

Your Inspection Report

1234 Somewhere Blvd
Anytown, LA 71111

PREPARED FOR:

SAMPLE JOE

INSPECTION DATE:

Monday, June 22, 2015

PREPARED BY:

Fredrick Williams



Quality Home Inspection, LLC
6617 Schober Cr.
Shreveport, LA 71119

318-393-7916

Fax: 318-636-1941

www.qualityhomeinspectionllc.com
qualityhomeinspection@yahoo.com



July 29, 2015

Dear Sample Joe,

RE: Report No. 1015, v.2
1234 Somewhere Blvd
Anytown, LA
71111

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Fredrick Williams
on behalf of
Quality Home Inspection, LLC

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INVOICE

July 29, 2015

Client: Sample Joe

Report No. 1015, v.2

For inspection at:

1234 Somewhere Blvd

Anytown, LA

71111

on: Monday, June 22, 2015

Home inspection up to 1500 sqft	\$280.00
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LSBHI fee	\$5.00
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Total	<u>\$285.00</u>
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PAID IN FULL - THANK YOU!

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AGREEMENT

1234 Somewhere Blvd, Anytown, LA June 22, 2015

Report No. 1015, v.2

www.qualityhomeinspectionllc.com

PARTIES TO THE AGREEMENT

Company

Quality Home Inspection, LLC
6617 Schober Cr.
Shreveport, LA 71119

Client

Sample Joe

Total Fee: \$285.00

This is an agreement between Sample Joe and Quality Home Inspection, LLC.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Sample Joe (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

SUMMARY

1234 Somewhere Blvd, Anytown, LA June 22, 2015

Report No. 1015, v.2

www.qualityhomeinspectionllc.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

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 ROOF FLASHINGS \ Drip edge flashings

Condition: • [Missing](#)

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

Location: Throughout Roof

Task: Repair

Time: Immediate

Exterior

WALLS \ Soffits and fascia

Condition: • [Vents missing, ineffective](#)

Soffits vents should be clear to allow proper ventilation in attic

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

Location: Various

Task: Improve

Time: Immediate

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

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

Location: Various Exterior Wall

Task: Improve

Time: Discretionary

GARAGE \ Vehicle doors

Condition: • Rusted

Implication(s): Cosmetic defects | Damage to equipment

Location: Garage

Task: Monitor

GARAGE \ Vehicle door operators

Condition: • [Extension cord for opener](#)

Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate

Condition: • [Sensors inoperative](#)

SUMMARY

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ROOFING

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Missing safety sensors

Implication(s): Physical injury

Task: Repair

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Further evaluation by licensed electrician recommended

Implication(s): Electric shock

Location: South Wall Living Room

Task: Further evaluation

Time: Immediate

Condition: • [Open neutral](#)

Further evaluation by a licensed electrician

Implication(s): Electric shock

Location: East Wall Living Room

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Kitchen

Task: Replace

Time: Immediate

Heating

RECOMMENDATIONS \ Overview

Condition: • Recommend unit be serviced by licensed contractor before use

Task: Further evaluation

Time: Discretionary

GAS FURNACE \ Gas burners

Condition: • [Inoperative](#)

Gas burner was not installed. Recommend burner installation and chimney cleaning before use

Implication(s): No heat for building

Location: Living Room

Task: Repair

Time: Immediate

FIREPLACE \ General

Condition: • Chimney cap needed

SUMMARY

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Location: Roof

Task: Improve

Time: Immediate

Cooling & Heat Pump

OPTIONAL \ Cooling

Condition: • Other

Recommend unit be serviced by license contractor before use

Task: Further evaluation

Time: Discretionary

Insulation and Ventilation

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • [Dangerous to lower or raise](#)

Attic ladder did not open and close freely

Implication(s): Physical injury

Location: Attic Garage

Task: Repair

Time: Immediate

Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • [Inadequate combustion air](#)

On the day of this inspection the door was removed

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

Location: Utility Room

Task: Further evaluation

Time: Less than 1 year

Interior

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Inoperative

Exhaust fan did not respond to normal controls

Implication(s): Equipment inoperative

Location: Kitchen

Task: Further evaluation

Time: Immediate

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APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

High loop technique should be used as backflow prrevention

Implication(s): Contaminated drinking water

Location: Kitchen

Task: repair

APPLIANCES \ Waste disposal

Condition: • Leak

Disposals leaked when water was turned on

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

Location: Kitchen

Task: Repair

Time: Immediate

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](#)

ROOFING

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INTERIOR

Description

Sloped roofing material: • [Asphalt shingles](#)

Flat roofing material: • [Roll roofing](#)

Flat roof flashing material: • Aluminum

Probability of leakage: • Low

Recommendations

SLOPED ROOF FLASHINGS \ Drip edge flashings

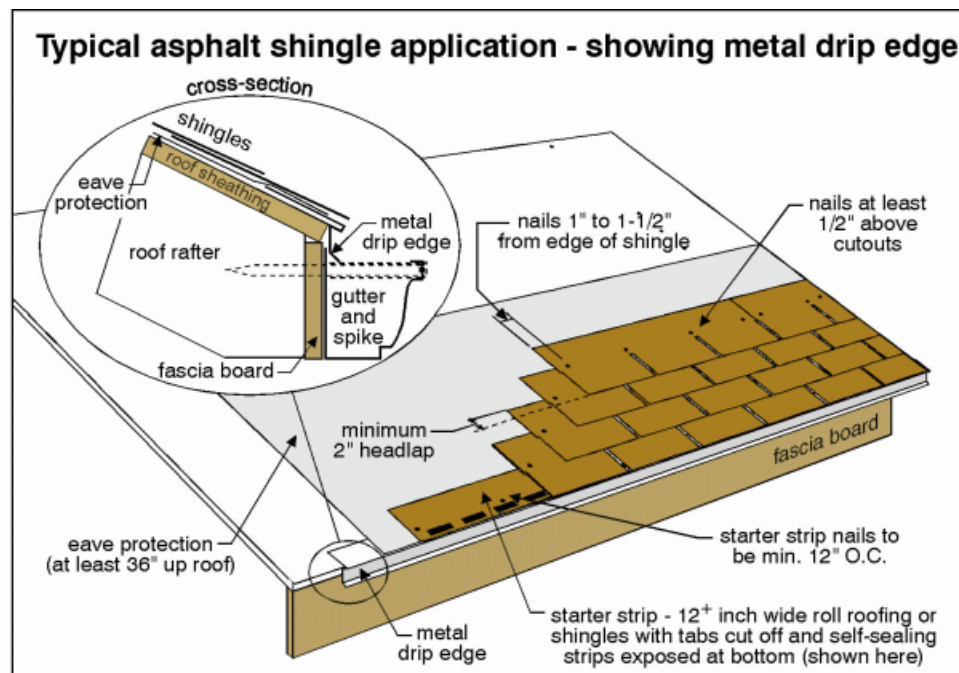
1. Condition: • [Missing](#)

