

Home Survey Report Sample

By

Dave Grandstaff
Southeast Home Inspections
1225 Pisgah Church Rd
Aynor, SC 29511
843-358-2241



For Inspection Customer

Mr. Robert E. Lee
123 North Elm
Smolderville, SC 29567
843-123-45676

Address of the Property Inspected

246 North Elm
Smolderville, SC 29567
214-123-45676

Date of Inspection

March 4, 2004

Current Owner

Francis Thompson
214-863-1254

Selling Agent

Sally Sellmore
843-555-6666

Listing Agent

Jerr Rogers

843-567-7654

***Survey Abstract (summary of concerns)**

Concerns: Structure

[1A.20](#) Structure comparative rating: apparently good

Concerns: Exterior

[7C.08](#) Garage door attention recommended: loose, drafty (see [9E](#));

[7C.02](#) Screen door needs attention: doesn't fully close

[2C.10](#) Wood: "first" wood untreated, too close to earth (6" or less) –cabinets on patio are made of untreated wood and merely resting on treated 2x4s.

Recommendation: Monitor for future functionality (rot and insects may become a problem)

[1D](#) Grading/ drainage: improve and maintain . . . especially on the south side

[2A.20](#) Exterior comparative rating: apparently good

Concerns: Roof and Related

[3C.01](#) Shingles, asphalt: broken loose right front side above main entrance.



[3A.20](#) Roof (not roof structure) comparative rating: apparently fair

Concerns: Plumbing

[4C.21](#) Broken plumbing vent pipe within attic.



ABS pipe, perhaps manufactured between 1985 and 1989—the following brand name was found that is subject of a lawsuit (pipes could fail): Centaur. This is an expense concern. Evaluation by a specialist is recommended

[4A.20](#) Plumbing comparative rating: apparently good

Concerns: Electrical

[5A.14](#) **Improper cable connection at receptacle outlet in basement**



[5C.40](#) **GFI protection recommended for bathrooms, all receptacles and kitchen receptacles within 6' of sink. This is a safety concern**

[5C.63](#) Additional receptacles recommended for outdoors—no outdoor receptacle was found

[5C.29](#) **Receptacle cover plate is missing in the bedroom on the west side. This is a safety concern but is inexpensive to repair. You can do it yourself for less than a dollar and ten minutes of work.**

[5C.71](#) Switch upside down in the bedroom on the east side

[5A.40](#) Electrical comparative rating: apparently good

Concerns: Heating and Air Conditioning

[6C.05](#) Flex duct deterioration of outer wrap in the attic, missing duct outer covering

(vapor barrier) and insulation



[6A.40](#) Heat, comparative rating: apparently good

[6E](#) **Carbon monoxide detector recommended**

Concerns: Interior

[7C.16](#) Carpet cleaning: recommended

[7C.07](#) **Garage access door: Automatic closer doesn't fully close the door.**

This is a safety concern

[3C.34](#) **Fire separation between dwelling units may be inadequate: openings in gypsum finishing should be closed**

[1C.14](#) Floor uneven in the kitchen as discussed with Customers

[7C.17](#) Glass in sliding glass mirror door in the living room: safety-glass-sticker not found

[7C.17](#) Loose, drafty windows

[7A.20](#) Interior comparative rating: apparently good

Radon tests recommended (every house has some radon; see [9R](#)).

Water, soil, and air: environmental tests recommended (see [9H](#)).

Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

[8C.01](#) Shower: stains on ceiling below in the living room indicates leak?

Moisture meter indicates no moisture is present in stains, deteriorated and cracked tile grouting in shower in master bath room.



7C.06 Foam insulation, without protective surface, with no visible label stamped "FS25" in the bedroom on the west side (the window cover constructed of foam is allowed in most communities, but may produce toxic smoke during a house fire)

9E.20 Insulation comparative rating: good

9D Crawl space soil: no vapor retarder found

9D.20 Ventilation comparative rating: apparently appropriate

*Survey Report, Part 1: Significant Observations

Introduction

This report was conducted to comply with the terms of a signed contract and is for the sole use of Robert Smith, whose signature(s) appear on the contract, hereafter referred to as "Customer(s)." Did the Customer(s) attend this home survey? Yes.

The inspector's obligations extend **exclusively** to the Customer(s) whose signature(s) appear on the signed Contract. **The inspector unequivocally denies any responsibility to third parties that have not signed the Contract.** NO obligations to the home inspector's customer can transfer or extend to person(s) or entities other than those with signatures on the Contract.

Please see important information just above the lines that read "End of Part 1", and "End of Report." Also see report cover.

