

INSPECTION REPORT



SAMPLE REPORT

Prepared for: **SAMPLE REPORT**

Inspection Date: **SAMPLE REPORT**

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The best home inspection experience available.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

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

Location: Third Floor

Task: Replace

Time: Immediate

Cost: Major

Condition: • [Old, worn out](#)

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

Location: Various

Task: replace

Time: Immediate

Cost: Major

Condition: • [Granule loss](#)

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

Exterior

LANDSCAPING \ Retaining wall

Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Various

Task: Further evaluation

Time: Immediate

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Task: Repair

Time: Immediate

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Structure

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)**Implication(s):** Material deterioration**Task:** Further evaluation**Time:** Immediate

Heating

GAS FURNACE \ General

Condition: • Service furnace**Task:** Further evaluation**Time:** Immediate

Interior

WINDOWS \ Frames

Condition: • [Rot](#)**Implication(s):** Chance of damage to structure | Material deterioration**Location:** Various**Task:** Replace**Time:** Discretionary**Cost:** Major

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Limitations

Inspection performed: • By walking on roof • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

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

Location: Third Floor

Task: Replace

Time: Immediate

Cost: Major



1. Leak

2. Condition: • [Old, worn out](#)

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

Location: Various

Task: replace

Time: Immediate

Cost: Major

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



2. Old, worn out



3. Old, worn out



4. Old, worn out



5. Old, worn out



6. Old, worn out



7. Old, worn out



8. Old, worn out



9. Old, worn out

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



10. Old, worn out



11. Old, worn out



12. Old, worn out



13. Old, worn out

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



14. *Old, worn out*



15. *Old, worn out*



16. *Old, worn out*



17. *Old, worn out*

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



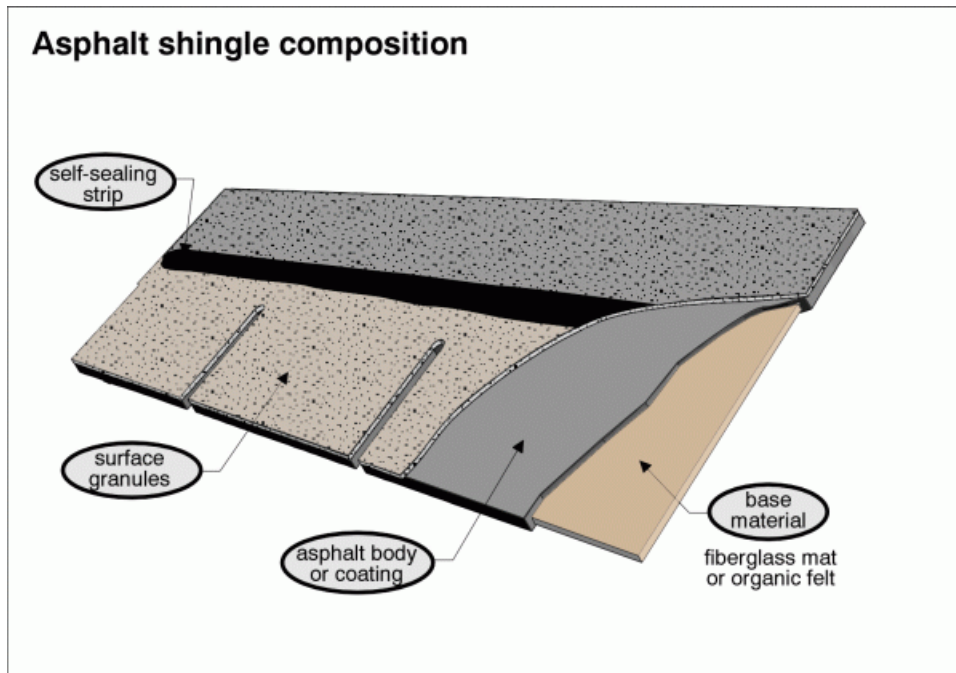
18. Old, worn out



19. Old, worn out

3. Condition: • [Granule loss](#)

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



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Recommendations

WALLS \ Trim

4. Condition: • Rot

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

Location: Second Floor

Task: Replace

Time: Discretionary



20. Rot



21. Rot



22. Rot

LANDSCAPING \ Driveway

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

Implication(s): Trip or fall hazard

Task: Repair

Time: Discretionary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



23. Cracked or damaged surfaces



24. Cracked or damaged surfaces



25. Cracked or damaged surfaces

LANDSCAPING \ Retaining wall

6. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Various

Task: Further evaluation

Time: Immediate

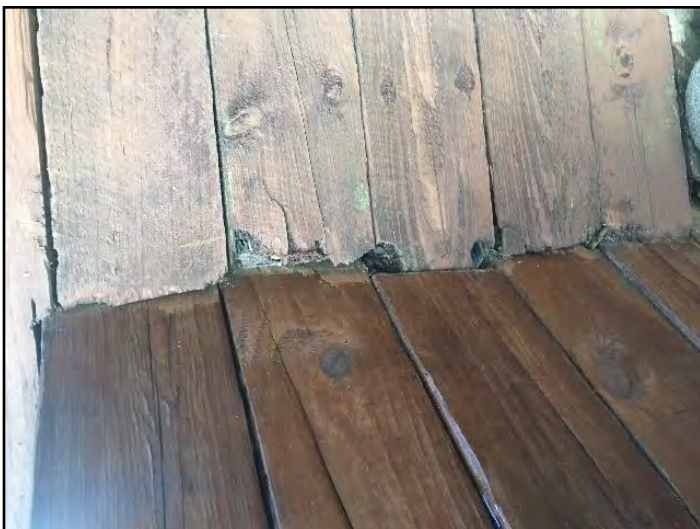
- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



