



# Home Inspection Report

## 123 Example Ln

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Prepared For: Demo Dan  
Inspected On Sat, Apr 16, 2022 at 8:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.



## Report Summary

This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Safety Concern

#### Site

Guardrail missing on step wonders and upper deck. Install appropriate protection to prevent falls.



#### Exterior: Railings

Handrail missing at basement exterior entry. Install for safety.



#### Electrical

Smoke detectors are 9 volt type. Replace with 10 year lithium type or hard wired smoke detectors on each occupied level.





### Repair or Replacement Needed

#### Exterior: Exterior Trim Material

There is rotten wood on the lower left of the door. We recommend the rotten wood be replaced by a qualified repair technician.



#### Interior: Fireplace

Fireplace flue appears very dirty. Have cleaned by chimney sweep before use for safety.





### Exterior

Exterior wood trim has peeling paint and possible minor wood damage. Repair, prep and paint to prevent wood from rotting.



### Plumbing

Water driven backup sump pump at rear right sump is not functioning. Repair or replace by licensed plumber.





## General

General information about the property inspected and the conditions that existed when the inspection was performed.

### Approximate Age

65 yrs

### Age Based On

Best Guess

### Door Faces

North

### Furnished

Yes

### Occupied

Yes

### Weather

Sunny

### Temperature

Hot

### Soil Condition

Dry

### Utilities On During Inspection

Electric Service, Gas Service, Water Service

### People Present

Owner



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

## Site Grading

Sloped Away From Structure

Condition: Satisfactory

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## Vegetation

Generally Maintained

Condition: Satisfactory

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## Retaining Walls

Concrete, Masonry

Condition: Satisfactory

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## Driveway

Concrete

Condition: Satisfactory

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## Walkways

Concrete

Condition: Satisfactory

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### Steps/Stoops

Concrete

Condition: Satisfactory

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### Patios/Decks

Concrete, Wood

Condition: Satisfactory

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### Site Comments

#### Comment 1

#### Safety Concern

Guardrail missing on step wonders and upper deck. Install appropriate protection to prevent falls.



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#### Comment 2

#### Information

Deck has been well maintained and is acceptable condition.







## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

Stucco, Stone, Lap Wood

Condition: Satisfactory

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### Exterior Trim Material

Wood

Condition: Repair or Replace

#### Comment 3

#### Repair or Replacement Needed

There is rotten wood on the lower left of the door. We recommend the rotten wood be replaced by a qualified repair technician.



### Windows

Aluminum

Condition: Satisfactory

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### Entry Doors

Wood, Steel

Condition: Satisfactory

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### Balconies

Not Present

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### Railings

Metal

Condition: Satisfactory

---



### **Comment 4** **Safety Concern**

Handrail missing at basement exterior entry. Install for safety.



## Exterior Comments

### **Comment 5** **Monitor Condition**

Keep basement entry drain clear of debris or water will come in through door.



### **Comment 6** **Repair or Replacement Needed**

Exterior wood trim has peeling paint and possible minor wood damage. Repair, prep and paint to prevent wood from rotting.







# Garage

## Overview Photos Of Garage



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### Garage Type

Detached

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### Garage Size

2 Car

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### Door Opener

Chain Drive

Condition: Satisfactory

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### Opener Safety Feature

Light Beam, Force Sensitive

Condition: Satisfactory



### Garage Comments

#### **Comment 7** **Information**

Vehicle door and opener operates as expected.





# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

## Inspection Method

From Ground with Binoculars

## Roof Design

Hip

## Roof Covering

3 Tab Shingle

Condition: Satisfactory

## Approximate Roof Age

10-15 years

## Ventilation Present

Roof, Soffit

Condition: Satisfactory

## Vent Stacks

Metal

Condition: Satisfactory

## Chimney

Masonry

Condition: Marginal

### Comment 8

#### Monitor Condition

Prior repairs visible to chimney mortar and bricks. Monitor for signs of future water penetration and address if needed.