Underlined references refer to in-depth explanations found in the Customer's book. **See Preface.** Customers should study each reference (checkmark each as you read, starting with those in Part 2 first). You can get the latest version of articles referenced in this report from www.homexam.com.

Items listed in the "Concerns" sections are deficiencies that, ideally, should be reinspected and corrected by a specialist (see [9P](#) for costs and [9Y](#) for a list of specialists). All concerns should be viewed as possible or actual material defects (defects that significantly affect value, desirability, habitability, or safety). Dollar figures for repair and upgrade costs, if included in this report, are **approximations, not estimates**. Please get estimates from local contractors.

***Part 1 (A): STRUCTURE**

Factors that limited the thoroughness of this cursory examination of the structure: typical; belongings; [1G.15](#) Seismic anchors and/or bracing, if present, are hidden and cannot be properly evaluated in a cursory (visual) survey;

Good Features of this Structure

[1C.04](#) Anchors (frame structure to foundation) were found

Concerns: Structure

[1A.20](#) Structure comparative rating: apparently good

***Part 1 (B): EXTERIOR, INCLUDING DOORS & WINDOWS**

Factors that limited the thoroughness of this cursory examination of the exterior: typical; not fully inspected—the exterior is common property

Good Features of the Exterior

[7C.09](#) Garage door safety: reversing with moderate force

Concerns: Exterior

[7C.08](#) Garage door attention recommended: loose, drafty (see [9E](#));

[7C.02](#) Screen door needs attention: doesn't fully close

[2C.10](#) Wood: "first" wood untreated, too close to earth (6" or less) –cabinets on patio are made of untreated wood and merely resting on treated 2x4s.

Recommendation: Monitor for future functionality (rot and insects may become a problem)

[1D](#) Grading/ drainage: improve and maintain . . . especially on the south side

[2A.20](#) Exterior comparative rating: apparently good

***Part 1 (C): ROOF AND RELATED ITEMS**

Factors that limited the thoroughness of this cursory examination of the roof: roof not walked— too high;

Good Features of Roof

Apparently no abnormal condensation /leaks

Concerns: Roof and Related

[3C.01](#) Shingles, asphalt: broken

[3A.20](#) Roof (not roof structure) comparative rating: apparently fair

*Part 1 (D): PLUMBING

Factors that limited the thoroughness of this cursory plumbing examination:
typical; limited by finish;

Good Features of the Plumbing System

Apparently no abnormal leaks.

Copper supply lines

[4A.10](#) Functional drainage: good

[4A.09](#) Functional flow: good

Concerns: Plumbing

[4C.21](#) ABS pipe, perhaps manufactured between 1985 and 1989—the following brand name was found that is subject of a lawsuit (pipes could fail): Centaur.

This is an expense concern. Evaluation by a specialist is recommended

[4A.20](#) Plumbing comparative rating: apparently good

*Part 1 (E) ELECTRICAL

Factors that limited the thoroughness of this cursory electrical examination:
typical; not fully examined—the main disconnect is part of the condo common property and is locked;

Good Features of the Electrical System

[5W](#) 120-volt branch circuits: copper

[5A.20](#) Smoke detector found

[5C.56](#) No incompatibilities were found between conductor rating and overload rating

Concerns: Electrical

[5A.14](#) Ceiling fan blade arm broken in the bedroom on the west side

[5C.40](#) **GFI protection recommended for bathrooms, all receptacles; and kitchen receptacles within 6' of sink. This is a safety concern but is inexpensive to repair. You can do it yourself for less than a dollar and ten minutes of work.**

[5C.63](#) Additional receptacles recommended for outdoors—no outdoor receptacle was found

[5C.29](#) **Receptacle cover plate is missing in the bedroom on the west side.**

This is a safety concern

[5C.71](#) Switch upside down in the bedroom on the east side

[5A.40](#) Electrical comparative rating: apparently good

*Part 1 (F): Heating, ventilation, and Cooling (HVAC)

Factors that limited the thoroughness of this cursory HVAC examination:
typical;

Good Features

[6A.21](#) Apparently adequate clearances to combustibles

Heat. source apparently provided for each habitable room

[6A.09](#) Heating system: apparently vented/ventilated properly

Concerns: Heating and Air Conditioning

[6C.05](#) Flex duct deterioration of outer wrap in the attic

[6A.40](#) Heat, comparative rating: apparently good

[6E](#) **Carbon monoxide detector recommended**

***Part 1 (G): INTERIOR, INCLUDING DOORS AND WINDOWS**

Factors that limited the thoroughness of this cursory examination of the interior:
typical; limited by possessions; safety glass that was identified by the factory
with paper stickers when the glass is new often cannot be distinguished from
ordinary glass after the stickers are removed