26. Rot or insect damage



27. Rot or insect damage



28. Rot or insect damage



29. Rot or insect damage

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



30. Rot or insect damage



31. Rot or insect damage



32. Rot or insect damage



33. Rot or insect damage

GARAGE \ Door into garage

7. Condition: • Door Frame Rotted

Location: Back door into garage

Task: Repair

Time: Discretionary

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



34. Rot

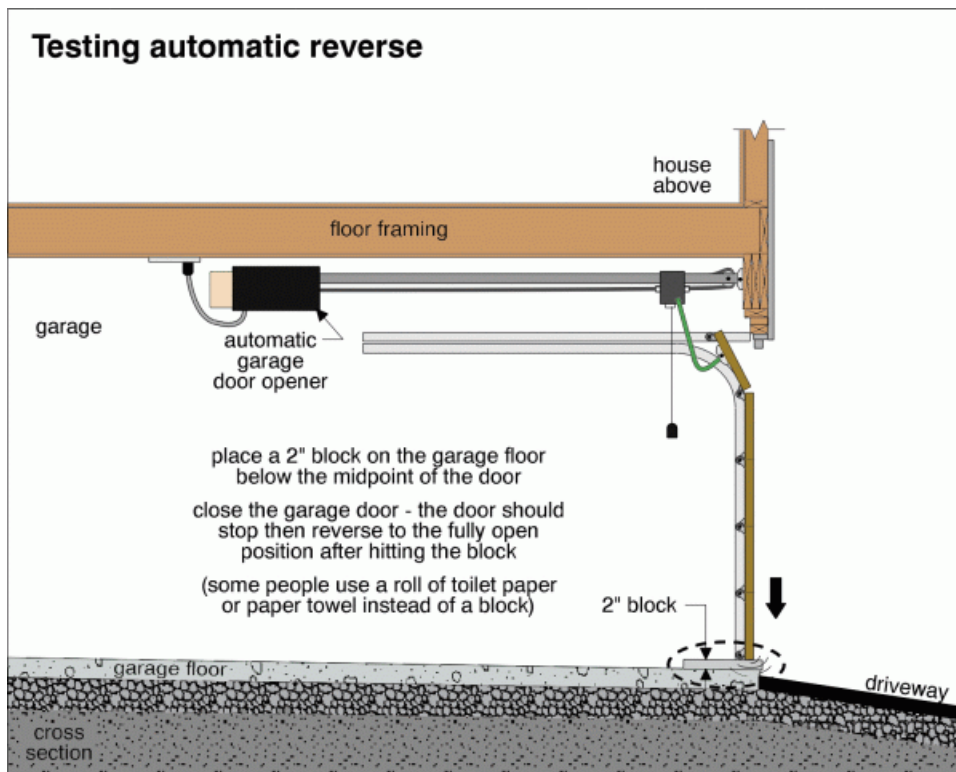
GARAGE \ Vehicle door operators

8. Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Task: Repair

Time: Immediate



- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • Rafters/ceiling joists

Recommendations

ROOF FRAMING \ Sheathing

- 9. Condition:** • [Water stains](#)
- Implication(s):** Material deterioration
- Task:** Further evaluation
- Time:** Immediate



35. Water stains



36. Water stains

