

Inspection Report

provided by:



Brooks Home Advisor

Inspector: Sonny Brooks

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Property Address:

123 Somewhere Dr.

Paris, TN 38242



Report Information

Client Information

Client Name	John Smith
Client Phone	731-123-4567

Property Information

Approximate Year Built	1954
Approximate Square Footage	1,200
Number of Bedroom	2
Number of Bath	1
Direction House Faces	South

Inspection Information

Inspection Date	7/8/2013
Inspection Time	9:00am - 11:30am
Weather Conditions	Partly Cloudy
Outside Temperature	86°F
Price for Inspection	(Price based on square footage)

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AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**NA** = Not Applicable**RM** = Routine Maintenance Needed

1 Grounds

Grading

Grading Slope

Flat with slightly sloped perimeter

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

AS

Moderate crack due to tree roots

Sidewalk Material

Concrete

3) Sidewalk Conditions

AS

2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Recessed Entry

4) Front Entrance Conditions

AS

Back Entrance Type

Concrete Stair Entry

5) Back Entrance Conditions

AS

Exterior Walls

Structure Type

Wood Frame

Exterior Wall Covering

Brick

6) Exterior Wall Conditions

AS

The brick appeared to be in good condition.

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Exterior Windows - Doors

Window Type Single-hung

Window Material Aluminum storms and wood

7) Window Conditions

R

 Broken glass on front of home. I recommend repair by qualified contractor. See picture



8) Exterior Door Conditions

AS

Exterior Water Faucet(s)

Faucet Location East and West side of home

9) Faucet Conditions

AS

Chimney

10) Chimney Conditions

AS

 I recommend a qualified contractor to clean the chimney flue for a yearly checkup.

3 Roofing

Roof Covering

Method of Inspection Walked on Roof

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Roof Style

Hip

Roof Covering Material

Composition Shingles

Number of Layers

two

11) Roof Covering Condition

R

1. There where a few tabs missing. I recommend repair by a qualified contractor.

2. I recommend keeping limbs cut back off of roof, this is not good for shingles. See pictures.



12) Flashing Conditions

AS

13) Gutter & Downspout Conditions

AS

Downspout missing splash plate on front of home. The splash plate helps direct water away from foundation. These can be purchased at your local hardware store. See Picture



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Attic Area

Attic Access	Garage
Method of Inspection	Entered attic area
Roof Frame Type	Rafters
14) Attic Conditions	AS
Attic Ventilation Type	Dormer vent
15) Attic Ventilation Conditions	AS



Attic Insulation Typ	Batt Insulation
16) Attic Insulation Conditions	AS
17) Attic Electrical Conditions	R Wire has been chewed on by animal. I recommend repair by qualified electrician. See picture

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4 Heating - Air

Heating

Location of Unit	Small Cellar area under home accessible through closet
Heating Type	Forced Air
Energy Source	Natural Gas
Approximate BTU Rating	36,000 (3 Ton)
18) Unit Conditions	<div>AS</div> Mfg. Feb. 2001 - 12 Seer



Distribution Type	The visible areas of the heat distribution system is piping with radiators.
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19) Distribution Conditions

AS

20) Ventilation Conditions

AS

21) Thermostat Condition

AS

Air Condition - Cooling

Type of Cooling System

Split system

AC Unit Power

240V

22) AC Unit Conditions

AS

5 Electrical**Service Drop - Weatherhead**

Electrical Service Type

Overhead

Electrical Service Material

Aluminum

Number of Conductors

Three

23) Electrical Service Conditions

AS

Main Electrical Panel

Main Disconnect Location

At Main Panel

Electric Panel Location

Garage

Panel Amperage Rating

Labeled as 200amp

Circuit Protection Type

Fuse

24) Wiring Methods

AS

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25) Electrical Panel Conditions

AS

6 Plumbing

Water Main Line

Main Shutoff Location At the street in front of home
Main Line Material Galvanized

26) Main Line & Valve Conditions

AS

Water Supply Lines

Supply Line Material Galvanized

27) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material Cast Iron and Plastic

28) Drain Line Conditions

R Reverse slope causing Kitchen sink to not drain well. I recommend a qualified plumber for repair. See picture



Water Heater(s)

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Water Heater Type

Electric

Water Heater Location

small cellar under house accessible through hall closet

Water Heater Capacity

40 Gallon

29) Water Heater Conditions

AS

7 Kitchen

Walls - Ceilings - Floors

30) Wall Conditions

AS

31) Ceiling Conditions

AS

32) Floor Conditions

AS

33) Heat Source Conditions

AS

Windows - Doors

34) Kitchen Window Conditions

AS

35) Kitchen Door Conditions

AS

Electrical Conditions

36) Electrical Conditions

AS

37) Lighting Conditions

AS

Kitchen Sink - Counter tops - Cabinets

38) Counter Conditions

AS

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39) Cabinet Conditions

AS

40) Sink Plumbing Conditions

AS

41) Garbage Disposal Condition

NI

This kitchen is not equipped with a garbage disposal

Appliances

Stove - Range Type

Electric range

42) Stove - Range Condition

AS

43) Hood Fan Conditions

AS

44) Dishwasher Conditions

NI

This kitchen is not equipped with a dishwasher

8 Living Room**Walls - Ceilings - Floors**

45) Wall Conditions

AS

Walls are finished plaster, typical for 1954 construction.
Plaster is in excellent condition.

