



EXPRESS REPORT

Report ID: Sample Report

Prepared For:
John/Jane Doe

Property Address:
1234 Somewhere St.
Anytown, FL 55555



HouseMaster Home Inspections
Inspector: Steve Lightcap

1698 Second St.
Clermont, Florida 34711
352-243-4553

Inspection Date: 11/11/2008

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Report ID: Sample Report

INSPECTION INFORMATION

CLIENT:

John/Jane Doe

PROPERTY ADDRESS:

1234 Somewhere St.
Anytown, FL 55555

INSPECTION DATE/TIME:

11/11/2008 - 10:00 AM

INSPECTOR:

Steve Lightcap

INSPECTION COMPANY:

HouseMaster Home Inspections
1698 Second St.
Clermont, Florida 34711
352-243-4553

INSPECTION DETAILS

DESCRIPTION:

Site-built

TYPE OF INSPECTION:

Standard Home Inspection

ESTIMATED AGE OF HOME:

13 years

STATUS OF HOME:

Occupied

WEATHER:

Sunny

ANCILLARY SERVICES:

None

PEOPLE PRESENT:

None

TEMPERATURE:

85f

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any

engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations.

POOR/DEFECTIVE - An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

SIGNIFICANTLY DEFICIENT - A condition representing a material defect that could affect the use or function of an element and/or cause consequential damage.

Element was *significantly deficient* or exhibited conditions that could render it *significantly deficient* in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HMA Franchise Systems, Inc. ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company rather than the Franchisor.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard home inspection **does not include** aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUM -The Inspection of condominium/cooperative do not include exteriors/typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

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ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

Styles & Materials

-----ROOF #1-----:

Main

ESTIMATED AGE:

13 Years

DESCRIPTION:

Moderate Slope

DESIGN LIFE:

16 to 20 years

MATERIAL:

3-tab Fiberglass

INSPECTION METHOD:

Walked On

S F P NA NI

•					1.0	-----ROOF #1----- Minor grit loss noted due to age. Minor shading noted, recommend buyer have cleaned by qualified contractor.
•					1.1	EXPOSED FLASHING Closed weave roof system used, flashing not visible
			•		1.2	SKYLIGHT(S)
•					1.3	VENTILATION COVERS
•					1.4	PLUMBING STACKS
	•				1.5	RAIN GUTTERS / EAVETROUGHS Debris in gutters, clear for proper function.
•					1.6	DOWNSPOUTS / ROOF DRAINS
•					1.7	FASCIA / SOFFITS

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

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EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

SIDING #1:

Stucco over block

PORCH #1:

Covered-Front

PORCH #2:

Screened-Rear

S F P NA NI

•					2.0	SIDING #1 Cracks in stucco, re-seal cracks in stucco and finish in a manor consistent with existing exterior to prevent moisture intrusion. Advise buyer to trim back vegetation from structure at least one foot to prevent moisture and pest intrusion.
•					2.1	WINDOWS Separated sealant around some exterior windows, re-seal where needed.
•					2.2	ENTRY DOORS
•					2.3	STAIRS / STOOPS
•					2.4	PORCH #1 Typical settlement cracks noted at slab.
•					2.5	PORCH #2 Hole noted in screen.
•					2.6	FOUNDATION SURFACE Cosmetic cracks noted at texture of foundation surface due to settlement.
•					2.7	ELECTRIC / GFCI Exterior GFCI receptacles reset at garage GFCI receptacle.