### Sky Lights

Yes

Condition: Satisfactory

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### Flashings

Metal

Condition: Marginal

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### Soffit and Fascia

Wood

Condition: Satisfactory

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### Gutters & Downspouts

Metal

Condition: Satisfactory

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### Photo Of Each Roofing Type





# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

## Foundation Types

Basement

## Foundation Material

Poured Concrete

Condition: Satisfactory

## Floor Structure

Wood Frame

Condition: Satisfactory

## Subflooring

Solid Wood Plank

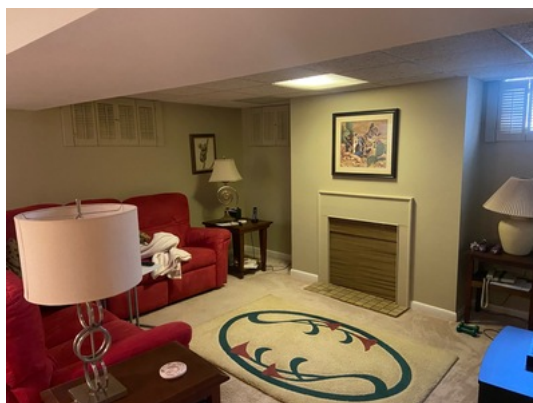
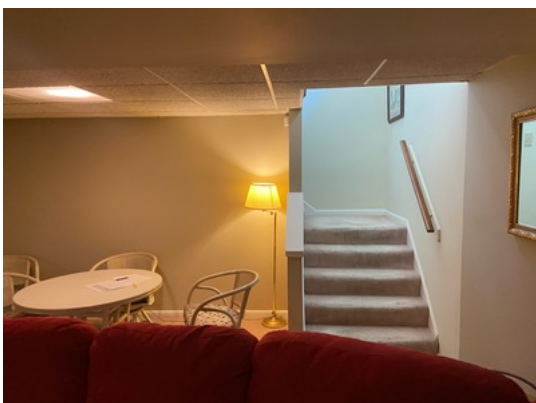
Condition: Satisfactory

## Wall Structure

Wood Frame

Condition: Satisfactory

## Overview Photos Of Basement







## Attic

### Attic Entry

Bedroom Closet

### Photos Inside Of Attic



### Roof Framing Type

Wood Trusses, Joist and Rafters

Condition: Satisfactory



**Roof Deck Material**

Oriented Strand Board

Condition: Satisfactory

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**Vent Risers**

Metal

Condition: Satisfactory

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**Insulation**

Blown In Fiberglass

Condition: Satisfactory



## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

### Type of Service

Overhead



### Main Disconnect Location

Service Panel

### Service Panel Location

Basement

### Photo of Panel



### Service Line Material

Copper

Condition: Satisfactory

### Service Voltage

240 volts

### Service Amperage

125 amps



### Service Panel Ground

Cold Water Pipe, Ground Rod

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### Branch Circuit Wiring

Non-Metallic Shielded Copper, Metallic Shielded Copper

Condition: Satisfactory

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### Overcurrent Protection

Breakers

Condition: Satisfactory

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### GFCI/AFCI Breakers

No

Condition: Satisfactory

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### Smoke Detectors

9 volt Battery Type

Condition: Repair or Replace

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### Electrical Comments

#### Comment 9

#### Safety Concern

Smoke detectors are 9 volt type. Replace with 10 year lithium type or hard wired smoke detectors on each occupied level.





## HVAC System Type

Central Split System

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## Thermostat

Programmable

Condition: Satisfactory

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## Photo of Thermostat



## Thermostat Location

Hallway

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## Heating

## Location

Basement

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## Type of Equipment

Forced Air

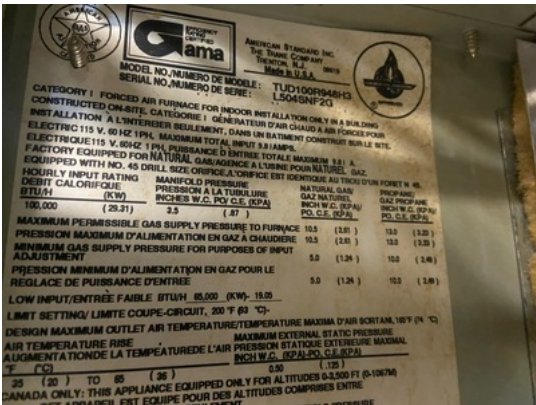
Condition: Satisfactory



Photo of Furnace Operating



Closeup Of Furnace Dataplate



Manufacturer

Trane

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

100,000

Output BTUs

65,000

Approximate Age

26 yrs

Filter Type

Disposable

Condition: Satisfactory





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**Type of Distribution**

Metal Ducting

Condition: Satisfactory

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**Heating Comments****Comment 10****Monitor Condition**

Furnace operates but is near end of life expectancy. Have cleaned, serviced and checked for safety before closing by licensed HVAC contractor.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

**Energy Source**

Electric

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**Type of Equipment**

Split System

Condition: Satisfactory



**Photo of Unit Operating**



**Closeup of Condenser Dataplate**



**Condenser Make**

Trane

**Condensor Size**

36,000 BTU (3 Tons)

**Condenser Approximate Age**

6 yrs

**Expansion Coil Make**

Trane

**Expansion Coil Size**

36,000 BTU (3 Tons)

**Expansion Coil Approximate Age**

6 yrs



### Condensate Drainage

To Floor Drain

Condition: Satisfactory

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### AC Temperature Drop

15° F

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### Closeup of Expansion Coil Dataplate



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.



# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

## Water Service

Public

## Supply Pipe Material

Copper, PEX

Condition: Satisfactory

## Location of Main Water Shutoff

Basement

## Photo of Main Water Valve



## Sewer System

Public

## Waste Pipe Material

PVC, Cast Iron, Copper

Condition: Satisfactory

### Comment 11 Information

Easter lives have been mostly replaced with pvc. Ok.





### Sump Pump

Standard Crock

Condition: Satisfactory

### Location of Fuel Shutoff

At Meter



### Plumbing Comments

#### Comment 12 Information

Sewage ejector installed in basement. Do not use basement plumbing when power is out and be careful what is flushed. No wipes or hygiene products.





### Comment 13

#### Repair or Replacement Needed

Water driven backup sump pump at rear right sump is not functioning. Repair or replace by licensed plumber.



### Comment 14

#### Information

Both sump pumps (one by laundry, one at rear right corner) operate as expected.



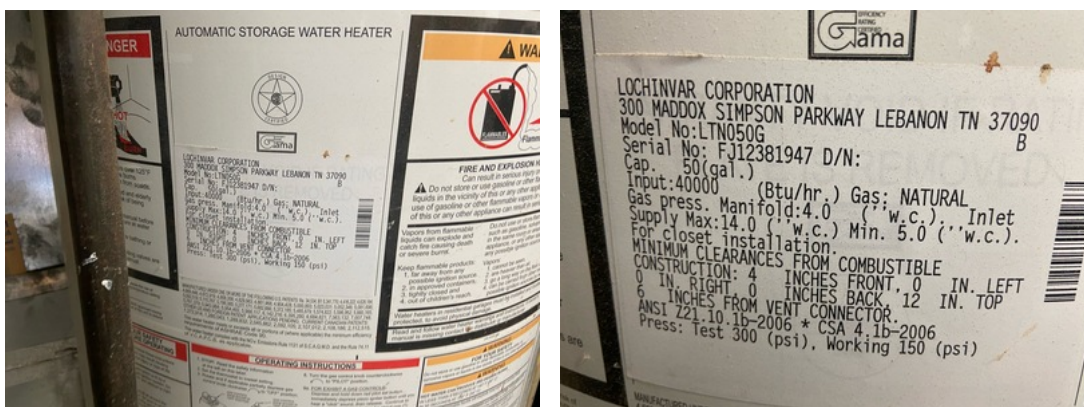


## Water Heater

### Photo of Water Heater



### Closeup Of Water Heater Dataplate



### Manufacturer

Lochinvar

### Fuel

Natural Gas

### Capacity

40 gal

### Approximate Age

8 yrs

### Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory



**Fuel Disconnect**

In Same Room



Bathroom #1

Location

Hallway

Overview Photos of Bathroom



Bath Tub

Standard

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory



### Floor

Tile

Condition: Satisfactory

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### Ventilation Type

Ventilator

Condition: Satisfactory

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### GFCI Protection

Outlets, Lights

Condition: Satisfactory

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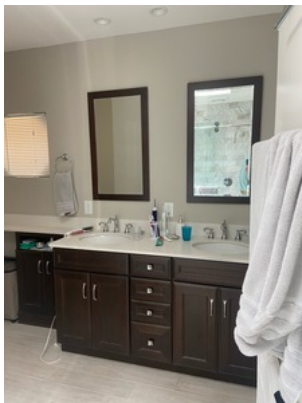
## Bathroom #2

### Location

Master

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### Overview Photos of Bathroom



### Bath Tub

Not Present

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**Shower**

Stall

Condition: Satisfactory

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**Sink(s)**

Double Vanity

Condition: Satisfactory

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**Toilet**

Standard Tank

Condition: Satisfactory

---

**Shower Walls**

Tile

Condition: Satisfactory

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**Floor**

Tile

Condition: Satisfactory

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**Ventilation Type**

Ventilator, Window

Condition: Satisfactory

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**GFCI Protection**

Outlets, Lights

Condition: Satisfactory

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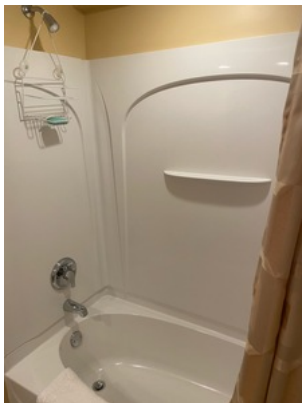
## Bathroom #3

**Location**

Basement



### Overview Photos of Bathroom



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#### Bath Tub

Standard

Condition: Satisfactory

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#### Shower

In Tub

Condition: Satisfactory

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#### Sink(s)

Single Vanity

Condition: Satisfactory

---

#### Toilet

Standard Tank

Condition: Satisfactory

---

#### Tub Surround

Vinyl

Condition: Satisfactory

---

#### Floor

Tile

Condition: Satisfactory

---

#### Ventilation Type

Ventilator

Condition: Satisfactory

---



### **GFCI Protection**

Outlets, Lights

Condition: Satisfactory



## Overview Photo of Kitchen



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### Cabinets

Wood

Condition: Satisfactory

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### Countertops

Laminated

Condition: Satisfactory

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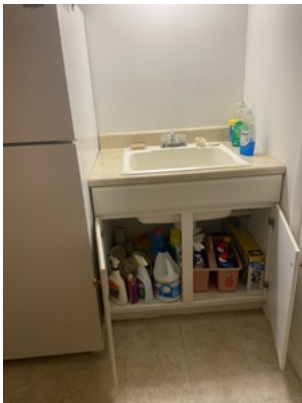
### Sink

Double

Condition: Satisfactory



## Overview Photos of Laundry



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### Built In Cabinets

Yes

Condition: Satisfactory

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### Laundry Sink

Yes

Condition: Satisfactory

---

### Dryer Venting

To Exterior

Condition: Satisfactory

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### GFCI Protection

Yes

Condition: Satisfactory

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### Laundry Hook Ups

Yes

Condition: Satisfactory

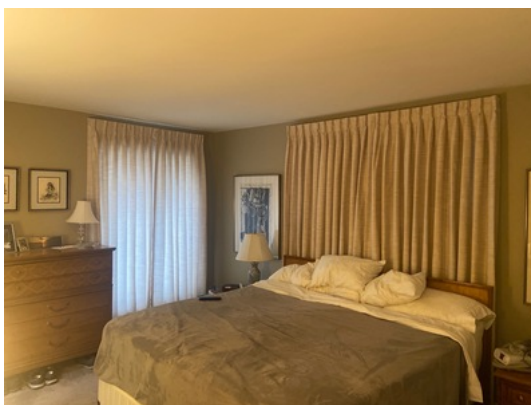
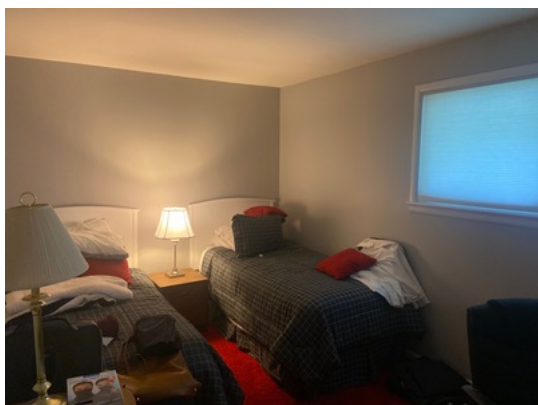
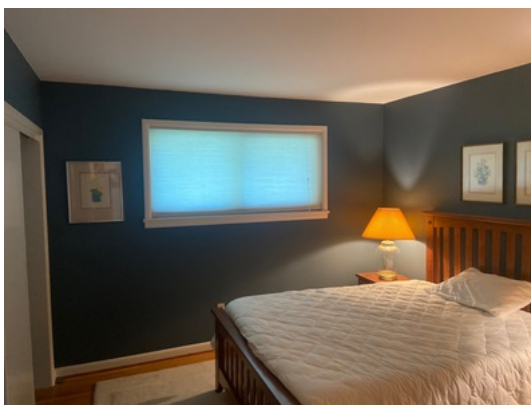
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## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

### Overview Photos of Interior



### Floors

Tile, Carpet, Wood, Linoleum

Condition: Satisfactory

### Walls

Painted Drywall

Condition: Satisfactory



### Window Types

Casement, Sliders

Condition: Satisfactory

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### Window Materials

Metal clad wood

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### Entry Door Types

Sliding, Hinged

Condition: Satisfactory

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### Entry Door Materials

Wood, Steel

---

### Interior Door Materials

Wood

---

### Fireplace

Masonry

Condition: Satisfactory

#### Comment 15

#### Repair or Replacement Needed

Fireplace flue appears very dirty. Have cleaned by chimney sweep before use for safety.



### Interior Comments

#### Comment 16

#### Information

Original Windows have been replaced with vinyl thermopane types. Operate as expected. Ok.



