

Home Inspection Report

108 Springhaven Dr
Oak Grove, USA 12345



Patrick Nash
Patrick Nash Home Inspection
email@sample.com
(123)456-7890

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Foundation

Descriptions

Construction

- ☐ Slab (block and fill)

Materials

- ☐ Concrete block
- ☐ Poured concrete

Framing

Descriptions

Wall Structure

- ☐ Traditional wood framing

Ceiling Structure

- ☐ Traditional wood framing
- ☐ Engineered wood components

Exterior

Descriptions

Roof

Roofing

Inspection Method

- ☐ Inspected from ground
- ☐ Some areas could not be seen

Materials

- ☐ Asphalt shingles

Roof Slope

- ☐ Steep

Roof Structure

- ☐ Traditional wood framing
- ☐ Engineered wood components

Condition

- ☐ Good

Window Types Present

- ☐ Vinyl
- ☐ Double Glazed
- ☐ Single Hung
- ☐ Fixed

Driveways & Walkways Material

- ☐ Concrete

Siding Materials

- ☐ Brick
- ☐ Faux stone

Soffit, Eaves, & Facias Materials

- ☐ Vinyl
- ☐ Aluminum

Trim Materials

- ☐ Wood
- ☐ Aluminum
- ☐ Composite
- ☐ Vinyl

Findings

Siding

- ☐ Narrow cracks in faux stone veneer at front of garage.



Vertical cracks in stone

Recommended Actions:

- Monitor.

Interior

Descriptions

Insulation and Ventilation

Attic Ventilation

- ☐ Soffit
- ☐ Through Roof (passive)

Insulation

Wall Insulation

- ☐ Not Visible
- ☐ Estimated R Value: 15

Attic Insulation

- ☐ Loose Fiberglass

Attic Access

- ☐ Typical
- ☐ Limited by hazardous or inaccessible areas
- ☐ Limited by insulation

Findings

Garage

- ☐ Front garage door does not reverse on contact with obstruction



Front garage overhead door

Special Note:

- Safety Concern

Recommended Actions:

- Adjust downforce safety reversing setting on automatic door motor.

Plumbing

Descriptions

Main Water Shutoff Location

- ☐ At front yard near foundation

Water Service

- ☐ Plastic
- ☐ Some copper

Water Heater

- ☐ Approximately 2 years old
- Energy Source
 - ☐ Electric
- ☐ Expansion tank

Drain, Waste, & Vent Piping Materials

- ☐ Plastic

Findings

Fixtures

- ☐ Master shower door does not center in closed position properly.



Shower door top hinge

Recommended action

- Adjust or replace centering hinge(s)

- ☐ Water supply pressure is slightly above the maximum recommended pressure of 80 p.s.i.



Water pressure is higher than 80 p.s.i.

Recommended Actions:

- Adjust pressure regulator to 80 p.s.i. or lower. Regulator is located in front landscape bed.

Electrical

Descriptions

Panels

Main Panel Location

- ☐ Garage

Over Current Protection Type

- ☐ Circuit breakers

Service Grounding Type

- ☐ Ground rod

Service Ratings

- ☐ Voltage: 120/240 Amperage: 200

Wiring Methods

- ☐ Copper
- ☐ Aluminum
- ☐ Romex

Main Disconnect Location

- ☐ Outside, beneath meter

Smoke Detectors

- ☐ Present
 - ▶ Interconnected, with battery backup

Findings

GFCIs

- ☐ Dead GFCI receptacle front porch



No power at front porch GFCI receptacle

Recommended Actions:

- ▶ Repair dead receptacle. Further investigation is needed, as receptacle may be defective, or possibly fed through an inaccessible GFCI that is tripped off.

HVAC

Descriptions

- ☐ Central Heat

Type

- ▶ 110,000 BTU Induced draft Gas Furnace, located in attic

Estimated Age

- ▶ 2 years

Condition

- ▶ Good

- ☐ Central AC

Energy Source

- ▶ Electricity

Type

- ▶ Split system, evaporator coil in attic next to furnace

Condition

- ▶ Good

Estimated Age

- ▶ 2 years

Capacity

- ▶ 3 ton

Findings

- ☐ Carbon monoxide gas detector

Special Note:

- ▶ Safety Concern. Carbon monoxide is an odorless, colorless gas that causes flu-like symptoms at low levels, and death at higher levels.

Recommended Actions:

- ▶ Although not required by local code enforcement officials, I recommend that at least one carbon monoxide detector be installed in every home.

Kitchen

Descriptions

- ☐ Gas range
- ☐ Dishwasher
- ☐ Disposal
- ☐ Microwave with vent fan ducted to exterior
- ☐ Refrigerator

Findings

□ Right front burner flame goes out when control knob is turned to "low"



Right front burner

► Safety Item

Recommended Actions:

- Adjust burner to stay on when knob is set to "low" setting

Summary

Exterior → Findings

Siding

Narrow cracks in faux stone veneer at front of garage.



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Interior → Findings

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