

# Inspection Summary Report

**Name:** Sample Report

**Date:** xx/xx/xxxx

**Property Address:** 100 Anystreet, Anytown

MLS# -

## **Summary –**

This is an old structure that has been remodeled and added on to several times since first built in 1888. The tree filled lot layout was such that the home is on the top of the hill so drainage was not a concern. The landscaping and all exterior steps and sidewalks are in good condition. Any structure of this age is going to have a legacy of mechanical and structural changes such as several different foundation materials and styles, rooflines, plumbing and electrical components. This structure seemed sound, no foundation problems were observed and a structural engineer had just verified the integrity of the crawl space foundation. The roof ridgelines were straight with very little if any bowing of the rafters. The walls were straight and no evidence of movement or bowing was observed. According to the current owner the roof was re-shingled about two years ago. The garage was structurally sound but was only given a very limited inspection. The well was of a submersible type and the current owners are going to revamp the septic system. The basic electrical and plumbing systems were functional and have evolved with the home through the years as evidenced by some of the old wiring and piping still in place but not in use. The electrical panel is a newer 100 amp service with breakers but had no room left for expansion. Several of the outlets still have the 2-prong (non-grounded) type but the bathrooms and kitchen had operable GFI outlets installed. The newer areas had 3-prong grounded outlets (I did not test all, just a random sample). The interior of the home was well maintained and has gone through several changes. The main stairwell was small and steep but is normal for a structure of this age. No major defects such as water staining or paint flaking of any kind were observed. Please see the next sections that list any areas of concern. Major concerns should be addressed by the homeowner or professional contractor as soon as possible.

## **Major Concerns:** (expensive, dangerous or could cause further property/bodily damage)

- Large trees near structure may be a potential problem from storm or ice damage.
- Openings between the old and new roofs in attic above the blue-striped bedroom should be sealed. I also noticed wasps in this attic.
- The shake siding had several areas under the eaves and around the windows where rainwater could penetrate. These areas should be sealed. There is no way to tell if this has happened without removing some of the siding. See photo 1.
- The trim around some of the windows, and various spots in the soffit and fascia showed signs of deterioration and should be addressed. See photos 2 – 4.
- The rain gutter downspout was missing and water was being directed back against the building. See photo 5.
- Plastic pipe connection to the well pressure tank may be getting brittle. The fittings are rusty and flakey. See photo 6.
- There were some missing outlet and switch plates in the upstairs bedrooms. These should be replaced as soon as possible.

**Minor Concerns:** (Should be addressed soon, ignoring may cause future problems)

- The wood shake siding could use some attention. There were gaps in some spots.
- One of the beams in the basement was cracked. I don't believe this is a major support area but you may want to get it checked. See photo 7.
- Some of bricks on the top of the brick chimney seem to be loosening. See photo 8.
- The fresh air intake tube needs to be insulated in the basement to prevent frost in the winter months and the inlet needs some screen installed to keep pests out. Remove old unused furnace chimney pipe from wall. See photo 9.
- The water heater drop tube from the pressure relief valve is missing. The valve showed no sign of leaking or pressure being released but this tube should be installed. The water heater temp setting was also high and could create the possibility of scalding, especially for small children.
- The rear step could use some safety railings. Some municipal codes call for a handrail on any step with 2 or more risers. Check with the local municipality. See photo 10.
- Consider installing more smoke alarms.

**Minor repair needed:** (add to the "honey-do" list)

- Garage door opener did not operate.
- Chimney block chimney was missing the cleanout door.
- Missing floor drain cover in basement.
- Ceiling beam clearance in Kitchen is low.
- Upstairs bathroom tub could use some new caulking.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10