Good Features of the Interior

Screens found on windows

[7C.18](#) Wood floors

Water penetration: none seen

Concerns: Interior

[7C.16](#) Carpet cleaning: recommended

[7C.07](#) **Garage access door: automatic closer doesn't fully close the door.**

This is a safety concern

[3C.34](#) **Fire separation between dwelling units may be inadequate: openings
in gypsum finishing should be closed**

[1C.14](#) Floor uneven in the kitchen as discussed with Customers

[7C.17](#) Glass in sliding glass mirror door in the living room: safety-glass sticker
not found

[7C.17](#) Loose, drafty windows

[7A.20](#) Interior comparative rating: apparently good

Radon tests recommended (every house has some radon; see [9R](#)).

Water, soil, and air: environmental tests recommended (see [9H](#)).

***Part 1 (H): KITCHEN, BATH, UTILITY, INSULATION, VENTILATION**

Factors that limited the thoroughness of this cursory examination: typical;
Good Features: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

9D Ventilation between ceiling and roof includes: gable vent; natural ventilation;

1C.03 Crawl space (under-floor) ventilation strategy appears to be appropriate

1C.03 No condensation/ excess humidity evidence seen (see 9D & 9H)

9D Predominant ceiling/ attic vapor retarder: oil-impregnated paper-type;

Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

8C.01 Shower: stains on ceiling below in the living room indicates leak?

Moisture meter indicates no moisture is present in stains

7C.06 Foam insulation, without protective surface, with no visible label stamped "FS25" in the bedroom on the west side (the window cover constructed of foam is allowed in most communities, but may produce toxic smoke during a house fire)

9E.20 Insulation comparative rating: good

9D Crawl space soil: no vapor retarder found

9D.20 Ventilation comparative rating: apparently appropriate

=====

*Ratings ("Good, Fair, Poor, Apparently Operational") for this cursory (screening) survey: These ratings compare the general condition to others of similar type and age. Ratings depend mainly on visual clues and are based on apparent functioning as observed on the day of the inspection. Prudent budget for problems NOT found by this survey: \$400. For maximum risk reduction, all flaws, concerns, and problems listed on this report or verbally communicated should be corrected by specialists who should presume EACH to be a telltale indicator of unreported problems. Specialists should assess scope and extent of each. For maximum risk reduction, specialists also should re-examine incompletely inspected systems (all those noted above as having significant cursory examination limitations

===== **END OF PART 1** =====

***Part 2: Secondary (but important) Observations**

COMPONENTS AND SYSTEMS LISTED BELOW ARE RATED "APPARENTLY OPERATIONAL" EXCEPT AS NOTED IN PART 1 AND HEREIN. "APPARENTLY OPERATIONAL" MEANS THESE ITEMS ARE

SHOWING WEAR AND TEAR THAT IS TYPICAL OF OTHER HOUSES OF SIMILAR AGE AND CONSTRUCTION.

***Part 2 (A): STRUCTURE**

[1G.00](#) HOUSE AGE (APPROXIMATE YEARS): 13 AS INDICATED BY DATE OF ELECTRICAL INSPECTION;

[1A.00](#), [1A.01](#), [1G.00](#) PREDOMINANT FOUNDATION TYPE: BASEMENT STYLE; FINISH FOUND IN THE FOUNDATION AREA; CRAWL SPACE, CONTINUOUS PERIMETER;

[1G.15](#) PREDOMINANT FOUNDATION ANCHORS (ALSO SEE [1C.04](#)): BOLTS.

[1A.03](#) PREDOMINANT FOUNDATION MATERIALS: MASONRY UNIT, HOLLOW CORE;

[1G.01](#) PREDOMINANT WALL STRUCTURE TYPE: FRAME, PRESUMABLY WOOD;

[1G.02](#) PARTY WALL: FRAME, WITH INADEQUATE FIRE SEPARATION;

[1G.03](#) PREDOMINANT FLOOR STRUCTURE: WOOD (CONVENTIONAL LUMBER WITH WOOD/WOOD-PRODUCT SUBFLOOR);

[1G.04](#) PREDOMINANT CEILING STRUCTURE: WOOD TRUSSES, OPEN WEB WITH METAL PLATE CONNECTORS;

[1G.04](#) PREDOMINANT ROOF STRUCTURE: WOOD TRUSSES, OPEN WEB WITH METAL PLATE CONNECTORS;

ALSO: [1C.56](#) ACCESS TO UNDER-FLOOR SPACE IS OUTDOORS. [7A.04](#) CARPORT; [9H](#) GARAGE, ATTACHED (ALSO SEE [7A.04](#) AND [7C.07](#));

[1G.13](#) PATIO; [1G.09](#) ROOM OVER GARAGE;

LEVELS OR STORIES (FLOORS): 3.

