

# HOME INSPECTION REPORT



Any Street  
Anywhere, USA

Prepared for: John Q. Public

Prepared by: Great Plains Inspections, LLC  
1042 44th Avenue West  
West Fargo, ND 58078  
[www.greatplainsinspections.com](http://www.greatplainsinspections.com)  
(701) 799-6459

## Definitions

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

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

## General Information

### Property Information

Property Address Any Street  
City Anywhere State USA Zip N/A  
Contact Name John Q. Public  
Phone NA Fax N/A

### Client Information

Client Name John Q. Public  
Client Address Any Street  
City Anywhere State USA Zip NA  
Phone NA Fax N/A  
E-Mail NA

### Inspection Company

Inspector Name Randy Anderson  
Company Name Great Plains Inspections, LLC  
Company Address 1042 44th Avenue West  
City West Fargo State ND Zip 58078  
Phone (701) 799-6459 Fax N/A  
E-Mail randy@greatplainsinspections.com  
File Number NA  
Amount Received NA

### Conditions

Others Present Home Owner Property Occupied Occupied  
Estimated Age 50 years Entrance Faces South  
Inspection Date 07/23/2007  
Start Time 9AM End Time 12:30PM

## General Information (Continued)

Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 74  
Weather Sunny Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single Family Ranch Style Garage Attached  
Sewage Disposal Septic How Verified Owner  
Water Source Rural Water How Verified Owner  
Additions/Modifications None  
Permits Obtained Electrical How Verified Owner

## Grounds

- A N P N I M D
1.      Driveway: Concrete
  2.      Walks: Concrete
  3.      Steps: Concrete Cracked and pitted areas on Steps. This is mostly cosmetic. Recommend evaluation by qualified contractor and repair as needed.
  4.      Stoops: Concrete



## Grounds (Continued)

5.      Patio: Concrete **Cracked and patched concrete.**  
**This type of cracking is not unusual or a serious defect. Recommend patching by a qualified person as required.**



6.      Railings: Metal  
 7.      Vegetation: Shrubs  
 8.      Grading: Moderate slope

## Interior

A NPNI M D

### General Interior

1.      Closets: Large  
 2.      Ceilings: Painted Drywall  
 3.      Walls: Paint  
 4.      Floors: Carpet  
 5.      Doors: Solid wood  
 6.      HVAC Source: Forced Air

### Kitchen

7.      Kitchen Cabinets: Laminate and wood  
 8.      Kitchen Counter Tops: Formica

### Bathroom

9.      Bathroom Cabinets: Laminate and wood  
 10.      Bathroom Counter Tops: Laminate and wood  
 11.      Ventilation: Electric fan

## Exterior Surface and Components

A NPNI M D

South Exterior Surface \_\_\_\_\_

1.  Type: Steel Siding

West Exterior Surface \_\_\_\_\_

2.  Type: Steel Siding

North Exterior Surface \_\_\_\_\_

3.  Type: Steel Siding

East Exterior Surface \_\_\_\_\_

4.  Type: Steel Siding

5.  Trim: Metal

6.  Fascia: Metal

7.  Soffits: Metal

8.  Flashing: metal

9.  Entry Doors: Wood

10.  Patio Door: Metal entry door

11.  Windows: Wood Casement, Double Hung  
Cracked and peeling paint on window frames. Recommend evaluation by a qualified person and repaint and repair as needed.



12.  Storm Windows: Wood frame Cracked and peeling paint. Recommend a qualified person repaint where needed.

13.  Window Screens: Metal

14.  Basement Windows: Wood Awning

## Electrical

A NPNI M D


1.  Service Entrance: Under ground utilities

2. Service Size Amps: 200 Volts: 110-240 VAC

3.  Service: Aluminum

4.  Ground: Plumbing and rod in ground

## Electrical (Continued)

- 5.      120 VAC Branch Circuits: Copper
  - 6.      240 VAC Branch Circuits: Copper
  - 7.      Aluminum Wiring:
  - 8.      Conductor Type: Non-metallic sheathed cable
  - 9.      Interior Lighting: 110 VAC
  - 10.      120 VAC Outlets: Ungrounded
  - 11.      240 VAC Outlets: 3-pole 3-wire grounded
- Utility Room Electric Panel
- 
- 12.      Manufacturer: Square D
  - 13. Maximum Capacity: 200 Amps
  - 14.      Main Breaker Size: 200 Amps
  - 15.      Breakers: Copper and Aluminum
  - 16.      Fuses:
  - 17.      AFCI:
  - 18.      GFCI: At GFCI receptacles only **The GFCI outlet at the basement bathroom sink does not trip when tested. Recommend evaluation by a licensed electrician and repair or replacement as needed.**
  - 19. Is the panel bonded?  Yes  No
  - 20.      Door Bell: Hard wired
  - 21.      Smoke Detectors: Hard wired with battery back up
  - 22.      Exterior Lighting: Surface mount **light fixture next to South entry door is loose. Recommend a licensed electrician evaluate and repair or replace as needed.**
- 
- 23.      Exterior Electric Outlets: 110 VAC GFCI

## Garage

A NPNI M D

1. Type of Structure: Attached Car Spaces: 2
2.  Ceiling: Texture paint
3.  Walls: Textured paint
4.  Floor/Foundation: Poured slab
5.  Garage Doors: Insulated aluminum
6.  Door Operation: Mechanized
7.  Service Doors:
8.  Exterior Entry Door: Metal Casing on entry door is damaged. Recommend a qualified person evaluate and repair as needed.

## Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof
2.  Unable to Inspect: 0 %
3.  Material: Asphalt shingle Observed cracking and curling of shingles. They are near the end of their useful life. Recommend a qualified roofing contractor evaluate and estimate replacement cost.



4. Type: Hip
5. Approximate Age: 20
6.  Flashing: Galvanized
7.  Valleys: Asphalt shingle
8.  Skylights:
9.  Plumbing Vents: Galvanized

### Roof Water Control

10.  Gutters: Aluminum
11.  Downspouts: Aluminum
12.  Leader/Extension: Plastic

## Structure

A NPNI M D

- |     |                                     |                                     |                          |                          |                                     |  |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Structure Type: Wood frame                                 |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Foundation: Block  |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Differential Movement:                                     |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Beams: Solid wood  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Bearing Walls: Wood Frame                                  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Joists/Trusses: 2x10                                       |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Piers/Posts:   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor/Slab: Poured slab                                    |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Stairs (Interior): Wood stairs with no handrails           |
| 10. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Railings: Missing <b>Handrails missing (Safety Hazard)</b> |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Subfloor: Dimensional wood                                 |

## Appliances

A NPNI M D

### Kitchen

- |    |  |                                     |                          |                          |                          |                             |
|----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|
| 1. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Maytag  |
| 2. | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator:                 |
| 3. | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal:                   |
| 4. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: Maytag          |
| 5. | Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No |                                     |                          |                          |                          |                             |
| 6. | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trash Compactor:            |
| 7. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: Maytag        |
| 8. | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: General Electric |

### Other Appliances

- |     |                                     |                          |                          |                          |                          |                |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------|
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer: Maytag |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer: 220 VAC |

## Appliances (Continued)

11.  Dryer Vent: Plastic flex **The plastic flex vent needs to be replaced with a metal flex or metal pipe. This is a safety hazard.**



12.  Garage Door Opener: Craftsman

## Air Conditioning

A NPNI M D

Main AC System

1.  A/C System Operation: Functional
2.  Condensate Removal: Plastic tubing and condensate pump
3.  Exterior Unit: Pad mounted
4. Manufacturer: York
5. Area Served: Whole building Approximate Age: 7 years
6. Fuel Type: 220 VAC Temperature Differential: 15
7. Type: Heat pump Capacity: 3 Ton
8.  Visible Coil: Copper core with aluminum fins
9.  Refrigerant Lines: Suction line and liquid line
10.  Electrical Disconnect: Breaker disconnect
11.  Exposed Ductwork: Metal
12.  Blower Fan/Filters: Belt drive with electronic filter

## Basement

A NPNI M D

1.  Unable to Inspect: 0 %
2.  Ceiling: Paint
3.  Walls: Paint and paneling **Observed loose and peeling paint on the East, South, and West walls in the Family Room. This appears to be from past water intrusion. The owner has added drain tile and an additional sump pump recently to correct this. I recommend that a qualified contractor evaluate and determine if further improvements are needed.**

## Basement (Continued)

- 4.      Floors: Carpet, Tile
- 5.      Ventilation:
- 6.      Insulation:
- 7.      Vapor Barrier:
- 8.      Moisture Location: East, South, West **Signs of past water intrusion on East, South, and West walls near the floor. Drain tile and an additional sump pump have been added recently and should reduce the risk of future water intrusion. A qualified contractor should evaluate and determine if additional measures are needed.**



## Heating System

A NPNI M D

### Basement Heating System ---

- 1.      Heating System Operation: Adequate
- 2. Manufacturer: Sunbeam
- 3. Type: Forced air Capacity: 160,000
- 4. Area Served: Whole building Approximate Age: 60 years
- 5. Fuel Type: Oil
- 6.      Heat Exchanger: 1 Burner **Observed some rust in and near the heat exchanger. It is near the end of its useful life. Recommend inspection by a qualified heating specialist.**
- 7. Unable to Inspect: 85%
- 8.      Blower Fan/Filter: Belt drive with electronic filter
- 9.      Distribution: Metal duct
- 10.      Draft Control: Automatic
- 11.      Flue Pipe: Double wall
- 12.      Controls: Fan and limit Switch
- 13.      Humidifier:

### Basement Heating System ---

- 14.      Heating System Operation: Adequate
- 15. Manufacturer: Berko

## Heating System (Continued)

- 16. Type: Forced air Capacity: 52,000
- 17. Area Served: Whole building Approximate Age: 25 years
- 18. Fuel Type: Electric
- 19. Unable to Inspect: NA
- 20.      Blower Fan/Filter: Belt drive with electronic filter
- 21.      Distribution: Metal duct
- 22.      Controls: Fan and limit Switch
- 23.      Devices:
- 24.      Humidifier:
- 25.      Thermostats: Individual
- 26.      Fuel Tank: Oil tank
- 27. Tank Location: Rear yard
- 28. Suspected Asbestos: No