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NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

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SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

WALKWAY:

Concrete

DRIVEWAY:

Concrete

S F P NA NI

•					3.0 WALKWAYS
•					3.1 DRIVEWAY Typical settlement cracks noted.
•					3.2 GROUND SLOPE AT FOUNDATION
•					3.3 SITE GRADING Neither the condition nor adequacy of any underground piping or site drainage systems can be determined as part of a home inspection. All drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

S F P NA NI

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NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

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GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Multiple Car
Attached

HOUSE/GARAGE SEPARATION:

Covered Framing/Masonry
Solid Door

INSULATION:

None

VAPOR RETARDER:

Not Found/Detected

GARAGE ATTIC INSPECTION METHOD:

Entered
Limited Entry

ROOF DESCRIPTION:

Refer to ROOFING Section

S F P NA NI

•					4.0	FLOOR SLAB
•					4.1	FOUNDATION
•					4.2	ATTIC VENTILATION
•					4.3	WALLS / CEILINGS
•					4.4	VEHICLE DOOR(S)
•					4.5	DOOR OPERATOR(S) The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.
	•				4.6	ELECTRIC / GFCI GFCI receptacle did not respond when a load is placed on it, replace.

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NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

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ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Multiple Areas
Pull-Down Stairs

INSPECTION METHOD:

Entered
Limited Entry

FRAMING:

Wood Trusses

SHEATHING:

Structural Panels

INSULATION:

10-12 Average Inches
Blanket-Loose Fill

VAPOR RETARDER:

Not Found/Detected

S F P NA NI

•					5.0	ROOF FRAMING
•					5.1	ROOF DECK / SHEATHING
•					5.2	VENTILATION PROVISIONS
•					5.3	INSULATION

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NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

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BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

-----BATHROOM #1-----:

Guest

LOCATION:

Hallway

VENTILATOR(S):

Exhaust Fan

-----BATHROOM #2-----:

Master Bath

LOCATION:

Master Bedroom

VENTILATOR(S):

Combo Fan/Light

S F P NA NI

•					6.0	-----BATHROOM #1-----
•					6.1	SINK(S)
•					6.2	CABINET(S)
•					6.3	TOILET
	•				6.4	BATHTUB Guest tub faucet leaks at handle, repair.
			•		6.5	SHOWER
•					6.6	TILE
•					6.7	FLOOR(ING)
•					6.8	WALLS / CEILING
•					6.9	VENTILATION
•					6.10	ELECTRIC / GFCI GFCI receptacle resets in Master bathroom.
			•		6.11	JETTED BATH
•					6.12	-----BATHROOM #2-----
•					6.13	SINK(S)
•					6.14	CABINET(S)
	•				6.15	TOILET Master toilet is loose at base, resecure.
			•		6.16	BATHTUB
•					6.17	SHOWER
•					6.18	TILE
•					6.19	FLOOR(ING)
•					6.20	WALLS / CEILING
•					6.21	VENTILATION
•					6.22	ELECTRIC / GFCI
			•		6.23	JETTED BATH

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NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are

discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

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KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

Styles & Materials

LOCATION:

Main Kitchen

FREESTANDING RANGE/OVEN:

0- 1 year

DISPOSAL:

0- 1 year

VENTILATOR:

Recirculating

MICROWAVE OVEN:

0- 1 year

REFRIGERATOR:

0- 1 year

DESIGN LIFE:

8-10 years on all kitchen appliances

DISHWASHER:

0- 1 year

S F P NA NI

•				7.0	PLUMBING / SINK
•				7.1	FLOOR(ING)
•				7.2	WALLS / CEILING
•				7.3	ELECTRIC / GFCI
•				7.4	COOKING UNIT Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection.
•				7.5	DISHWASHER Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.
•				7.6	DISPOSAL Inspection of garbage disposals is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste is made. Disposals are high maintenance items.
•				7.7	MICROWAVE
•				7.8	VENTILATOR
•				7.9	CABINETRY Inspection of cabinetry is limited to a check of a representative number of cabinet components. All cabinetry should be checked when clear of storage or other obstructions prior to closing on house. Cabinets in pre-owned homes are subject to previous moisture stains near sources of water (below sinks and near ice maker water supplies). These areas are tested for current moisture and not normally documented on unless damage is found.
•				7.10	COUNTERTOP Separated sealant at kitchen backsplash, re-seal. Inspection of countertop areas is limited to a check of readily visible surface for any major damage/installation defects. Countertops are subject to wear and abuse. All countertop surfaces should be checked when clear of storage or obstructions prior to closing on house.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any

questions.

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

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INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

Styles & Materials

PREDOMINANT CEILINGS:

Sheetrock

PREDOMINANT WALLS:

Sheetrock

PREDOMINANT FLOORS:

Slab

PREDOMINANT WINDOWS:

Single Glaze

DETECTOR(S):

Hard-wired w/Battery backup

DETECTOR LOCATION(S):

Hallways/Bedrooms

SLAB CONSTRUCTION:

Full House (Ground Level)
w/Concrete Foundation

S F P NA NI

•					8.0	CEILINGS
•					8.1	WALLS
•					8.2	FLOORING
•					8.3	WINDOWS
•					8.4	ROOM DOORS
•					8.5	PATIO / DECK DOORS(S) Sliding patio doors can be difficult to operate due to damaged or missing rollers or other components, floor/wall distortion, improper installation, age, debris in tracks or other factors.
•					8.6	DETECTOR TEST

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NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

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ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

Styles & Materials

SERVICE LINE:

Underground
Estimated Volts: 120/240

ENTRANCE LINE:

Copper

SERVICE DISCONNECT(S):

Single Main
Location: Exterior
Estimated Amps: 150

DISTRIBUTION PANEL:

Circuit Breaker
Location: Garage
Estimated Amps: 150

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

Copper

HOUSEHOLD (120 VOLT) CIRCUITS:

Copper

GFCI:

At Receptacle(s)

S F P NA NI

•					9.0	SERVICE / ENTRANCE LINE
•					9.1	SERVICE GROUNDING PROVISIONS
•					9.2	MAIN DISCONNECT(S)
	•				9.3	DISTRIBUTION PANEL Wire coming into electric panel with out proper grommet, repair.(Picture 1)
•					9.4	DEVICES
•					9.5	WIRING / CONDUCTORS Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.
•					9.6	GFCI TEST

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9.3 DISTRIBUTION PANEL Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

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COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

-----COOLING SYSTEM #1-----:

Electric Heat Pump

ESTIMATED AGE:

13 Years

SYSTEM MAKE:

Trane

DESIGN LIFE:

8 to 10 years

SYSTEM LOCATION:

Right side

GENERAL DISTRIBUTION:

Ducted/Registers
Individual Room Supply

SPECIAL LIMITATIONS:

HP Cool Mode Only

S F P NA NI

•					10.0	<p>-----COOLING SYSTEM #1-----</p> <p>This unit was functional at time of inspection but rated fair due to age and limited service life and normal wear. Unit is <u>not covered</u> under HouseMaster Limited Guarantee. Buyer should anticipate future replacement needs..</p> <p>When supply air temperature is compared to return temperature the difference(split) is at or above tolerance(14 degrees) and operating properly.</p>
•					10.1	<p>OUTDOOR UNIT(S)</p> <p>2 1/2 Ton Unit. See Cooling System section for comments.</p>
•					10.2	<p>INDOOR BLOWER / FAN</p> <p>See A/C system section for comments.</p>
•					10.3	<p>CONDENSATE PROVISIONS</p>
•					10.4	<p>DUCTWORK</p>
•					10.5	<p>THERMOSTAT</p>

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NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

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HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

Styles & Materials

-----HEATING SYSTEM #1-----:

Hot Air
Heat Pump (HP)
Fuel: Electric

SYSTEM MAKE:

Trane

SYSTEM LOCATION:

Right side

ESTIMATED AGE:

13 years

DESIGN LIFE:

8-10 years

GENERAL DISTRIBUTION:

Ducted/Registers
Individual Room Supply

S F P NA NI

				●	11.0	-----HEATING UNIT #1----- Not checked due to ambient temperatures above safe operating range.
				●	11.1	BURNERS
				●	11.2	GAS / FUEL LINES AT UNIT
				●	11.3	COMBUSTION AIR PROVISIONS
				●	11.4	VENT CONNECTOR
				●	11.5	BLOWER
				●	11.6	THERMOSTAT

S F P NA NI

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NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

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PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

Styles & Materials

WATER PIPING:

CPVC

WATER SHUT-OFF LOCATION:

At Meter

DRAIN/WASTE LINES:

Plastic

WATER TREATMENT SYSTEM:

Water Softener

S F P NA NI

	•					12.0	WATER PIPING Plumbing systems are functional but rated fair due to limited service life and normal wear; not subject to guarantee.
•						12.1	WATER FLOW AT FIXTURES
•						12.2	DRAIN / WASTE / VENT
•						12.3	FIXTURE DRAINAGE
•						12.4	EXTERIOR FAUCET(S)
•						12.5	LAUNDRY SINK
			•			12.6	GAS PIPING

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NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

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WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

-----WATER HEATER #1 TYPE-----:

Direct-heated Tank
Fuel: Electric

WATER HEATER LOCATION:

Garage

ESTIMATED CAPACITY:

40 Gallons

SYSTEM MAKE:

State

ESTIMATED AGE:

5 years

DESIGN LIFE:

10 to 12 years

S F P NA NI

●					13.0	-----WATER HEATER #1-----
			●		13.1	VENT CONNECTOR
			●		13.2	GAS / FUEL LINES AT UNIT
●					13.3	SAFETY VALVE PROVISIONS

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NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

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LAWN SPRINKLER

Lawn sprinkler (irrigation) system inspections are not part of a standard home inspection. When provided as an ancillary service, the inspection of lawn sprinkler (irrigation) systems is limited to readily visible and accessible elements as listed herein. **The inspection does include a pressure test of piping integrity**, assessment of water/content effects on the building and/or site elements, the operation of timing devices and other controls, test of backflow preventers, or evaluation of systems efficiency and effectiveness.

Styles & Materials

DESCRIPTION: In-Ground	ESTIMATED ZONES: 5	APPROXIMATE AREAS SERVICED: All Sides
OPERATION: Automatic	WATER SUPPLY: House Line	

S F P NA NI

	•					14.0	SPRAY HEADS Zone2, head leaks at base, repair/replace. Monitor heads monthly and adjust to not spray on house.
•						14.1	COVERAGE PROVISIONS
•						14.2	EXPOSED PIPING
•						14.3	CONTROL PANEL Inspection of irrigation system is limited to <u>manual</u> operation of irrigation controller, evaluation of irrigation heads and backflow preventer only. Underground pipes and rain sensor were not evaluated during this inspection. Due to the limited service life of irrigation systems they are <u>not</u> subject to our limited guarantee. Check all heads after repairs are made due to changes in pressure.

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NOTE: Irrigation systems require regular maintenance. A qualified irrigation system specialist should pressure check the system, perform seasonal startup and shutdown, and complete repairs when needed.

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SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

ROOFING

1.5 RAIN GUTTERS / EAVETROUGHS

Fair

Debris in gutters, clear for proper function.

EXTERIOR ELEMENTS

2.0 SIDING #1

Fair

Cracks in stucco, re-seal cracks in stucco and finish in a manor consistent with existing exterior to prevent moisture intrusion.

Advise buyer to trim back vegetation from structure at least one foot to prevent moisture and pest intrusion.

2.1 WINDOWS

Fair

Separated sealant around some exterior windows, re-seal where needed.

GARAGE

4.6 ELECTRIC / GFCI

Fair

GFCI receptacle did not respond when a load is placed on it, replace.

BATHROOM

6.4 BATHTUB

Fair

Guest tub faucet leaks at handle, repair.

6.15 TOILET

Fair

Master toilet is loose at base, resecure.

KITCHEN

7.10 COUNTERTOP

Fair

Separated sealant at kitchen backsplash, re-seal.

ELECTRIC SYSTEM**9.3 DISTRIBUTION PANEL****Fair**

Wire coming into electric panel with out proper grommet, repair.(Picture 1)



9.3 Picture 1

LAWN SPRINKLER**14.0 SPRAY HEADS****Fair**

Zone2, head leaks at base, repair/replace.

Monitor heads monthly and adjust to not spray on house.

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