[1S](#) SITE: [1S.02](#) HILL OVERLOOKING; [1S.16](#) SIDEWALKS FOUND; [1S.07](#) WOODED;

[1A.01](#) CRAWL SPACE STRUCTURE ASSESSED: BY ENTERING; A THOROUGH WOOD-INSECT INSPECTION IS RECOMMENDED.

***Part 2 (B): EXTERIOR**

[2A.00](#), [2A.02](#) PREDOMINANT WALL CLADDING MATERIALS: PLYWOOD (SEE [1C.45](#)); STUCCO (SEE [2C.12](#));

ALSO: EAVES; SOFFITS; FASCIAS (OBSERVED FROM GROUND LEVEL); FLASHING; TRIM; ENTRY DOORS; A REPRESENTATIVE SAMPLE OF WINDOWS; VEGETATION, GRADING, DRAINAGE; CARPORT; GARAGE AND GARAGE DOOR MATERIALS; PATIO (ENTRYWAY OR ADJACENT TO HOUSE);

***Part 2 (C): ROOF AND RELATED**

[3A.00](#) WEATHER WHEN INSPECTED: CLEAR, ABOUT (DEGREES F): 77
PREDOMINANT TYPE & MATERIALS: [3A.01](#) GABLE, [3A.02](#) ASPHALT

SHINGLES;

ALSO:

[3A.20](#) ROOF NOT WALKED-- TOO HIGH;

ROOF ASSESSED BY OBSERVING: EXTERIOR WITH BINOCULARS;
UNDERSIDE WHILE IN ATTIC; ATTIC ASSESSED WHILE IN ATTIC;

***Part 2 (D): PLUMBING**

[4A.00](#), [4A.01](#) WATER SERVICE PIPING: PLASTIC;

[4A.02](#) PREDOMINANT INTERIOR WATER SUPPLY AND DISTRIBUTION
PIPING: COPPER;

[4A.03](#) PREDOMINANT INTERIOR DRAIN, WASTE & VENT PIPING:
PLASTIC, ABS; PLASTIC, PVC;

[4A.05](#) MAIN WATER CUT-OFF VALVE (NOT TESTED) LOCATED: IN
CRAWL SPACE.

[4A.06](#) PROBABLE WATER SUPPLY: PERHAPS PUBLIC.

[4A.07](#) PROBABLE SEWAGE SYSTEM: PERHAPS PUBLIC.

[4A.08](#) ANY "S" TRAPS? NONE SEEN.

[4A.12](#) WATER HEATER (INCL. OPERATING & SAFETY CONTROLS):
NATURAL GAS (CHIMNEY, VENTILATION /VENTING /CLEARANCE
TO COMBUSTIBLES), MAIN FUEL SHUT-OFF VALVE LOCATED IN
CRAWL SPACE.

ALSO FOUND: SUPPORTS; FIXTURES; FAUCETS; FUEL DISTRIBUTION
SYSTEM; [5C.79](#) WATER PIPE INSULATION NOT SEEN AND PROBABLY
NOT NEEDED; [4C.36](#) AIR-GAP DEVICE FOR DISHWASHER NOT
FOUND; [4A.00](#) HOSE BIB WORKING; [4C.04](#) LOW-FLOW TOILET; [4C.02](#)
SEISMIC BRACING FOR WATER HEATER; WATER HEATER VENT/
FLUE/ CHIMNEY/CONNECTIONS SYSTEM;

GAS PIPING: BLACK PIPE; IN CRAWL SPACE.

***Part 2 (E): ELECTRICAL**

[5A.00](#) SERVICE: 100-AMP,

[5A.01](#) 120/240-VOLT;

[5W](#) SERVICE CONDUCTORS/CABLES: UNKNOWN (RESTRICTED
ACCESS).

[5A.02](#) MAIN DISCONNECT LOCATION: ([5A.03](#) IN BOX SEPARATED
FROM DISTRIBUTION BOX) UNKNOWN (REMOTE LOCATION FOR
CONDO). COMPOSED OF UNKNOWN (RESTRICTED ACCESS).

