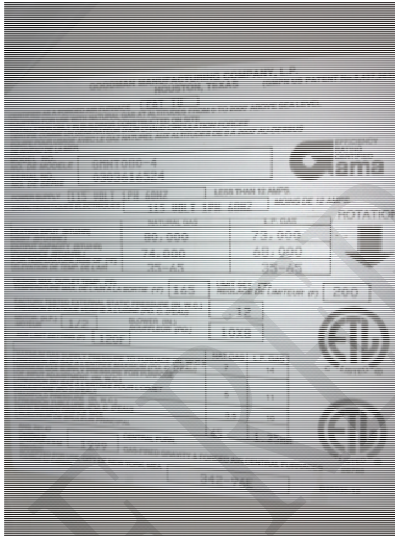
1.2.1 Furnace

Condition: Marginal

Type: Natural Gas

Age: 14

Picture of Tag:



Details of necessary repairs:

- Based on the age and style of the furnace it has a normal life expectancy of about 5 – 7 more years

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2 Roof

2.1 General

Visible: Yes

Type: Asphalt Shingle

Slope: Approximately 5/12

Condition: Poor

Details of necessary repairs:

- The roof is approximately 12 years old, but appears to have been installed improperly. There are prior repairs noted to patch nail holes in shingles as well as evidence of waviness in the roof. It is recommended to have a roofer evaluate to determine the extent of the repairs or replacement.

Pictures:



2.2 Roof penetrations

Type: Plumbing vent; Gas exhaust

Condition: Satisfactory

2.3 Flashing, Valleys

Visible: Yes

Material: Aluminum; plastic

Condition: Satisfactory

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3 Garage/ Carport

3.1 Description:

Type: Attached

Size: 2 Car

3.2 Opener, safety

Opener(s): Yes

Opener Operates: Yes

Light beam sensor works: Yes

Safety Reverse: No

Condition: Safety Hazard

Details of necessary repairs:

- The safety reverse mechanism does not auto reverse the door when it comes in contact with resistance. This is a safety hazard.

3.3 Exterior Structure

The exterior structure is shared with the exterior of the home as the garage is located in the lower level of the home.

3.4 Doors

Material: Fiberglass

Condition: Satisfactory

3.5 Floors

Material: Concrete

Condition: Marginal

Details of necessary repairs:

- Floor has a series of settling cracks. The cracks do not appear to be currently active, but some are greater than 1/4-in in width and should be repaired/monitored.

3.6 Electrical Receptacles

Visible: None

Only one 230V receptacle was present/ visible