

# Home Inspection Report



Example Home Inspection Report.

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## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<b>Acceptable</b>	Functional with no obvious signs of defect.
<b>Note</b>	Refer to Note section for further explanation of item.
<b>Partial Inspection</b>	Item was not able to be fully viewed due to limitations.
<b>Not Inspected</b>	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
<b>Not Tested</b>	Item, component, or system not tested using normal operating controls.
<b>Not Present</b>	Item not present or not found.
<b>Marginal</b>	Item is not fully functional and/or requires repair or servicing.
<b>Defective</b>	Item needs immediate repair or replacement. It is unable to perform its intended function.

## Company Information

- 1. Inspector Name** Cody Wright
- 2. Company Name** Synergy Home Inspections

## General Information

**Property Inspected:** Example Home Inspection Report.

**Inspection Date:** June 1, 2020.

**Clients:** John Doe.

**Client Phone:** 555-5555

**Client Email:** johndoe@examplereport.com

**Client Mailing Address:** 123 Anywhere St.

**Cody Wright, Licensed Home Inspector, Consumer Protection BC License No. 66639**

**Phone:** 250-462-8946

**Email:** contact@synergyhomeinspections.ca

**Website:** www.synergyhomeinspections.ca

**Property Occupied:** Yes.

**Building Type:** Single family.

**Space Below Grade:** Basement.

**Note:** This report resembles a Home Inspection Report produced by Synergy Home Inspections. This report is used as an example only. Not to be reproduced.

**Lots and Grounds**

1. Note

**Driveway:** Concrete.

1. Cosmetic Item: Cracked concrete noted. This is a normal condition of concrete. Monitor.



2. Acceptable

**Decks:** Sheet vinyl, limited by stored items.

3. Note

**Railings:** Metal.

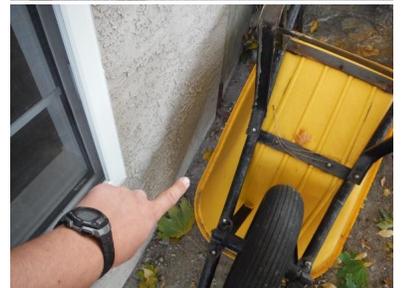
1. Tip: For added safety, install a guardrail on the north west section of the driveway where there is a drop off.



4. Note

**Grade:** Height.

1. Maintenance Tip: To help reduce moisture damage to siding, lower grade height where the stucco is in contact with the soil.



**Exteriors**

**Main Exterior Surface**

1. **Method of Inspection:** From ground level, From the decks.

2. Note

**Type:** Stucco.

1. Maintenance Item: To help prevent moisture damage, repair cracked and loose stucco on the north west corner of the home.



3. Note

**Exterior Doors:** Metal with glass, vinyl double glazed patio sliders.

1. Maintenance Item: Both the main floor south sliding door and the master bedroom sliding door did not lock shut. Recommend repairs.  
 2. Maintenance Item: Torn screen door. Repair.

Exteriors (Continued)

Exterior Doors: (continued)



4. Note

**Caulking & Sealing:** Gaps and Penetrations.

1. Maintenance Tip: To help prevent moisture damage and/or insect entry, caulk around exterior wall penetrations (e.g. communication cables, pipes, etc.), and at gaps where the stucco meets the side of the foundation (south side).



Garage/Carport

Main Garage

1. Type of Structure: Attached



2. Note

**Service Doors:** Metal.

1. Safety Tip: The door separating the house and garage has a spring hinge, however the door does not close by itself. Ensure that the door self-closes; this is helpful for keeping harmful vehicle exhaust out of the home. Adjust spring hinges.



3. Acceptable

**Walls:** Drywall, inspection limited by stored items.

4. Acceptable

**Floor:** Concrete, inspection limited by stored items.

## Garage/Carport (Continued)

5. Note

**Walls, Doors, Ceilings Separating House & Garage:** Gaps and penetrations.

1. Safety Tip: Gaps noted at walls/ceilings and penetrations. All gaps and penetrations in walls and ceilings attached to the home should be sealed to help prevent vehicle exhaust (carbon monoxide) from entering the home. Also ensure to seal joints in west wall storage shelf.