## Plumbing

A NPNI M D

Interior

- |     |   |  |
|-----|---|--|
|     |   |  |
| 1.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Service Line: ABS                                  |
| 2.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Main Water Shutoff: Basement                       |
| 3.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Water Lines: Copper                                |
| 4.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Vent Pipes: PVC                                    |
| 5.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Basement Floor Drain: Surface drain                |
| 6.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Drain Pipes: Cast Iron, PVC                        |
| 7.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Service Caps: Accessible                           |
| 8.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Kitchen Sink: Stainless Steel                      |
| 9.  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Bathroom Sink/Basin: Molded single bowl            |
| 10. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Faucets/Traps: Delta fixtures with a PVC trap      |
| 11. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Plumbing/Fixtures: PVC                             |
| 12. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Sump Pump: Submerged                               |
| 13. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Tub/Surround: Cast Iron tub, Ceramic tile surround |
| 14. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Toilets: 3 Gallon Tank                             |

## Plumbing (Continued)

15.  Shower/Surround: Fiberglass pan and fiberglass surround **The ceiling of the shower in the basement has moisture damage. A qualified contractor should evaluate and replace or make repairs.**



### Basement Water Heater

16.  Water Heater Operation: Adequate  
17. Manufacturer: A.O. Smith  
18. Type: Electric Capacity: 50 Gal.  
19. Approximate Age: 12 years Area Served: Whole building  
20.  TPRV and Drain Tube: Copper and rubber hose

### Exterior

21.  Hose Bibs: Rotary

### Gas Service

### Laundry Area

22.  Laundry Tub: PVC  
23.  Laundry Tub Drain: PVC  
24.  Washer Hose Bib: Rotary  
25.  Washer Drain: Drains to laundry tub  
26.  Floor Drain: Surface drain

## Attic

### A N P N I M D

### Northwest Attic

1. Method of Inspection: From the attic access  
2.  Unable to Inspect: 30% Unable to walk in attic space as there was no walkway.  
3.  Roof Framing: 2x4 Rafter  
4.  Sheathing: Plywood  
5.  Ventilation: Roof and soffit vents

## Attic (Continued)

- 6.      Insulation: Cellulose
- 7.      Insulation Depth: 12"
- 8.      Vapor Barrier:
- 9.      Attic Fan: Power roof fan
- 10.      Wiring/Lighting: 110 VAC
- 11.      Moisture Penetration:
- 12.      Bathroom Fan Venting: Electric fan

## 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.

### Grounds

1. Steps: Concrete Cracked and pitted areas on Steps. This is mostly cosmetic. Recommend evaluation by qualified contractor and repair as needed.



2. Patio: Concrete Cracked and patched concrete. This type of cracking is not unusual or a serious defect. Recommend patching by a qualified person as required.



### Exterior Surface and Components

3. Windows: Wood Casement, Double Hung Cracked and peeling paint on window frames. Recommend evaluation by a qualified person and repaint and repair as needed.



## Marginal Summary (Continued)

4. Storm Windows: Wood frame Cracked and peeling paint. Recommend a qualified person repaint where needed.

### Electrical

5. Exterior Lighting: Surface mount light fixture next to South entry door is loose. Recommend a licensed electrician evaluate and repair or replace as needed.



### Garage

6. Exterior Entry Door: Metal Casing on entry door is damaged. Recommend a qualified person evaluate and repair as needed.

### Basement

7. Walls: Paint and paneling Observed loose and peeling paint on the East, South, and West walls in the Family Room. This appears to be from past water intrusion. The owner has added drain tile and an additional sump pump recently to correct this. I recommend that a qualified contractor evaluate and determine if further improvements are needed.
8. Moisture Location: East, South, West Signs of past water intrusion on East, South, and West walls near the floor. Drain tile and an additional sump pump have been added recently and should reduce the risk of future water intrusion. A qualified contractor should evaluate and determine if additional measures are needed.



### Heating System

9. Basement Heating System Heat Exchanger: 1 Burner Observed some rust in and near the heat exchanger. It is near the end of its useful life. Recommend inspection by a qualified heating specialist.

## Marginal Summary (Continued)

### Plumbing

10. Shower/Surround: Fiberglass pan and fiberglass surround  
The ceiling of the shower in the basement has moisture damage.  
A qualified contractor should evaluate and replace or make repairs.



## 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.

### Electrical

1. Utility Room Electric Panel GFCI: At GFCI receptacles only **The GFCI outlet at the basement bathroom sink does not trip when tested. Recommend evaluation by a licensed electrician and repair or replacement as needed.**

### Roof

2. Main Roof Surface Material: Asphalt shingle **Observed cracking and curling of shingles. They are near the end of their useful life. Recommend a qualified roofing contractor evaluate and estimate replacement cost.**



### Structure

3. Railings: Missing **Handrails missing (Safety Hazard)**

### Appliances

4. Dryer Vent: Plastic flex **The plastic flex vent needs to be replaced with a metal flex or metal pipe. This is a safety hazard.**