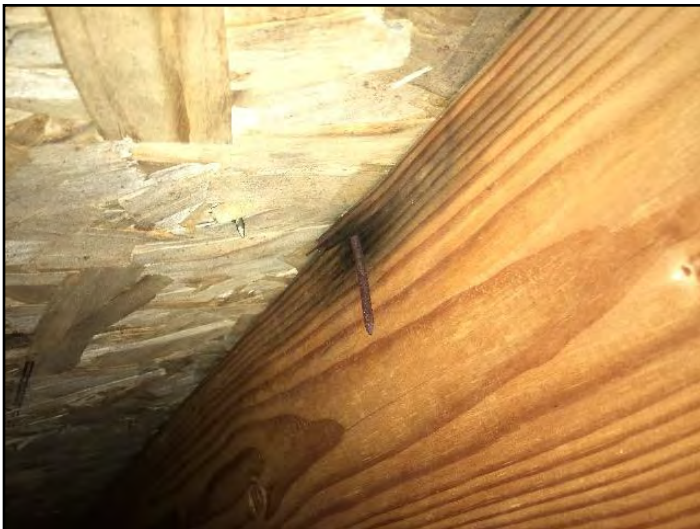
- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



37. Water stains



38. Water stains



39. Water stains



40. Water stains

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

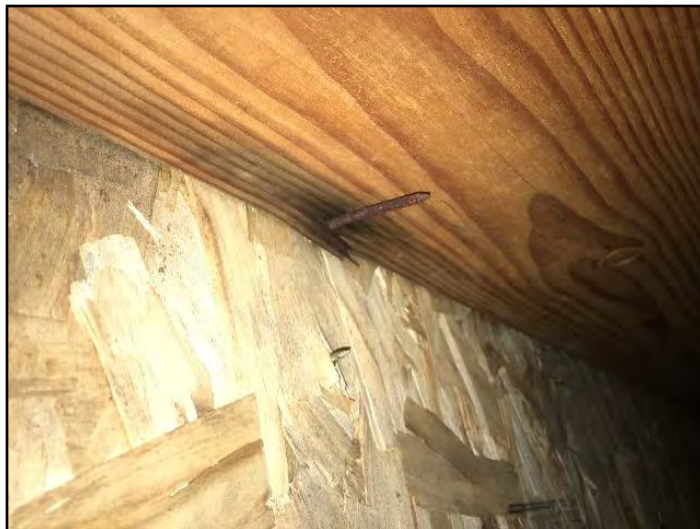
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



41. *Water stains*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

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

System grounding material and type: • [Copper - water pipe and ground rod](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Limitations

System ground: • Quality of ground not determined

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Efficiency: • [High-efficiency](#)

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

Approximate age: • [20 years](#) • Near end of life expectancy

Main fuel shut off at: • Meter

Chimney/vent: • PVC plastic

Chimney liner: • [Not required](#)