[5A.03](#) DISTRIBUTION PANEL, INCL. COMPONENTS INSIDE THE BOX:
SINGLE-BUS BREAKER BOX FOUND.

DISTRIBUTION BOX LOCATION: KITCHEN.

DISTRIBUTION CONDUCTOR MATERIAL: [5W](#) COPPER MAJOR

APPLIANCE CIRCUITS (BETTER THAN ALUMINUM). [5W](#) COPPER 120-

VOLT CIRCUITS;

[5A.05](#) GROUND WIRE CONNECTED TO: UNKNOWN (RESTRICTED ACCESS, COULD NOT BE VERIFIED).

ALSO (REPRESENTATIVE SAMPLES OF LIGHTING FIXTURES, RECEPTACLES/SWITCHES WERE TESTED): [5A.08](#) GROUNDING-TYPE (3-HOLE) RECEPTACLES; [5A.11](#) ROMEX (2-CONDUCTOR WITH GROUNDING CONDUCTOR); [5A.14](#) CEILING FANS; [5A.12](#) GFI PROTECTION; [5A.20](#) SMOKE DETECTOR;

***Part 2 (F): HEAT, VENTILATION, & AIR CONDITIONING (HVAC)**

[6A.00](#) HEAT (UNIFORMITY/HEAT OUTPUT ADEQUACY NOT ASSESSED): [6A.19](#); [6A.09](#) NATURAL GAS-FUELED [6A.05](#) FURNACE, LOW-VELOCITY ([6A.19](#) APPROPRIATE) FORCED-AIR incl. BLOWER; FILTER; DUCTS; SUPPORTS; REGISTERS; INSULATION; CHIMNEY(S)/ VENT(S)/ FLUE(S); [6A.07](#) UPDRAFT; [6A.10](#) ABOUT 70,000 BTUs; ALSO RELATED TO HEATING: CHIMNEY AND FLUE (INSPECTED AS VISIBLE FROM EXTERIOR VANTAGE POINTS); [6A.11](#) FILTER; FUEL LINES MADE OF BLACK PIPE WERE FOUND; OPERATING & SAFETY CONTROLS; VENTS; [6A.19](#) FLEXIBLE DUCTS;

[6H](#) CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED): NONE.

***Part 2 (G): INTERIOR**

[7A.00](#) DOORS--NOT ALL ASSESSED; WINDOWS--NOT ALL ASSESSED; NOR STUCK UPPER SASHES OR WEAK SASH SPRINGS, IF ANY. FIRE SEPARATION; RAILINGS; STEPS/STAIRS;

[7A.03](#) FLOOR SURFACE MATERIALS INCLUDE: CARPET (NOT FULLY INSPECTED; SEE [9H](#) AND [7C.16](#)); VINYL SHEET GOODS (SEE [7C.16](#)); WOOD (SEE [7C.18](#));

[7A.03](#) PREDOMINANT WALL/CEILING MATERIALS: PLASTERBOARD, PROBABLY GYPSUM;

[7.02](#) PRIMARY WINDOWS: SLIDING; ALUMINUM; (LOOSE/ DRAFTY); STAIRS/STEPS; RAILINGS;

[9H](#) RECOMMENDATION: GET ENVIRONMENT TESTING THAT MEETS ASTM STANDARDS

***Part 2 (H): KITCHEN, BATH, UTILITY, VENTILATION, INSULATION PERMANENTLY INSTALLED COUNTERS AND CABINETS;**

[9E.01](#) INSULATION OF UNFINISHED AREAS: NO INSULATION FOUND UNDER FLOOR OR ON FOUNDATION WALL; FIBERGLASS ABOVE

CEILING;

9D VENTING/VAPOR incl. KIT/BATH/LAUNDRY/ANY CRAWL SPACES (9H); EXHAUST FAN: NOT FOUND IN BATHROOMS.

8A.00 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS WERE INSPECTED;

8A.01 APPLIANCES WERE NOT FULLY INSPECTED, AND TIMERS/ THERMOSTATS/ ACCESSORIES, ETC. UNTESTED. COUNTER, CERAMIC TILE, FOUND IN KITCHEN; COUNTER, SYNTHETIC STONE, FOUND IN BATHROOM; CLOCK (ON OVEN); DISHWASHER; DISPOSAL; DRYER— GAS; RANGE— GAS; REFRIGERATOR; WASHING MACHINE;

=====

Give this report and relevant book articles to repair persons. A modified report perhaps may be mailed within 2 working days.

Typical maintenance costs: 1% of selling cost, each year.

This report is valid when the inspector has signed below and at the end of Part 1.

===== **END OF REPORT** =====