

Garland Inspection Services, Inc.



1234 School House Road
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Garland Inspection Services, Inc.
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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

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 School House Road
City Yourtown State US Zip 12345
Contact Name Ima Goodagent
Phone (111)-111-1111 Fax (111)-111-1111

Client Information

Client Name Bob Smith
Client Address 3212 Homestead Dr.
City Lake County State IL Zip 12345
Phone (111)-111-1234 Fax (111)-111-2345
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Mark Garland
Company Name Garland Inspection Services, Inc.
Address 9600 Colerain Ave., Suite 110
City Cincinnati State OH Zip 45251
Phone 513-522-7362 Fax 513-729-4683
E-Mail info@palm-tech.com
File Number 22222
Amount Received \$350.00

Conditions

Others Present Inspector Only Property Occupied Vacant
Estimated Age 70 Entrance Faces Northwest
Inspection Date 10/20/2009
Start Time 9:00am End Time 1:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 73 degrees
Weather Partly cloudy Soil Conditions Dry- No precipitation for past 2 weeks
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection

General Information (Continued)

Water Source City How Verified Visual Inspection
 Additions/Modifications Upgraded electrical service
 Permits Obtained Electrical How Verified Multiple Listing Service

Lots and Grounds

Marginal	Driveway: Asphalt - Typical cracks in surface with weed growth	
Acceptable	Walks: Concrete	
Acceptable	Steps/Stoops: Concrete	
Acceptable	Porch: Concrete	
Marginal	Patio: Concrete Paver - Uneven pavers causing trip hazard along with weed growth	
Not Present	Deck:	
Acceptable	Grading: Flat to negative pitch - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade	
Defective	Swale: Pooling due to overgrowth - Extensive overgrowth has clogged culvert drainage	
Defective	Vegetation: Trees, Shrubs/Weeds - Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick	
Marginal	Window Wells: Drain not visible - Debris blocking well, weed overgrowth, Uncover well drain	
Acceptable	Fences: Picket	

Exterior Surface and Components

Perimeter Walls Exterior Surface

Marginal

Type: Brick with Block Backup - Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.



Rear Addition Exterior Surface

Acceptable

Type: T1-11 Plywood Siding

Acceptable

Trim: Wood

Acceptable

Fascia: Wood

Acceptable

Soffits: Wood - See attic ventilation notes

Acceptable

Door Bell: Hard wired

Acceptable

Entry Doors: Wood

Marginal

Patio Door: Wood and Glass Slider - Screen door missing

Acceptable

Windows: Wood casement, Single Pane - Minor paint peeling noted

Not Present

Storm Windows:

Marginal

Window Screens: Vinyl mesh - Screen is torn and will need repair

Acceptable

Basement Windows: Steel casement

Defective

Exterior Lighting: Surface mount, Temporary - Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet



Acceptable

Exterior Electric Outlets: 110 VAC GFCI

Acceptable

Hose Bibs: Gate

Acceptable

Gas Meter: Garage

Acceptable

Main Gas Valve: Located at gas meter

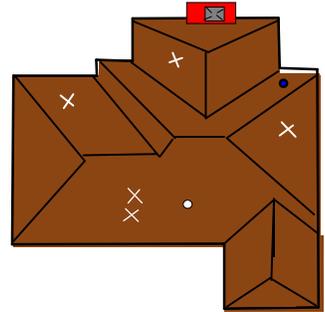
Roof

Main Roof Surface

Method of Inspection: On roof



Roof Diagram



Not Inspected Unable to Inspect: 0%

Defective

Material: Fiberglass shingle - Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")



Type: Hip

Approximate Age: 15

Defective

Flashing: Galvanized Metal - Inadequate flashing, prone to possible leaks



Acceptable

Valleys: Metal

Not Present

Skylights:

Acceptable

Plumbing Vents: Copper

Marginal

Electrical Mast: Mast without tie back at roof - Recommend adding support "tie back" cable

Acceptable

Gutters: Aluminum

Acceptable

Downspouts: Aluminum

Defective

Leader/Extension: Leaking - Damaged drain tile piping



Roof (Continued)

Rear Elevation Chimney

Defective Chimney: Brick - **Chimney requires tuck point repairs**



Defective Flue/Flue Cap: Concrete - **Noted crack(s) in crown**



Acceptable Chimney Flashing: Metal

Garage/Carport

Front Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Steel

Acceptable Door Operation: Mechanized

Acceptable Door Opener: Overhead Door

Acceptable Service Doors: Wood, Fire rated

Acceptable Ceiling: Plaster

Acceptable Walls: Plaster

Marginal Floor/Foundation: Poured slab - **Minor floor cracks noted-seal cracks**

Not Present Hose Bibs:

Acceptable Electrical: 110 VAC - Non-GFCI circuit - recommend GFCI circuit be installed

Not Present Smoke Detector:

Not Present Heating:

Not Present Windows:

Electrical

Service Size Amps: 125 Volts: 110-240 VAC

Acceptable

Service: Aluminum

Marginal

120 VAC Branch Circuits: Copper - Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.



Acceptable

240 VAC Branch Circuits: Copper

Not Present

Aluminum Wiring:

Acceptable

Conductor Type: Non-metallic sheathed cable

Defective

Ground: Plumbing and rod in ground - insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended



Acceptable

Smoke Detectors: Battery operated

Basement Electric Panel

Acceptable

Manufacturer: Cutler-Hammer

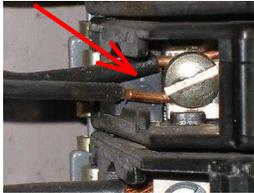
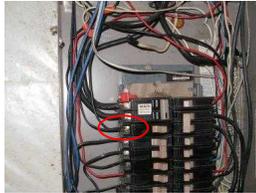
Maximum Capacity: 100 Amps

Acceptable

Main Breaker Size: 100 Amps

Defective

Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit



Not Present

AFCI:

Not Present

GFCI:

Is the panel bonded? Yes

Structure

Acceptable Structure Type: Masonry
Acceptable Foundation: Poured
Marginal Differential Movement: Stair step crack with displacement - Cracks will require monitoring
Acceptable Beams: Steel I-Beam
Acceptable Joists/Trusses: 2x10
Defective Piers/Posts: Steel posts - Post bolts are loose



Acceptable Floor/Slab: Poured slab
Acceptable Stairs/Handrails: Wood stairs with wood handrails
Acceptable Subfloor: Dimensional wood

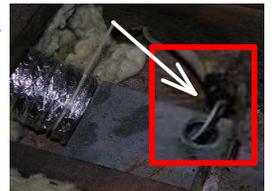
Attic

Main Attic

Method of Inspection: In the attic
Not Inspected Unable to Inspect: 10% - Safety and footing
Acceptable Roof Framing: 2x6 Rafter
Acceptable Sheathing: Dimensional wood
Defective Ventilation: Roof only - Insufficient ventilation for size of structure, missing soffit ventilation



Acceptable Insulation: Rockwool, Fiberglass
Marginal Insulation Depth: 3"-5" - Recommend additional insulation be installed, redistribute evenly where disturbed
Defective Attic Fan: Direct drive - Critter damage noted at exhaust fan shroud screening
Defective Wiring/Lighting: 110 VAC lighting circuit - Exposed wiring at fixture

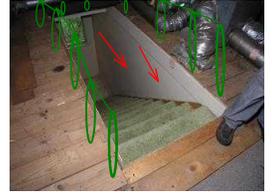


Acceptable Moisture Penetration: No Previous water penetration noted
Defective Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay



Attic (Continued)

Defective Attic Stairs/Railings: Wood stairs with no handrails or guardrails - **Missing railings and guardrails leaving unprotected stairwell opening (safety issue)**



Basement

Main Basement

Not Inspected Unable to Inspect: 50% - **Basement partially finished restricting view**

Acceptable Ceiling: Drywall

Marginal Walls: Drywall, Wood Paneling, Plywood - **Damaged areas noted**



Acceptable Floor: Carpet

Acceptable Floor Drain: Surface drain

Acceptable Doors: Hollow wood

Acceptable Windows: Steel casement

Defective Electrical: 110 VAC - **Reversed polarity exists at several basement outlets**



Not Present Sump Pump:

Defective Moisture Location: Various spots along perimeter walls



Defective Basement Stairs/Railings: Wood stairs with no handrails



Air Conditioning

Main AC System

Acceptable A/C System Operation: Appears serviceable
Acceptable Condensate Removal: Plastic tubing
Acceptable Exterior Unit: Pad mounted
Manufacturer: Goodman
Model Number: CK-036 Serial Number: 321-543-76
Area Served: Partial house Approximate Age: 15
Fuel Type: 220 VAC Temperature Differential: N/A
Type: Central A/C Capacity: 3 Ton
Acceptable Electrical Disconnect: Fused

Main AC System

Defective A/C System Operation: Inoperative - **A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit**
Not Inspected Condensate Removal:
Not Inspected Exterior Unit: Pad mounted - **System out of service at time of inspection**



Manufacturer: Goodman
Model Number: CK-030 Serial Number: 123-234-23
Area Served: Partial house Approximate Age: 15
Fuel Type: 220 VAC Temperature Differential: N/A
Type: Central A/C Capacity: 2.5 Ton
Acceptable Electrical Disconnect: Fused
Acceptable Exposed Ductwork: Metal
Acceptable Blower Fan/Filters: Direct drive with disposable filter
Acceptable Thermostats: Individual

Heating System

Basement Heating System

Marginal Heating System Operation: Recommend replacement - **Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues**



Manufacturer: NRC
Model Number: Not Listed Serial Number: Not Listed
Type: Boiler system Capacity: Not Listed

Heating System (Continued)

Area Served: Whole building Approximate Age: 70
Fuel Type: Natural gas
Unable to Inspect: 0%
Acceptable Distribution: Hot water, One pipe
Acceptable Circulator: Pump
Acceptable Draft Control: Manual
Acceptable Flue Pipe: Single Wall Metal
Acceptable Controls: Relief valve
Acceptable Thermostats: Single Zone
Suspected Asbestos: No

Plumbing

Acceptable Service Line: 3/4" Copper
Defective Main Water Shutoff: Basement - Wrench being used as shut off handle - corrections required



Marginal Water Lines: Galvanized and copper - Copper to galvanized supply piping connections lacks dielectric unions



Marginal Drain Pipes: Galvanized, Cast iron - Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating

Acceptable Service Caps: Accessible

Acceptable Vent Pipes: Cast iron

Defective Gas Service Lines: Black Iron - Missing termination cap at exterior abandoned gas line



Basement Water Heater

Marginal Water Heater Operation: Corrections required - Condensation sill not installed prior to water heater gas valve



Manufacturer: A.O. Smith

Model Number: 3409FD0G0 Serial Number: 0304-494567

Type: Natural gas Capacity: 40 Gal.

Plumbing (Continued)

Approximate Age: 4 Area Served: Whole building

Defective Flue Pipe: Single wall - **Install screws at exhaust vent piping fittings, loose piping at chimney**



Acceptable TPRV and Drain Tube: Copper

Bathroom

Hall Bathroom

Acceptable Closet: Single small

Acceptable Ceiling: Plaster

Acceptable Walls: Plaster, Ceramic Tile

Acceptable Floor: Ceramic tile

Acceptable Doors: Hollow wood

Acceptable Windows: Wood casement

Defective Electrical: 110 VAC - **Non-GFCI circuit, Reversed polarity present**



Acceptable Counter/Cabinet: Laminate and wood

Acceptable Sink/Basin: China Bowl

Acceptable Faucets/Traps: Galvanized Piping

Acceptable Tub/Surround: Porcelain tub and fiberglass surround

Acceptable Toilets: 3 Gallon Tank China

Acceptable HVAC Source: Boiler Heat, Air exchange ventilation

Acceptable Ventilation: Window

Kitchen

Main Level Kitchen

Not Present Cooking Appliances:
Acceptable Ventilator: Broan
Not Present Disposal:
Acceptable Dishwasher: Sears
Air Gap Present? No
Not Present Trash Compactor:
Not Present Refrigerator:
Not Present Microwave:
Acceptable Sink: Porcelain Coated
Marginal Electrical: 110 VAC/220 VAC - **Non-GFCI circuit**
Marginal Plumbing/Fixtures: Various materials used - **Amateur installation of drain/trap**



Acceptable Counter Tops: Laminate
Acceptable Cabinets: Wood
Acceptable Pantry: Small
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Acceptable Floor: Vinyl floor covering - Worn areas noted (minor)
Acceptable Doors: Hollow wood
Acceptable Windows: Wood casement
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation

Bedroom

Main Floor Bedroom

Acceptable Closet: Large
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Acceptable Windows: Wood casement
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
Acceptable Smoke Detector: Battery operated with light

Living Space

Main Floor Living Space

Acceptable	Closet: Large
Acceptable	Ceiling: Plaster
Acceptable	Walls: Plaster
Acceptable	Floor: Carpet, Hardwood - Newly installed carpet, recently refinished hardwoods
Acceptable	Doors: Solid wood
Acceptable	Windows: Wood casement
Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Boiler Heat, Air exchange ventilation
Acceptable	Smoke Detector: Battery operated

Laundry Room/Area

Basement Laundry Room/Area

Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	Laundry Tub: Concrete
Acceptable	Laundry Tub Drain: Galvanized
Acceptable	Washer Hose Bib: Gate valves
Acceptable	Washer and Dryer Electrical: 110-240 VAC
Marginal	Dryer Vent: Flex Foil - Flex foil venting is subject to lint build-up and is therefore a potential fire hazard-recommend rigid metal piping be installed
Acceptable	Washer Drain: Drains to laundry tub
Acceptable	Floor Drain: Surface drain



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.

Lots and Grounds

1. Driveway: Asphalt - Typical cracks in surface with weed growth
2. Patio: Concrete Paver - Uneven pavers causing trip hazard along with weed growth
3. Window Wells: Drain not visible - Debris blocking well, weed overgrowth, Uncover well drain

Exterior Surface and Components

4. Perimeter Walls Exterior Surface Type: Brick with Block Backup - Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.
5. Patio Door: Wood and Glass Slider - Screen door missing
6. Window Screens: Vinyl mesh - Screen is torn and will need repair

Roof

7. Electrical Mast: Mast without tie back at roof - Recommend adding support "tie back" cable

Garage/Carport

8. Front Garage Floor/Foundation: Poured slab - Minor floor cracks noted-seal cracks

Electrical

9. 120 VAC Branch Circuits: Copper - Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.

Structure

10. Differential Movement: Stair step crack with displacement - Cracks will require monitoring

Attic

11. Main Attic Insulation Depth: 3"-5" - Recommend additional insulation be installed, redistribute evenly where disturbed

Basement

12. Main Basement Walls: Drywall, Wood Paneling, Plywood - Damaged areas noted

Heating System

13. Basement Heating System Heating System Operation: Recommend replacement - Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues

Plumbing

14. Water Lines: Galvanized and copper - Copper to galvanized supply piping connections lacks dielectric unions
15. Drain Pipes: Galvanized, Cast iron - Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
16. Basement Water Heater Water Heater Operation: Corrections required - Condensation sill not installed prior to water heater gas valve

Marginal Summary (Continued)

Kitchen

- 17. Main Level Kitchen Electrical: 110 VAC/220 VAC - Non-GFCI circuit
- 18. Main Level Kitchen Plumbing/Fixtures: Various materials used - Amateur installation of drain/trap

Laundry Room/Area

- 19. Basement Laundry Room/Area Dryer Vent: Flex Foil - Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed

Defective 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.

Lots and Grounds

1. Swale: Pooling due to overgrowth - Extensive overgrowth has clogged culvert drainage
2. Vegetation: Trees, Shrubs/Weeds - Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick

Exterior Surface and Components

3. Exterior Lighting: Surface mount, Temporary - Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet

Roof

4. Main Roof Surface Material: Fiberglass shingle - Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")
5. Flashing: Galvanized Metal - Inadequate flashing, prone to possible leaks
6. Leader/Extension: Leaking - Damaged drain tile piping
7. Rear Elevation Chimney Chimney: Brick - Chimney requires tuck point repairs
8. Rear Elevation Chimney Flue/Flue Cap: Concrete - Noted crack(s) in crown

Electrical

9. Ground: Plumbing and rod in ground - insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended
10. Basement Electric Panel Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit

Structure

11. Piers/Posts: Steel posts - Post bolts are loose

Attic

12. Main Attic Ventilation: Roof only - Insufficient ventilation for size of structure, missing soffit ventilation
13. Main Attic Attic Fan: Direct drive - Critter damage noted at exhaust fan shroud screening
14. Main Attic Wiring/Lighting: 110 VAC lighting circuit - Exposed wiring at fixture
15. Main Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay
16. Attic Stairs/Railings: Wood stairs with no handrails or guardrails - Missing railings and guardrails leaving unprotected stairwell opening (safety issue)

Basement

17. Main Basement Electrical: 110 VAC - Reversed polarity exists at several basement outlets
18. Main Basement Moisture Location: Various spots along perimeter walls

Defective Summary (Continued)

19. Main Basement Basement Stairs/Railings: Wood stairs with no handrails

Air Conditioning

20. Main AC System A/C System Operation: Inoperative - A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit

Plumbing

21. Main Water Shutoff: Basement - Wrench being used as shut off handle - corrections required

22. Gas Service Lines: Black Iron - Missing termination cap at exterior abandoned gas line

23. Basement Water Heater Flue Pipe: Single wall - Install screws at exhaust vent piping fittings, loose piping at chimney

Bathroom

24. Hall Bathroom Electrical: 110 VAC - Non-GFCI circuit, Reversed polarity present