



# Home Inspection Report

Prepared for: Sample Client

123 Main St  
Somewhere, USA 12345



Inspected by:  
NPI Inspector  
National Property Inspections  
Inspection Date: 6/22/2023



## Maintenance Summary

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Maintenance Definition: Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

### Lots and Grounds

Grading: Minor slope [Recommend maintain dirt as needed to provide proper drainage away from the building.](#)  
Window Wells/Egress: Metal [Recommend clean debris from window wells.](#)  
Trees/Shrubs at Building: Bushes, Vegetation [Recommend trim bushes away from the house.](#)

### Exterior Surface and Components

Entire Exterior Surface Type: Aluminum siding, Brick veneer [Tuck point maintenance is required.](#)  
Soffit/ Fascia: Aluminum, Wood [There is loose trim present on the South side.](#)

### Roof

Leaders/Extensions: Aluminum, Corrugated plastic [Recommend add proper aluminum leaders where missing and ensure all leaders extend 6 feet beyond the foundation perimeter.](#)  
Middle of roof Chimney Chimney Chase/Cap/Flue: Brick chase, Concrete cap, Clay flue, Metal cap  
[There are cracks present in the mortar joints which require tuck point maintenance.](#)

### Plumbing

Sump Pump / Exterior Discharge: Pedestal [The sump pump motor was noisy when operated. The unit maybe nearing the end of its functional life.](#)

### Air Conditioning

Main AC System Refrigerant Lines: Serviceable condition [There is torn/ missing insulation observed.](#)

### Finished Rooms

Living Room, Kitchen, Dining Areas, Bedrooms, Bathrooms, Basement Rec Room Finished  
Room Doors: Wood [The 2nd floor NW bedroom door has minor damage present.](#)  
Living Room, Kitchen, Dining Areas, Bedrooms, Bathrooms, Basement Rec Room Finished  
Room Windows: Vinyl casement, Fixed, Vinyl double hung [Several of the window sashes do not properly operate. Maintenance is required. This is common with casement type windows that are not continually utilized. Recommend a qualified contractor inspect and repair/ replace as needed.](#)

### Bathroom

2nd Floor - Full Bathroom Fixtures/Plumbing: PVC, Brush Nickel faucet [The shower diverter is not functioning properly, all water is not flowing to showerhead. Caulk tub diverter and/ or faucet as needed.](#)



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## Overview Pictures (Continued)

Overview Pictures: (continued)



5. Overview Pictures: Garage



## Lots and Grounds

EXTERIORS - LOTS AND GROUNDS (a) A home inspector shall observe and describe the condition of all of the following: ... 5. Decks, balconies, stoops, steps and porches including railings. ... 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (c) A home inspector is not required to observe the following: ... 4. Fences or privacy walls. ... 8. Geological or soil conditions. 9. Recreational facilities. 10. Out-buildings other than garages and carports. 11. Trees, shrubs and other vegetation.

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. Building standards have changed throughout the years. The deck / porch / balcony attachment to the structure requires certain construction methods to comply with current standards. It may be common due to the age of the home / structure and current building standards that the deck / porch / balcony may not be attached with proper components. It is common in older deck / porch systems for the vertical wood support posts to be buried below grade. This is no longer a recognized building practice. Not all of the footings maybe visible at the time of inspection. The attached structure(s) are NOT inspected to current code as it is out of the scope of the inspection to do so.

- |                |                                 |
|----------------|---------------------------------|
| 1. Functional  | Driveway: Asphalt               |
| 2. Functional  | Walkways: Concrete, Brick       |
| 3. Functional  | Steps/Stoops/Railings: Concrete |
| 4. Not Present | Porch: Not present              |
| 5. Functional  | Patio: Concrete                 |
| 6. Not Present | Deck: Not present               |
| 7. Not Present | Balcony: Not present            |
| 8. Maintenance | Grading: Minor slope            |

Recommend maintain dirt as needed to provide proper drainage away from the building.



## Plumbing (Continued)

- 5. Functional Drain/Vent Pipes: pvc
- 6. Functional Drain/Vent Pipe Supports: Metal, Plastic
- 7. Functional Floor Drain: Surface drain
- 8. Functional Gas Meter: Exterior mount



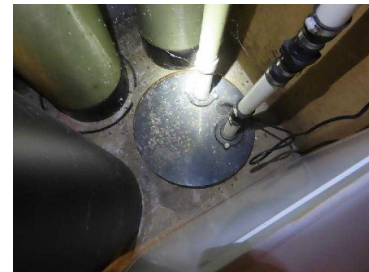
- 9. Functional Gas Service Lines: Black pipe inspection.
- 10. Functional Gas Service Line Supports: Metal
- 11. Maintenance Sump Pump / Exterior Discharge: Pedestal  
The sump pump motor was noisy when operated. The unit maybe nearing the end of its functional life.

Note: There are no gas leaks observed at time of

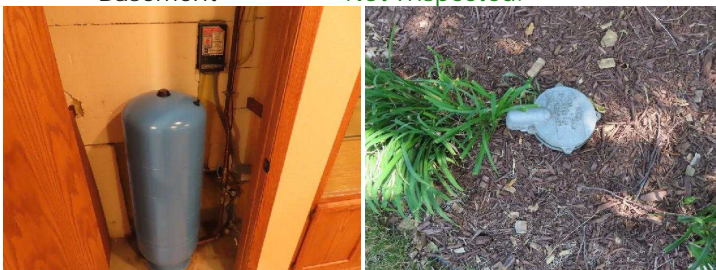
The sump pump motor was noisy when operated. The unit maybe nearing the end of its functional life.



- 12. Not Inspected Grey Water Crock: Not visible The grey water crock/pump has a sealed cover, unable to test pump for operation or inspect components inside pit.



- 13. Functional Lateral Clean-out: Accessible
- 14. Not Inspected Well: Basement Not Inspected.





## Kitchen

INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

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. Functional Refrigerator: General Electric
- 2. Functional Cooking Appliances: General Electric



- 3. Functional Microwave: Panasonic
- 4. Functional Ventilator: Allure
- 5. Not Inspected Dishwasher: Bosch Not inspected due to contents inside the appliance. Recommend verify with the seller for proper operation before closing.



- 6. Functional Air Gap Present: Yes
- 7. Functional Counter/Cabinet: Solid Surface, Granite, Wood
- 8. Functional Fixtures/Plumbing: PVC, Chrome faucet
- 9. Functional Sink/Basin: Molded single bowl