Combustion air source: • Outside

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ General

10. Condition: • Service furnace

Task: Further evaluation

Time: Immediate



42. Service furnace

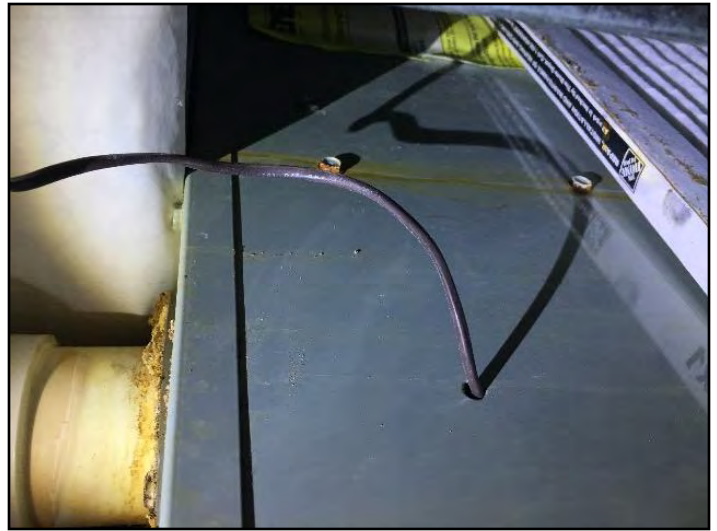


43. Service furnace

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



44. Service furnace



45. Service furnace



46. Service furnace

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

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

Compressor approximate age: • 20 years • Near end of life expectancy

Failure probability: • [High](#)

Limitations

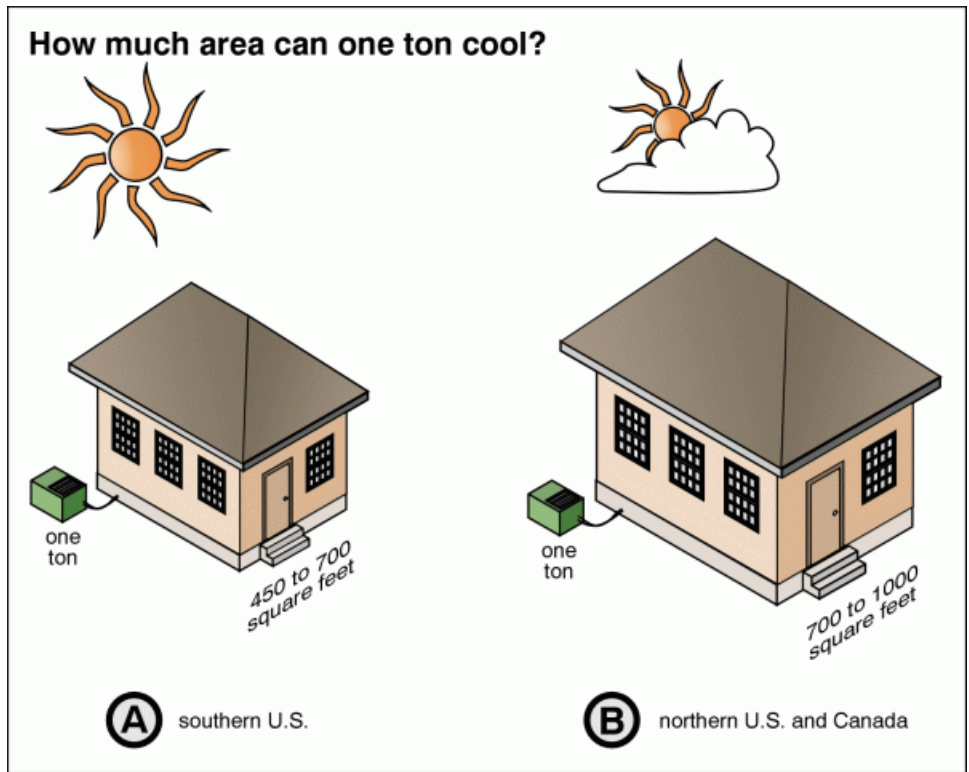
Heat gain calculations: • Not done as part of a building inspection