46) Ceiling Conditions

AS

47) Floor Conditions

AS

48) Heat Source Conditions

AS

Windows - Doors

49) Interior Window Conditions

AS

50) Interior Door Conditions

AS

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Electrical Conditions

51) Electrical Conditions	AS	
52) Lighting Conditions	AS	
53) Ceiling Fan Conditions	AS	
54) Smoke Detector Conditions	RM	Did not work due to missing battery. Recommend installing a new battery.

Fireplace

Fireplace Location	Living Room
Fireplace materials	Mason built
55) Fireplace Conditions	AS

9 Bedroom 1

Walls - Ceilings - Floors

56) Wall Conditions	AS	Walls are finished plaster, typical for 1954 construction. Plaster is in excellent condition.
57) Ceiling Conditions	AS	
58) Floor Conditions	AS	
59) Heat Source Conditions	AS	

Windows - Doors

60) Interior Window Conditions	AS
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61) Interior Door Conditions

AS

Electrical Conditions

62) Electrical Conditions

AS

63) Lighting Conditions

AS

64) Ceiling Fan Conditions

AS

65) Smoke Detector Conditions

AS

10 Bedroom 2**Walls - Ceilings - Floors**

66) Wall Conditions

AS

Walls are finished plaster, typical for 1954 construction.
Plaster is in excellent condition.

67) Ceiling Conditions

AS

68) Floor Conditions

AS

69) Heat Source Conditions

AS

Windows - Doors

70) Interior Window Conditions

AS

71) Interior Door Conditions

AS

Electrical Conditions

72) Electrical Conditions

AS

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****NA = Not Applicable****RM = Routine Maintenance Needed**

73) Lighting Conditions

AS

74) Ceiling Fan Conditions

AS

75) Smoke Detector Conditions

AS

11 Bath

Walls - Ceilings - Floors

76) Wall Conditions

AS

Walls are finished plaster, typical for 1954 construction.
Plaster is in excellent condition.

77) Ceiling Conditions

AS

78) Floor Conditions

AS

79) Heat Source Conditions

AS

Windows - Doors

80) Bathroom Window
Conditions

AS

81) Bathroom Door Conditions

AS

Electrical Conditions

82) Electrical Conditions

AS

83) Lighting Conditions

AS

84) Vent Fan Conditions

AS

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Bathroom Sink

85) Counter - Cabinet
Conditions

AS

86) Sink Conditions

AS**Shower - Tub - Toilet**

87) Shower - Tub Conditions

AS

88) Toilet Conditions

AS**12 Laundry****Laundry Room**

Location

Utility Room

89) Wall Conditions

AS

Walls are finished plaster, typical for 1954 construction.
Plaster is in excellent condition.

90) Ceiling Conditions

AS

91) Floor Conditions

AS

92) Window Conditions

AS

93) Door Conditions

AS

94) Electrical Conditions

AS

95) Lighting Conditions

AS**13 Garage**

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Walls - Ceilings - Floors

Garage Type	The garage is attached to the house. Number of cars is one.		
96) Wall Conditions	<div>AS</div>		
97) Ceiling Conditions	<div>AS</div>		
98) Floor Conditions	<div>AS</div>		
99) Window Conditions	<div>AS</div>		
100) Door Conditions	<div>AS</div>		
101) Vehicle Door Conditions	<div>AS</div>		
102) Electrical Conditions	<div>AS</div>		
103) Lighting Conditions	<div>AS</div>		

Laundry Room

Location	Utility Room		
104) Laundry Room Conditions	<div>AS</div>		
105) Window Conditons	<div>AS</div>		
106) Electrical Conditions	<div>AS</div>		
107) Lighting Conditions	<div>AS</div>		

14 Foundation - Crawl Space

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Foundation

Foundation Type Crawl Space

Foundation Material Block

108) Foundation Conditions

R

 Major crack, I recommend a qualified contractor for repair.
See picture



Flooring Structure

Flooring Support Type 2 x 10 joists

109) Flooring Support

AS

Conditions

15 Cellar

Walls - Ceilings - Floors

110) Cellar Stair Conditions

AS

 You will be using a ladder to access cellar.

111) Wall Conditions

AS

 Concrete walls

112) Ceiling Conditions

AS

113) Floor Conditions

AS

 Concrete floor

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114) Trap Door Conditions

AS**Electrical Conditions**

115) Electrical Conditions

AS

116) Lighting Conditions

R

In the small cellar area the light is not working and was hanging from wires.

I recommend repair by qualified electrician. See picture



117) Sump Pump Conditions

AS

summary

REPORT SUMMARY PAGE		
This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	7	Broken glass on front of home. I recommend repair by qualified contractor. See picture
Roofing	11	1. There where a few tabs missing. I recommend repair by a qualified contractor. 2. I recommend keeping limbs cut back off of roof, this is not good for shingles. See pictures.
Roofing	13	Downspout missing splash plate on front of home. The splash plate helps direct water away from foundation. These can be purchased at your local hardware store. See Picture
Roofing	17	Wire has been chewed on by animal. I recommend repair by qualified electrician. See picture
Plumbing	28	Reverse slope causing Kitchen sink to not drain well. I recommend a qualified plumber for repair. See picture
Foundation - Crawl Space	108	Major crack, I recommend a qualified contractor for repair. See picture
Cellar	116	In the small cellar area the light is not working and was hanging from wires. I recommend repair by qualified electrician. See picture