## Roof

**Every Roof Surface**

1. Method of Inspection: On main roof, Ground level, Ladder at eaves.



2. Note

**Material:** Asphalt shingle.

1. Maintenance Item: Damaged shingle noted on the south portion of the roof. Also noted a minor torn shingle above the central roof vent. Recommend repairs by a roofing contractor.  
 2. Maintenance Item: Proud nail noted on the south east corner of the roof. Repair



3. Estimated Age: Original roof as stated by the owner.

4. Note

**Plumbing Vents:** ABS, inspection limited by structure and finishings.

1. Maintenance Tip: Seal the gap in between the vent pipe and the flashing to help prevent water entry into the attic.



Roof (Continued)

5. Note

**Downspouts: Metal.**

1. Maintenance Item: A hole was noted in the north west downspout. Repair.



6. Note

**Downspout Leaders: Plastic, only visible above grade.**

1. Maintenance Item: Noted a "y" connection at the base of the south west downspout. This connection may allow water to splash back out the connection and settle next to the foundation. Monitor



Attic

Main Attic

1. Method of Inspection: Partial traverse of the attic. Inspection limited by potential of causing damage.



2. Partial Inspection **Framing:** Wood trusses, wood i-joint rafters, inspection limited by insulation and accessibility.

3. Partial Inspection **Sheathing:** Oriented Strand Board, inspection limited by insulation and accessibility.

4. Acceptable **Ventilation:** Roof vents, Soffit vents, vent chutes, inspection limited by insulation and accessibility.

5. Acceptable **Insulation:** Blown-in fiberglass, fiberglass batt, inspection limited by accessibility.

Interiors

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Note

**Walls:** Drywall, inspection limited by stored items, furniture and appliances.  
**Floor:** Tile, Linoleum, Carpet, inspection limited by stored items, furniture and appliances.  
**Ceiling:** Drywall, Suspended ceiling.  
**Doors:** Hollow wood, French.  
**Windows:** Vinyl double glazed.

- 1. Maintenance Item: the top floor east window opens only slightly. Repair.
- 2. Maintenance Item: The east corner window in the main floor office has a failed seal, allowing condensation to form in between the glass panes. This is cosmetic; however, it can be repaired.
- 3. Maintenance Item: Missing window screen noted.



- 6. Note

**Ventilation: Humidistat.**  
 1. Maintenance Item: The humidistat, located in the main floor hallway, did not have any response when operated. A humidistat is used to help regulate the humidity in the home by automatically turning on exhaust fans (e.g. bathroom ceiling fans). Recommend investigation.



- 7. Acceptable
- 8. Note

**Clothes Dryer Ventilation:** Dryer hose, vents to the outdoors.  
**Kitchen Ventilation:** Main floor rangehood, vents to the outdoors.

- 1. Maintenance Tip: If a basement kitchen is to be installed, recommend installing a rangehood to help exhaust moist air from cooking.

- 9. Note

**Bathroom Ventilation:** Electric ceiling exhaust fans.  
 1. Maintenance Item: All bathroom ceiling fans respond to controls; however, the inspector was unable to verify if and where the main floor and basement bath fans exhaust to. Investigate. Exhausting warm moist air from the house helps to prevent moisture related problems.

Appliances

1. Acceptable

**Fridge/Freezer:** Operational.



2. Note

**Stove:** Main floor kitchen, responds to controls.

1. The basement natural gas stove gas line was not connected, and the stove not tested.

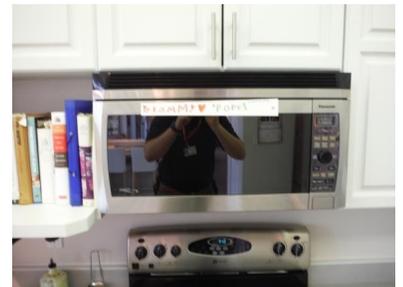


3. Acceptable

**Range Hood:** Responds to controls.

4. Acceptable

**Microwave:** Responds to controls.



5. Acceptable

**Dishwasher:** Responds to controls.



6. Acceptable

**Washer:** Responds to controls.



7. Acceptable

**Dryer:** Responds to controls.

## Appliances (Continued)

8. Acceptable      **Built-In Vacuum:** Responds to controls.



## Structure

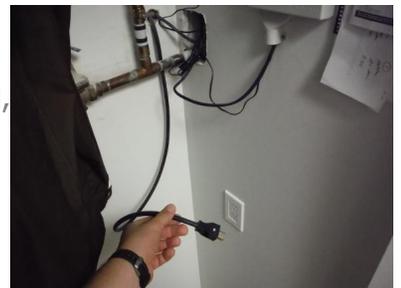
1. Partial Inspection **Foundation:** Concrete, limited by stored items, finishings and grade.
2. Partial Inspection **Floor Structure:** Wood I-joists, concrete, inspection limited by structure, finishings, stored items and installed systems.
3. Partial Inspection **Concrete Floor Slab:** Inspection limited by finishings and stored items.
4. Partial Inspection **Wall Structure:** Wood framed, inspection limited by finishings.
5. Partial Inspection **Roof & Ceiling Structure:** Wood trusses, wood i-joint rafters, inspection limited by insulation and accessibility.
6. Partial Inspection **Subfloor:** Plywood, inspection limited by structure and finishings.

## Electrical

1. **Service Amp Rating:** 150 Amps, According to the main breaker. **Volts:** 120/240.
2. Not Inspected      **Service Entrance Wires:** Underground service not visible.
3. Not Tested        **Main Disconnects:** Located at the main panel in the garage.
4. Not Inspected    **Service Panel Cover:** Not removed due to safety regulations.



5. Not Inspected    **Service Grounding:** Inspection limited by structure and finishings.
6. Note              **120/240 Volt Branch Circuits:** Copper, inspection limited by structure and finishings.
  1. Electrical Item: The south exterior receptacle is not hard-wired, but rather is supplied by an extension cord that is plugged into a receptacle near the interior main water shutoff. Extension cords are not intended for permanent use and may overheat if used long term. Recommend an electrician to hard-wire an electrical cable to the south exterior receptacle.



7. Acceptable      **Wire Types:** Non-metallic sheathed cable, Armored cable, Tec cable, inspection limited by structure and finishings.

Electrical (Continued)

8. Marginal

**120 Volt Receptacles:** 3 Prong grounded.

1. Electrical Item: A receptacle on the west wall in the master bedroom does not appear to be grounded. For shock protection, recommend repairs by an electrician.



9. Not Tested

**240 Volt Receptacles:** Not tested by inspector.

10. Marginal

**Exterior 120 Volt Receptacles:** 120 Volt, 120 Volt GFCI protected. GFCI receptacle on top deck not tested due to hot tub in use.

1. Maintenance Item: The north east GFCI receptacle is missing a weather cover. Repair.

2. Electrical Item: The north east GFCI receptacle was working intermittently. Recommend repairs by an electrician.

3. Electrical Tip: For increased shock protection, install ground fault circuit protection at the south exterior receptacle that is not currently GFCI.



11. Acceptable

**Interior GFCI Receptacles:** Respond to controls.

12. Acceptable

**Door Bell:** Respond to controls.

13. Note

**Smoke Detectors Present?** Yes.

1. Safety Tip: For increased safety, ensure smoke detectors are located in every bedroom and on every floor.



14. Marginal

**Carbon Monoxide Detector(s) Present?** None located.

1. Safety Item: Due to the presence of combustion appliances, ensure carbon monoxide detectors are present in the home on each floor for increased safety.

**Garage Electric Panel**

15. Note

**Panel:** Siemens.

1. Maintenance Item: The panel labeling has faded and is difficult to read. Recommend re-labeling by an electrician.

2. Maintenance Item: Missing cover screws. Replace.

## Electrical (Continued)

Panel: (continued)



16. Not Tested      **Breakers:** Not operated due to circuits in use.

## Plumbing

- 1. Partial Inspection **Supply Line:** Painted plastic, inspection limited by structure and finishings
- 2. **Main Water Shut-Off Location:** Basement south bedroom closet.



- 3. Note      **Distribution Water Lines:** Polybutylene pipe with copper fittings, Copper pipe, inspection limited by structure and finishings.
  - 1. Tip: Polybutylene water pipe with copper fittings noted. This type of pipe, especially when it has been used with plastic fittings (not located in this home), has been known to leak. However, no leaks were noted by the inspector and the homeowner stated that he has not had any issues. Simply monitor.
- 4. Partial Inspection **Drain & Waste Pipes:** ABS, inspection limited by structure and finishings.
- 5. Partial Inspection **Floor Drains:** Visual inspection, not wet tested.
- 6. Note      **Hose Bibs:** Frost protected and non-frost protected.
  - 1. Maintenance Tip: Ensure to drain and winterize all non-frost protected hose bibs.

Plumbing (Continued)

7. Marginal

**Sump/Sump Pump:** Sewage sump.

1. Plumbing Item: The inspector ran the water at the basement bathtub, sink and toilet simultaneously to try and activate the sump pump; however, the pump did not automatically start up. The pump only started manually when plugging it into the other receptacle. Recommend further investigation by a plumber.



8. Note

**Water Heater:** Natural gas hot water tank.

1. Maintenance Item: The water heater is nearing the end of its expected life span. Recommend replacing the water heater in the near future to help reduce the risk of tank rupture.



9. **Main Fuel Shut-Off Location:** Primary: at the gas meter. Secondary: next to the water heater.

10. **Approx. Age:** 2003.

11. **Capacity:** 150 L.

12. Acceptable **Flue Pipe:** Metal, inspection limited by structure and finishings.

Heating System

Basement Heating System

1. **Type:** Forced air furnace.

2. Acceptable

**Heating System:** System responds to controls.

1. The furnace is nearing the end of its expected life span. Monitor.



3. **Fuel Type:** Natural gas.

4. **Fuel Shut-Off Location:** Primary is at the gas meter. Secondary is next to the furnace.

5. **Approx. Age:** 1993.

6. **Capacity:** 102,500 BTUH Output.

7. Not Inspected **Heat Exchanger:** Not visible, concealed.

8. Partial Inspection **Blower Fan:** Direct drive, inspection limited by accessibility.

9. Marginal **Combustion Air Source:** Room air.

1. Safety Item: The furnace and water heater require combustion air that is currently provided

## Heating System (Continued)

**Combustion Air Source: (continued)**

by the room. Due to the large output of both appliances, there may currently not be sufficient combustion air; this may create carbon monoxide. This can be repaired by installing grills in the door. Recommend review by a heating specialist.

10. Acceptable

**Exhaust Method:** Induced draft.

11. Acceptable

**Flue/Vent Types:** Metal, inspection limited by structure and finishings.

**Garage Heating System**

12. **Type:** Convection baseboard.

13. Acceptable

**Heating System Operation:** System responds to controls.



14. **Fuel Type:** Electricity.

15. Acceptable

**Thermostats:** Responds to controls.

## Air Conditioning

**Main AC System**

1. **Type:** Central A/C.



2. Acceptable

**Air Conditioning System:** System responds to controls.

1. The A/C is nearing the end of its expected life span. Monitor.

3. **Fuel Type:** Electricity.

4. **Approx. Age:** 1993.

5. Partial Inspection **Exterior Unit:** Inspection limited by housing.

6. Acceptable

**Thermostats:** Responds to controls.

## Note Summary

### Lots and Grounds

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1. **Driveway:** Concrete.
  1. Cosmetic Item: Cracked concrete noted. This is a normal condition of concrete. Monitor.
2. **Railings:** Metal.
  1. Tip: For added safety, install a guardrail on the north west section of the driveway where there is a drop off.
3. **Grade:** Height.
  1. Maintenance Tip: To help reduce moisture damage to siding, lower grade height where the stucco is in contact with the soil.

### Exteriors

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4. **Main Exterior Surface Type:** Stucco.
  1. Maintenance Item: To help prevent moisture damage, repair cracked and loose stucco on the north west corner of the home.
5. **Exterior Doors:** Metal with glass, vinyl double glazed patio sliders.
  1. Maintenance Item: Both the main floor south sliding door and the master bedroom sliding door did not lock shut. Recommend repairs.
  2. Maintenance Item: Torn screen door. Repair.
6. **Caulking & Sealing:** Gaps and Penetrations.
  1. Maintenance Tip: To help prevent moisture damage and/or insect entry, caulk around exterior wall penetrations (e.g. communication cables, pipes, etc.), and at gaps where the stucco meets the side of the foundation (south side).

### Garage/Carport

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7. **Main Garage Service Doors:** Metal.
  1. Safety Tip: The door separating the house and garage has a spring hinge, however the door does not close by itself. Ensure that the door self-closes; this is helpful for keeping harmful vehicle exhaust out of the home. Adjust spring hinges.
8. **Main Garage Walls, Doors, Ceilings Separating House & Garage:** Gaps and penetrations.
  1. Safety Tip: Gaps noted at walls/ceilings and penetrations. All gaps and penetrations in walls and ceilings attached to the home should be sealed to help prevent vehicle exhaust (carbon monoxide) from entering the home. Also ensure to seal joints in west wall storage shelf.

### Roof

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9. **Every Roof Surface Material:** Asphalt shingle.
  1. Maintenance Item: Damaged shingle noted on the south portion of the roof. Also noted a minor torn shingle above the central roof vent. Recommend repairs by a roofing contractor.
  2. Maintenance Item: Proud nail noted on the south east corner of the roof. Repair
10. **Plumbing Vents:** ABS, inspection limited by structure and finishings.
  1. Maintenance Tip: Seal the gap in between the vent pipe and the flashing to help prevent water entry into the attic.
11. **Downspouts:** Metal.
  1. Maintenance Item: A hole was noted in the north west downspout. Repair.
12. **Downspout Leaders:** Plastic, only visible above grade.
  1. Maintenance Item: Noted a "y" connection at the base of the south west downspout. This connection may allow water to splash back out the connection and settle next to the foundation. Monitor

## Note Summary (Continued)

### Interiors

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- 13. Windows:** Vinyl double glazed.
1. Maintenance Item: the top floor east window opens only slightly. Repair.
  2. Maintenance Item: The east corner window in the main floor office has a failed seal, allowing condensation to form in between the glass panes. This is cosmetic; however, it can be repaired.
  3. Maintenance Item: Missing window screen noted.
- 14. Ventilation:** Humidistat.
1. Maintenance Item: The humidistat, located in the main floor hallway, did not have any response when operated. A humidistat is used to help regulate the humidity in the home by automatically turning on exhaust fans (e.g. bathroom ceiling fans). Recommend investigation.
- 15. Kitchen Ventilation:** Main floor rangehood, vents to the outdoors.
1. Maintenance Tip: If a basement kitchen is to be installed, recommend installing a rangehood to help exhaust moist air from cooking.
- 16. Bathroom Ventilation:** Electric ceiling exhaust fans.
1. Maintenance Item: All bathroom ceiling fans respond to controls; however, the inspector was unable to verify if and where the main floor and basement bath fans exhaust to. Investigate. Exhausting warm moist air from the house helps to prevent moisture related problems.

### Appliances

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- 17. Stove:** Main floor kitchen, responds to controls.
1. The basement natural gas stove gas line was not connected, and the stove not tested.

### Electrical

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- 18. 120/240 Volt Branch Circuits:** Copper, inspection limited by structure and finishings.
1. Electrical Item: The south exterior receptacle is not hard-wired, but rather is supplied by an extension cord that is plugged into a receptacle near the interior main water shutoff. Extension cords are not intended for permanent use and may overheat if used long term. Recommend an electrician to hard-wire an electrical cable to the south exterior receptacle.
- 19. Smoke Detectors Present?** Yes.
1. Safety Tip: For increased safety, ensure smoke detectors are located in every bedroom and on every floor.
- 20. Garage Electric Panel Panel:** Siemens.
1. Maintenance Item: The panel labeling has faded and is difficult to read. Recommend re-labeling by an electrician.
  2. Maintenance Item: Missing cover screws. Replace.

### Plumbing

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- 21. Distribution Water Lines:** Polybutylene pipe with copper fittings, Copper pipe, inspection limited by structure and finishings.
1. Tip: Polybutylene water pipe with copper fittings noted. This type of pipe, especially when it has been used with plastic fittings (not located in this home), has been known to leak. However, no leaks were noted by the inspector and the homeowner stated that he has not had any issues. Simply monitor.
- 22. Hose Bibs:** Frost protected and non-frost protected.
1. Maintenance Tip: Ensure to drain and winterize all non-frost protected hose bibs.
- 23. Water Heater:** Natural gas hot water tank.
1. Maintenance Item: The water heater is nearing the end of its expected life span. Recommend replacing the water heater in the near future to help reduce the risk of tank rupture.

**Note Summary (Continued)**

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

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1. **120 Volt Receptacles:** 3 Prong grounded.
  1. Electrical Item: A receptacle on the west wall in the master bedroom does not appear to be grounded. For shock protection, recommend repairs by an electrician.
2. **Exterior 120 Volt Receptacles:** 120 Volt, 120 Volt GFCI protected. GFCI receptacle on top deck not tested due to hot tub in use.
  1. Maintenance Item: The north east GFCI receptacle is missing a weather cover. Repair.
  2. Electrical Item: The north east GFCI receptacle was working intermittently. Recommend repairs by an electrician.
  3. Electrical Tip: For increased shock protection, install ground fault circuit protection at the south exterior receptacle that is not currently GFCI.
3. **Carbon Monoxide Detector(s) Present?** None located.
  1. Safety Item: Due to the presence of combustion appliances, ensure carbon monoxide detectors are present in the home on each floor for increased safety.

### Plumbing

---

4. **Sump/Sump Pump:** Sewage sump.
  1. Plumbing Item: The inspector ran the water at the basement bathtub, sink and toilet simultaneously to try and activate the sump pump; however, the pump did not automatically start up. The pump only started manually when plugging it into the other receptacle. Recommend further investigation by a plumber.

### Heating System

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5. **Basement Heating System Combustion Air Source:** Room air.
  1. Safety Item: The furnace and water heater require combustion air that is currently provided by the room. Due to the large output of both appliances, there may currently not be sufficient combustion air; this may create carbon monoxide. This can be repaired by installing grills in the door. Recommend review by a heating specialist.