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

Location: Throughout Roof

Task: Repair

Time: Immediate



ROOFING

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ROOFING

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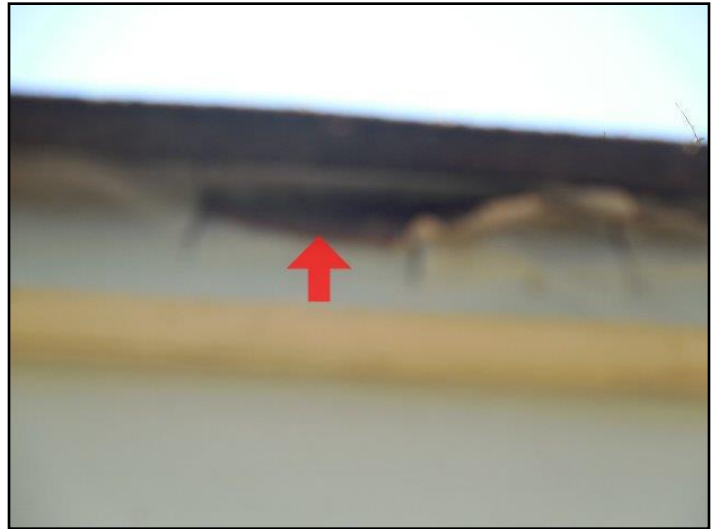
INSULATION

PLUMBING

INTERIOR



1. Missing



2. Missing

EXTERIOR

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INTERIOR

Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Patio: • Concrete

Fence: • Wood

Garage: • General

Recommendations

WALLS \ Soffits and fascia

2. Condition: • [Vents missing, ineffective](#)

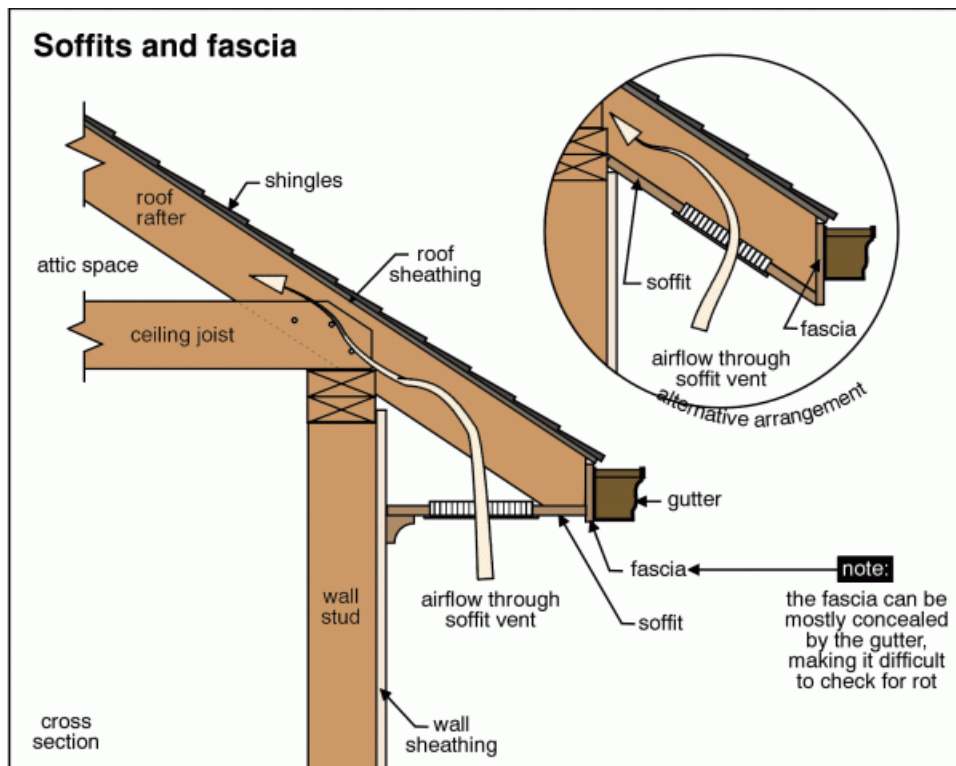
Soffits vents should be clear to allow proper ventilation in attic

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

Location: Various

Task: Improve

Time: Immediate



EXTERIOR

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WALLS \ Flashings and caulking

3. Condition: • [Caulking missing or ineffective](#)

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

Location: Various Exterior Wall

Task: Improve

Time: Discretionary

WALLS \ Brick, stone and concrete

4. Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various

Task: Monitor



3. Cracked

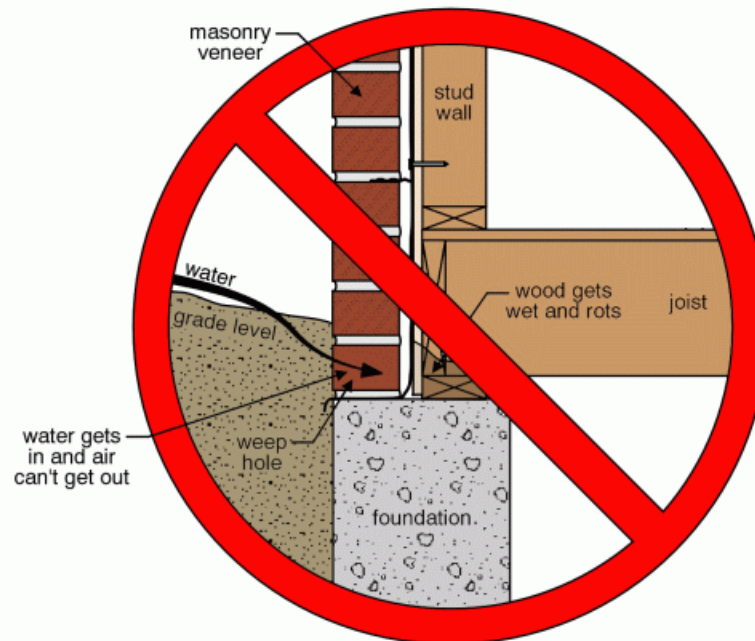
5. Condition: • [Missing, ineffective weep holes or flashings](#)

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

Location: Various

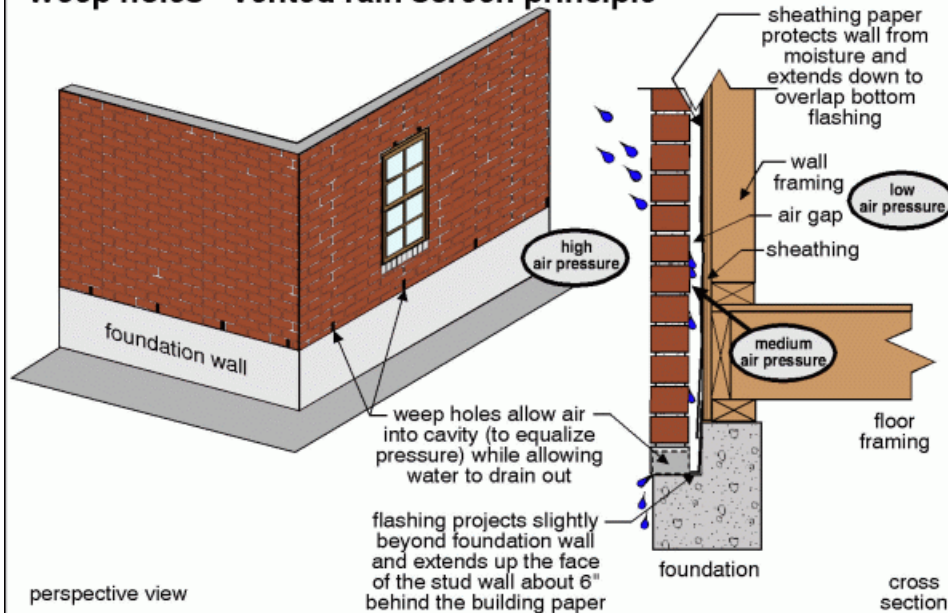
Task: Repair

Weep holes below grade



cross section

Weep holes - vented rain screen principle



perspective view

cross section

EXTERIOR

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4. Missing, ineffective weep holes or flashings

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

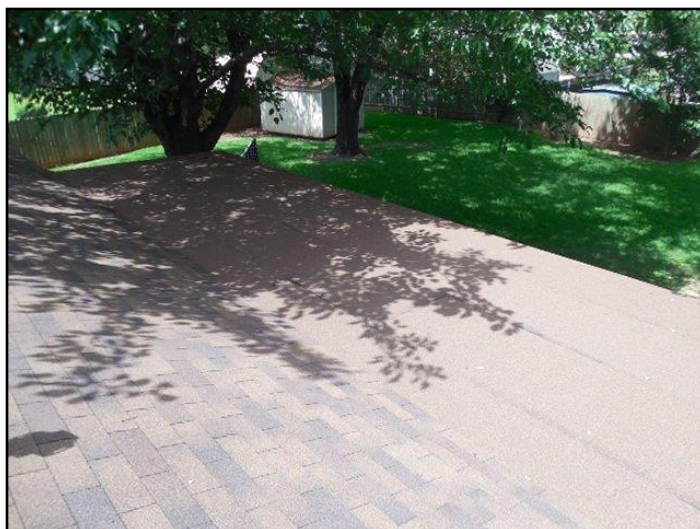
6. Condition: • [Concrete cracked](#)

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Driveway

Task: Monitor

Time: Discretionary



5. Concrete cracked

LANDSCAPING \ Lot grading

7. Condition: • Exposed communication cables

Location: Back yard near the fence

Task: Further evaluation

Time: Immediate

EXTERIOR

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6. Exposed cables

LANDSCAPING \ Driveway

8. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Driveway

Task: Monitor

Time: Ongoing



7. Cracked or damaged surfaces



8. Cracked or damaged surfaces

LANDSCAPING \ General

9. Condition: • [Disturbed ground](#)

Newly disturbed earth suggest recent activity

Implication(s): Cosmetic defects

Location: Throughout North South East Yard

Task: Monitor

EXTERIOR

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9. Disturbed ground



10. Disturbed ground



11. Disturbed ground



12. Disturbed ground

LANDSCAPING \ Fence

10. Condition: • Boards damaged

Repairs to fence recommended if fence is the property of the home owner.

Implication(s): Material deterioration | Poor security

Location: North

Task: Repair

Time: Discretionary

EXTERIOR

1234 Somewhere Blvd, Anytown, LA June 22, 2015

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13. Gate



14. Boards damaged

GARAGE \ Vehicle doors

11. Condition: • Rusted

Implication(s): Cosmetic defects | Damage to equipment

Location: Garage

Task: Monitor



15. Rusted

GARAGE \ Vehicle door operators

12. Condition: • [Extension cord for opener](#)

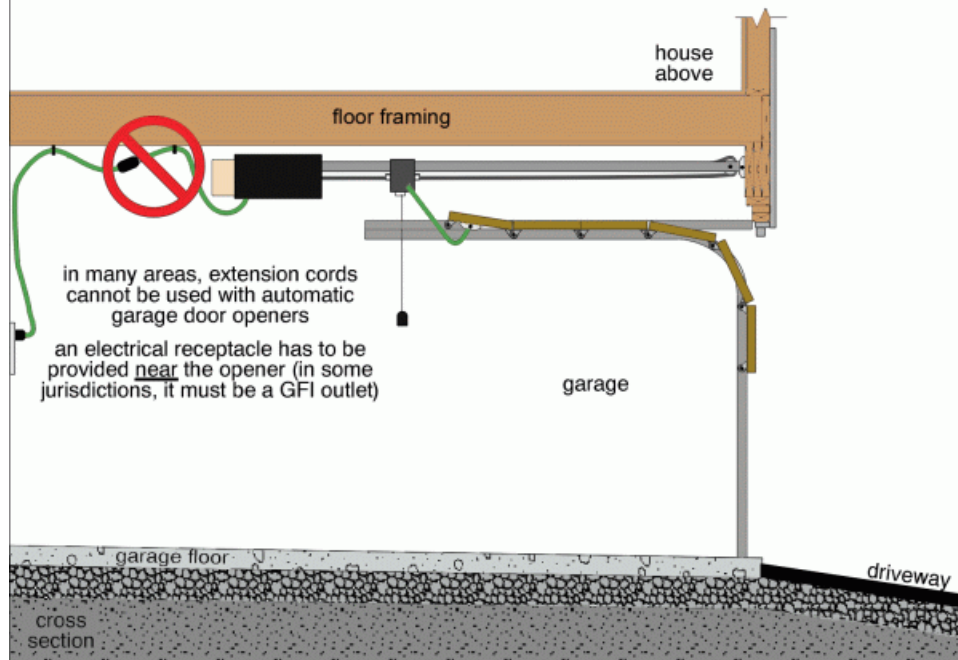
Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate

Check electrical connection



16. Extension cord for opener

13. Condition: • [Sensors inoperative](#)

Missing safety sensors

Implication(s): Physical injury

Task: Repair

Time: Immediate

EXTERIOR

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SUMMARY

ROOFING

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ELECTRICAL

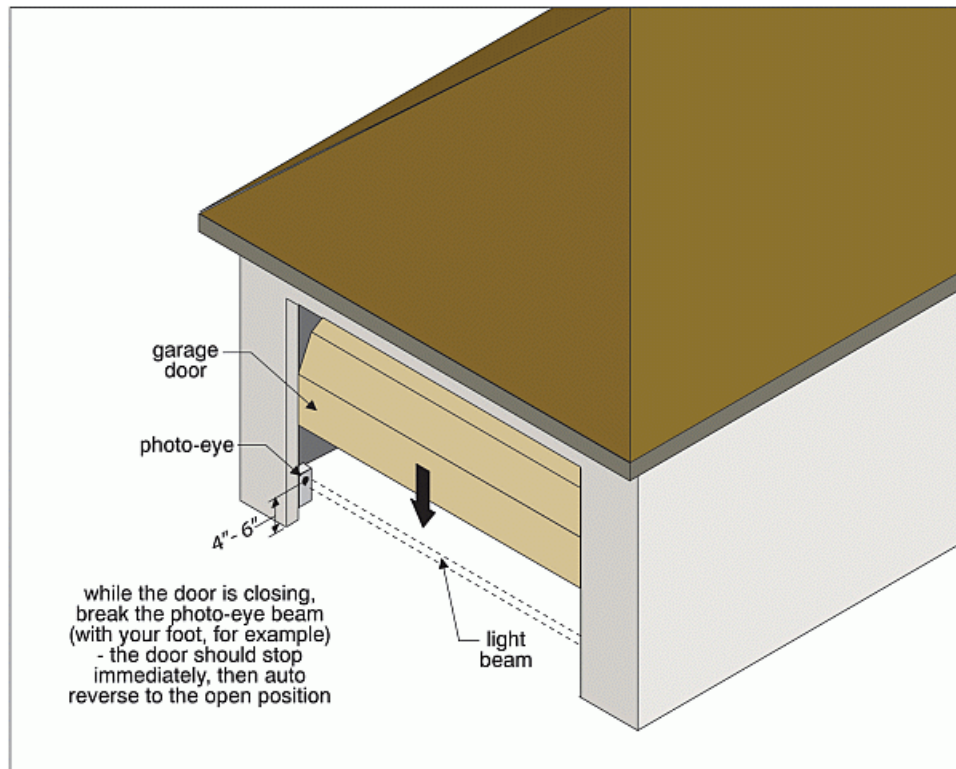
HEATING

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17. Unsafe

STRUCTURE

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Description

Configuration: • [Slab-on-grade](#)

Floor construction: • [Concrete](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#)

Limitations

Attic/roof space: • Entered but access was limited

Recommendations

General

14. • Overhanging tree branches should be monitored

Location: Back yard

Task: Monitor

Time: Discretionary



18. *Over hanging tree branches*

OPTIONAL \ Structure

15. Condition: • Other

May be the result of recent foundational repair

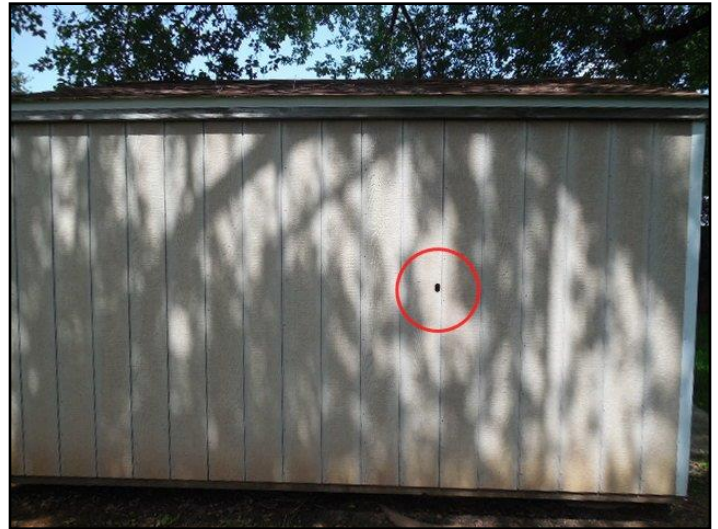
Location: North wall

Task: Monitor

Time: Discretionary



19. Ventilation needed



20. Hole noted

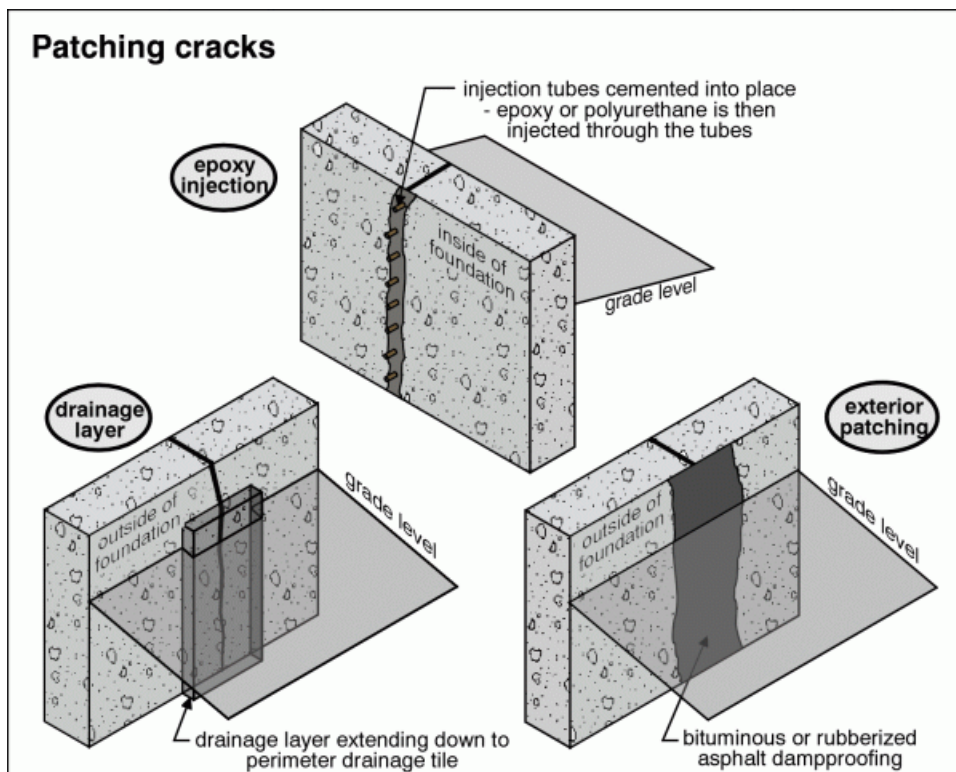
FOUNDATIONS \ Foundation

16. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Various

Task: Monitor



Crack repair - epoxy and polyurethane injection

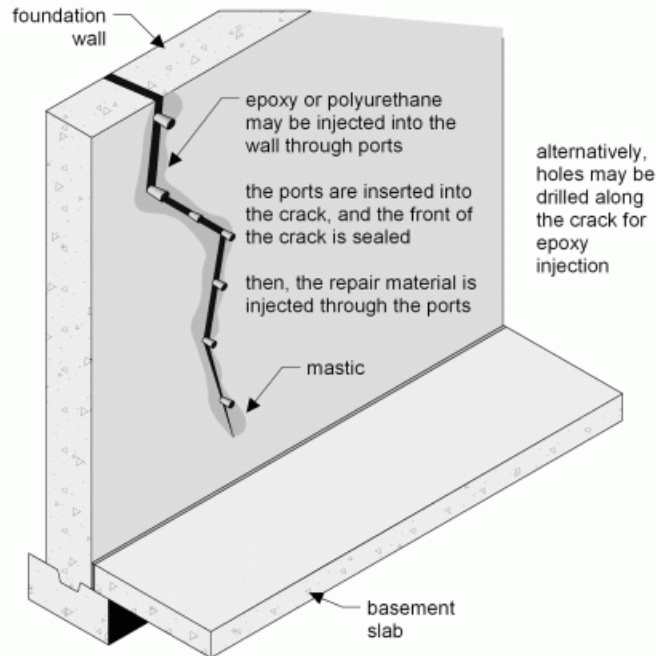
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



alternatively, holes may be drilled along the crack for epoxy injection

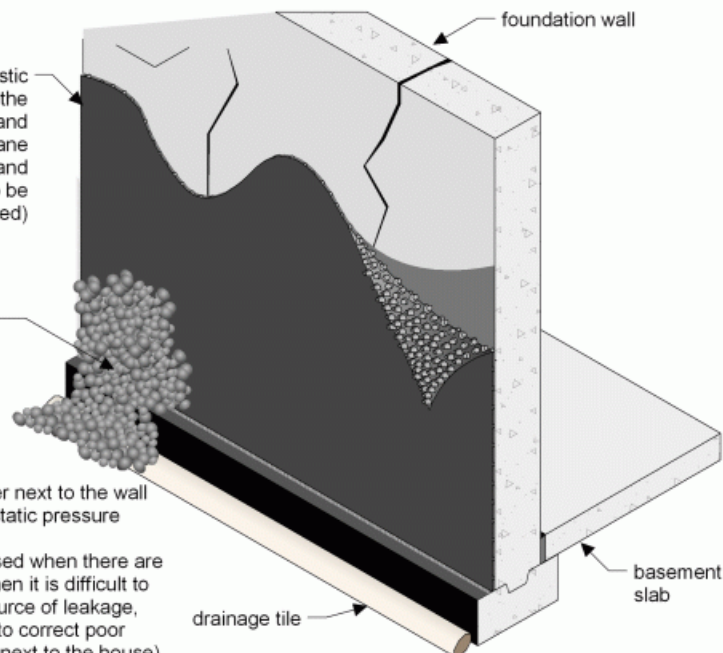
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

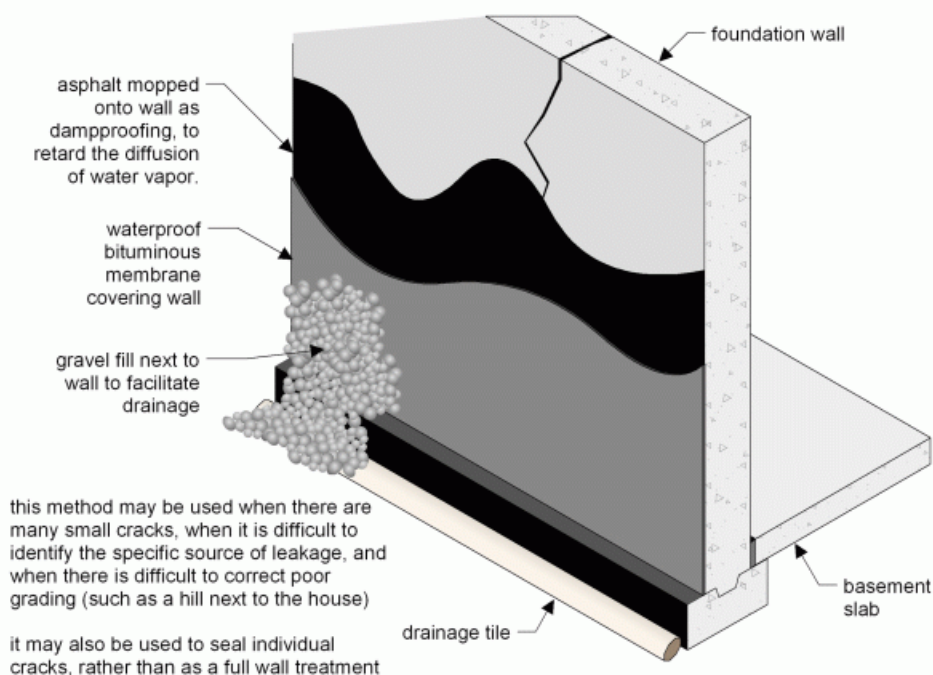
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



Crack repair - exterior patching



21. Typical minor cracks



22. Typical minor cracks

ELECTRICAL

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Description

Service entrance cable and location: • [Underground aluminum](#)

Service size: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - utility room](#)

Number of circuits installed:

- 18



23. 18

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- No GFCI



24. No GFCI

- [GFCI - bathroom](#)



25. GFCI - bathroom



26. No GFCI - bathroom

Smoke detectors: • [Present](#)

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

17. Condition: • [Reversed polarity](#)

Further evaluation by licensed electrician recommended

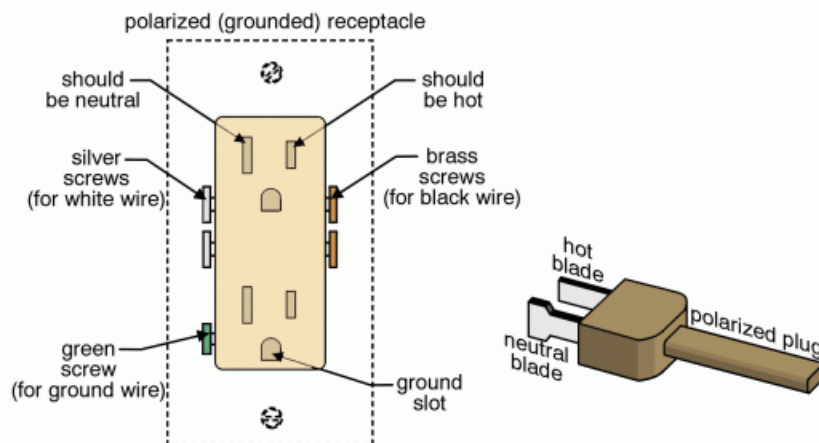
Implication(s): Electric shock

Location: South Wall Living Room

Task: Further evaluation

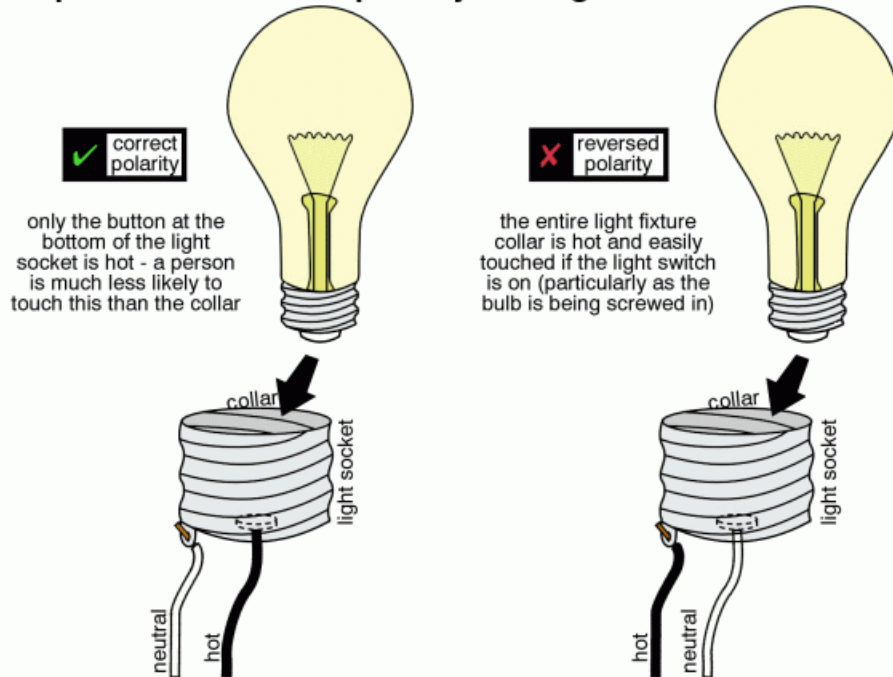
Time: Immediate

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



27. Reversed polarity

18. Condition: • [Open neutral](#)

Further evaluation by a licensed electrician

Implication(s): Electric shock

Location: East Wall Living Room

Task: Further evaluation

Time: Immediate

ELECTRICAL

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28. Open neutral

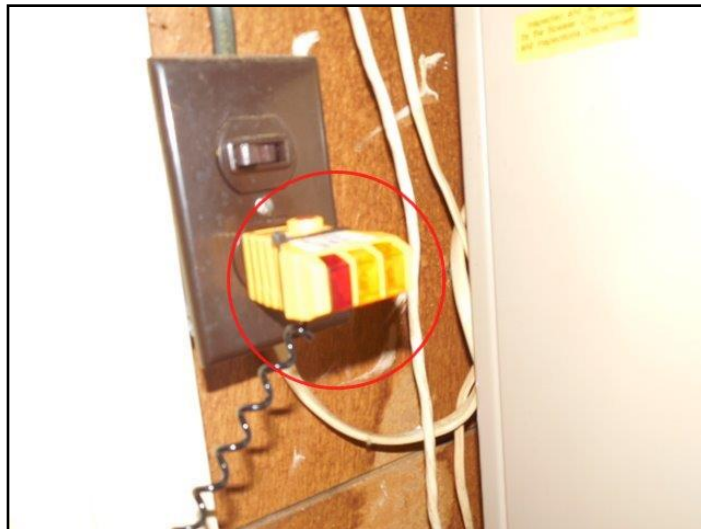
19. Condition: • [Open neutral](#)

Implication(s): Electric shock

Location: Hall utility closet

Task: Repair

Time: Immediate



29. Open neutral

20. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Implication(s): Electric shock

Location: Bathroom Master Bathroom

Task: Repair

Time: Immediate

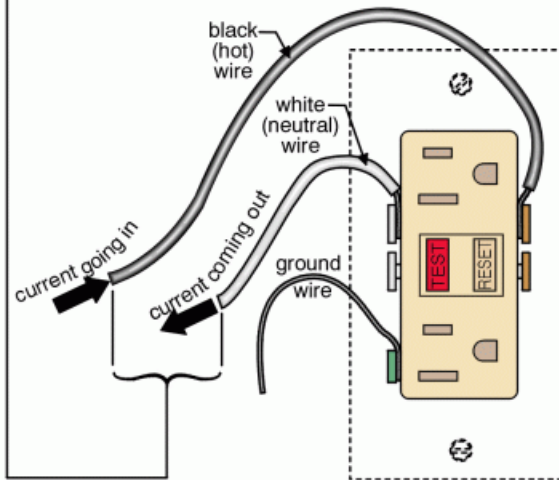
Ground fault interrupter

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



30. No GFI (Ground Fault Interrupter)

DISTRIBUTION SYSTEM \ Cover plates

21. Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Kitchen

Task: Repair

Time: Immediate

22. Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Kitchen

Task: Replace

Time: Immediate

HEATING

1234 Somewhere Blvd, Anytown, LA June 22, 2015

Report No. 1015, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Fuel/energy source: • [Gas](#)

System type: • [Combination heating system](#)

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

Efficiency: • [Conventional](#)

Exhaust venting method: • [Direct vent](#)

Approximate age: • [11 years](#)

Failure probability: • [Low](#)

Chimney/vent: • [Metal](#)

Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • Recommend unit be serviced by licensed contractor before use

Task: Further evaluation

Time: Discretionary

GAS FURNACE \ Gas burners

24. Condition: • [Inoperative](#)

Gas burner was not installed. Recommend burner installation and chimney cleaning before use

Implication(s): No heat for building

Location: Living Room

Task: Repair

Time: Immediate

FIREPLACE \ General

25. Condition: • Chimney cap needed

Location: Roof

Task: Improve

Time: Immediate

HEATING

1234 Somewhere Blvd, Anytown, LA June 22, 2015

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SUMMARY

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31. Chimney cap needed

COOLING & HEAT PUMP

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SUMMARY

ROOFING

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Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [4 Tons](#)

Compressor approximate age: • 3 years

Failure probability: • [Low](#)

Supply temperature: • 75°

Return temperature: • 65°

Temperature difference: • 10°

Recommendations

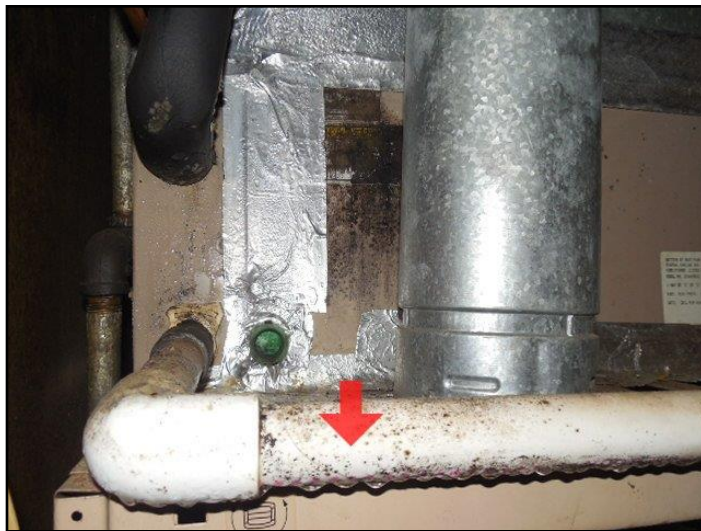
General

26. • Condensation may cause moisture damage

Location: Hall closet

Task: Further evaluation

Time: Immediate



32.

OPTIONAL \ Cooling

27. Condition: • Other

Recommend unit be serviced by license contractor before use

Task: Further evaluation

Time: Discretionary

INSULATION AND VENTILATION

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SUMMARY

ROOFING

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Description

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

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Soffit vent](#) • Turbine vent

Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

28. Condition: • [Dangerous to lower or raise](#)

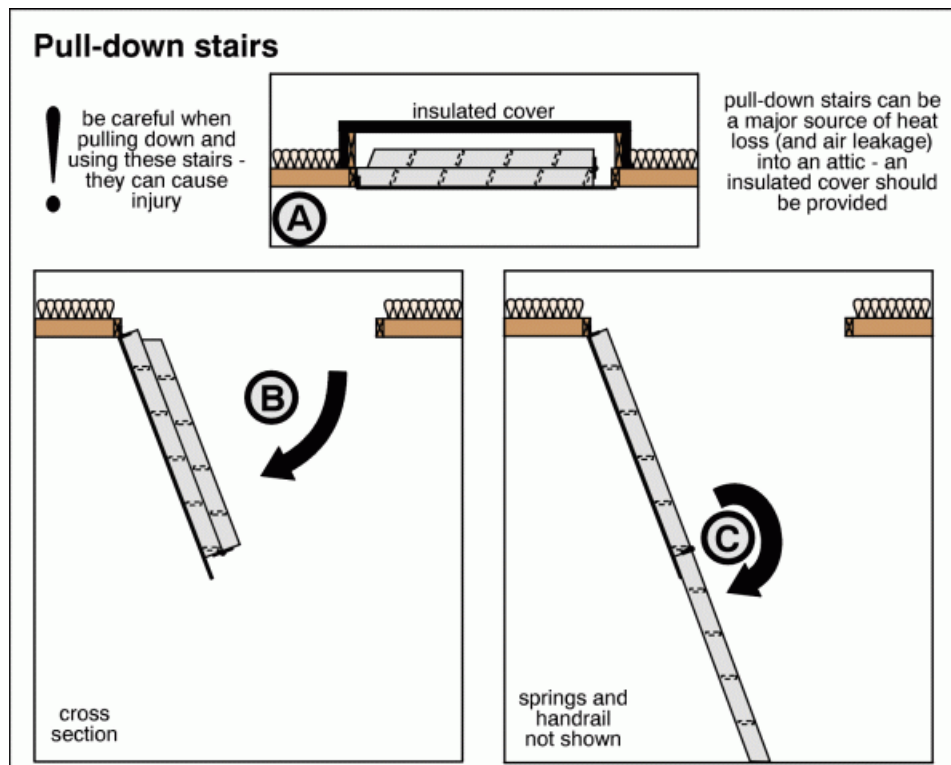
Attic ladder did not open and close freely

Implication(s): Physical injury

Location: Attic Garage

Task: Repair

Time: Immediate



Description

Water supply source: • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Not visible](#)

Main water shut off valve at the: • Front Yard

Main water shut off valve at the: • West

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

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • A.O. Smith

Water heater approximate age: • 1 year

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

Recommendations

General

29. • Gas fueled water heater should be at least 18 inches above the ground

Location: Utility Room

Task: Repair

Time: Discretionary

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

30. Condition: • [Inadequate combustion air](#)

On the day of this inspection the door was removed

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

Location: Utility Room

Task: Further evaluation

Time: Less than 1 year

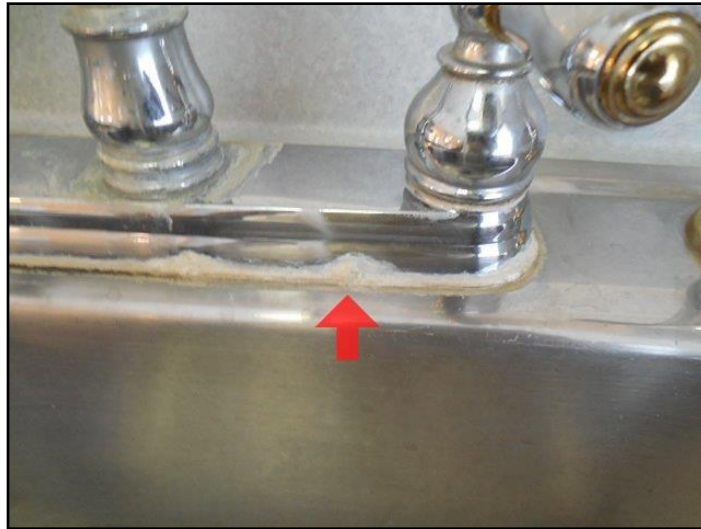
FIXTURES AND FAUCETS \ Faucet

31. Condition: • Rust noted but no leak noted on the day of this inspection

Location: Kitchen

Task: Monitor

Time: Discretionary



33. Rust noted

FIXTURES AND FAUCETS \ Hose bibb

32. Condition: • [Leak or drip](#)

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

Location: Front

Task: Repair

Time: Discretionary



34. Leak or drip

INTERIOR

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SUMMARY

ROOFING

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Description

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

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

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

Windows: • Metal

Glazing: • [Single](#)

Exterior doors - type/material: • [Solid wood](#)

Oven type: • Conventional

Oven fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Microwave oven

Laundry facilities: • Washer • Dryer • 240-Volt outlet

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Inventory Garbage disposal: • In-sink-erator (ISE)

Limitations

Appliances: • Appliances are not inspected as part of a building inspection

Recommendations

EXHAUST FANS \ Kitchen range exhaust system

33. Condition: • Inoperative

Exhaust fan did not respond to normal controls

Implication(s): Equipment inoperative

Location: Kitchen

Task: Further evaluation

Time: Immediate

APPLIANCES \ Dishwasher

34. Condition: • Backflow prevention missing

High loop technique should be used as backflow prrevention

Implication(s): Contaminated drinking water

Location: Kitchen

Task: repair



35. Backflow prevention missing

APPLIANCES \ Waste disposal

35. Condition: • Leak

Disposals leaked when water was turned on

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

Location: Kitchen

Task: Repair

Time: Immediate

END OF REPORT