Recommendations

AIR CONDITIONING \ Capacity

11. Condition: • [Possibly undersized](#)

Implication(s): Reduced comfort



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

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

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE

Description

- Water supply source: • Public
- Service piping into building: • [Plastic](#)
- Supply piping in building: • [Copper](#)
- Main water shut off valve at the: • Meter
- Water heater type: • [Conventional](#)
- Water heater fuel/energy source: • [Gas](#)
- Waste and vent piping in building: • [PVC plastic](#)

Limitations

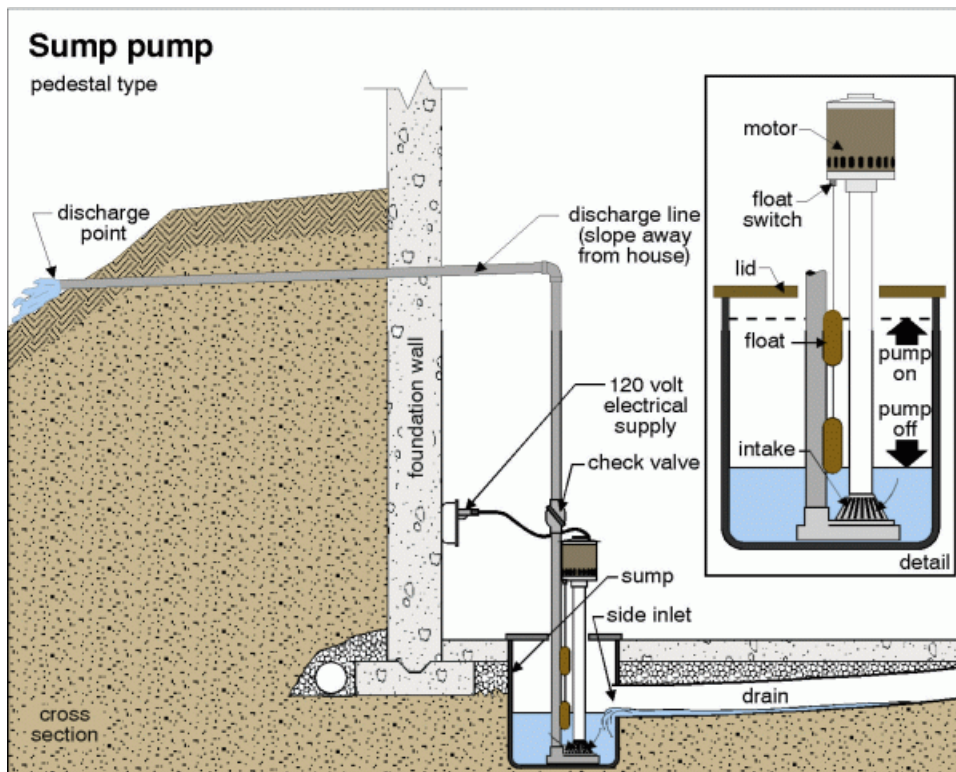
Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains • Pool • Pool • Spa

Recommendations

WASTE PLUMBING \ Sump pump

12. Condition: • [Inoperative](#)

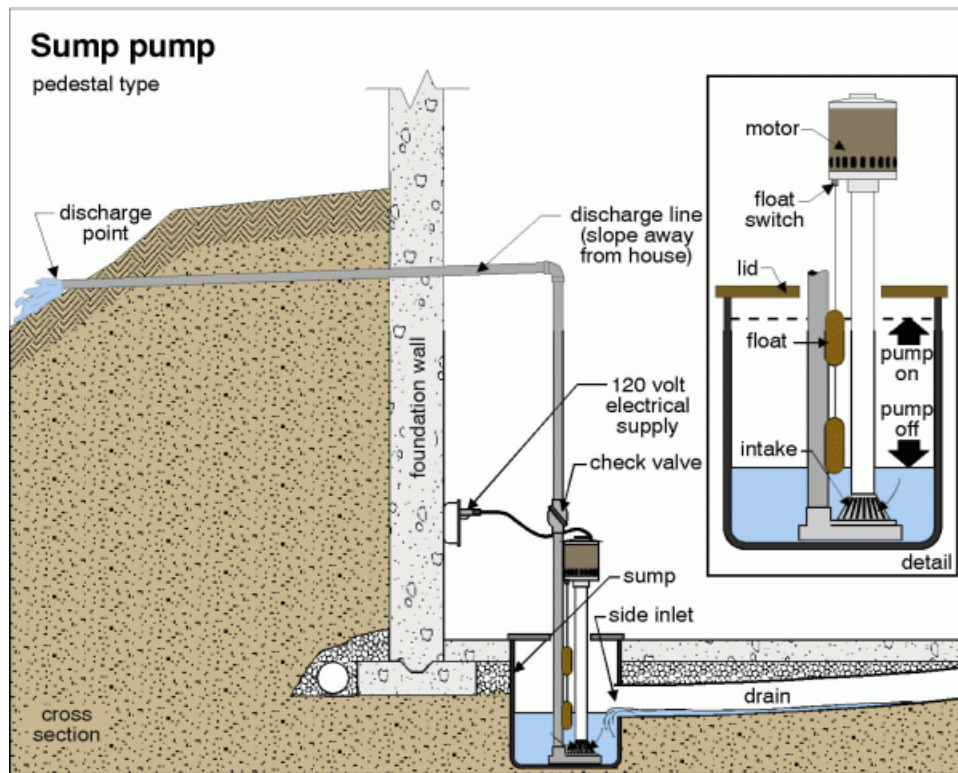
Implication(s): Chance of water damage to contents, finishes and/or structure



- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE

13. Condition: • [Electrical problems](#)

Implication(s): Equipment failure | Electric shock | Fire hazard



FIXTURES AND FAUCETS \ Faucet

14. Condition: • [Drip, leak](#)

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

Location: Kitchen

Task: Replace

Time: Immediate

Cost: Minor

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE



47. Drip, leak



48. Drip, leak

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Windows: • [Single/double hung](#) • Wood

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations

WINDOWS \ Frames

15. Condition: • [Rot](#)

Implication(s): Chance of damage to structure | Material deterioration

Location: Various

Task: Replace

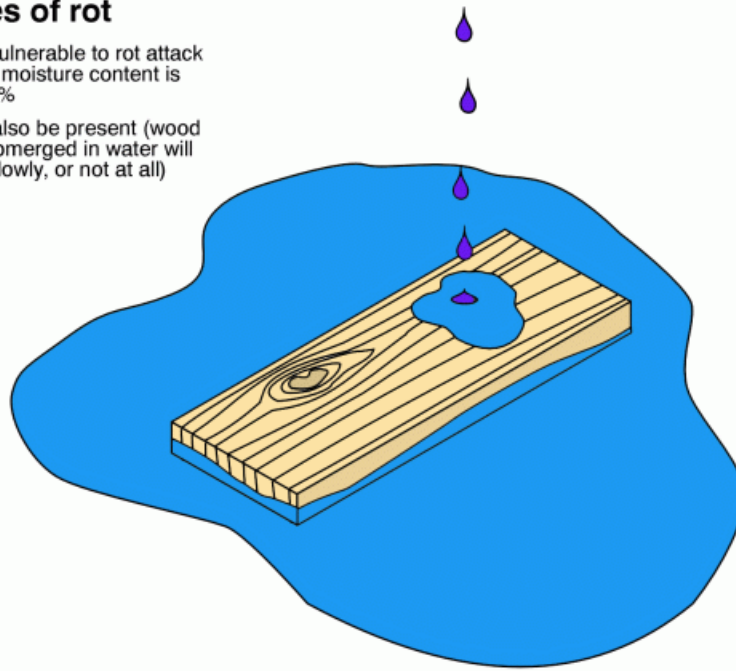
Time: Discretionary

Cost: Major

Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



49. Rot



50. Rot

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



51. Rot



52. Rot

DOORS \ Storms and screens

16. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Replace

Time: Discretionary

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS