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# HOME INSPECTION

June 29, 2019

123 Main Street, Philadelphia, PA, USA

**Prepared For:**  
**Jason Smith**

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# GENERAL INFORMATION

## INSPECTION

Address:	123 Main Street, Philadelphia, PA, USA
Date:	June 29, 2019
Time:	08:00 AM
Square Footage:	2300

## STRUCTURE

Joists and Beams:	Traditional lumber
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## BASEMENT

Foundation:	Poured concrete
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## ELECTRICAL

Main Electrical Panel:	100 amp
Electrical Service:	100 AMP
Branch wiring type:	Copper
Smoke Alarms:	Present
CO Alarms:	Present

## PLUMBING

Water supply:	Private
Drain, waste, and vent piping materials:	PVC
Water heating equipment:	Water heater
Interior water supply materials:	PEX, Copper
Location of main water shut-off valves:	Basement

## FIREPLACES / STOVES / INSERTS

Fireplace type:	Freestanding
Fireplace accessories:	Hearth, Door/Screen, Damper

## AIR CONDITIONING

Cooling Distribution:  
Cooling Systems:

Electric, Traditional ductwork  
Central air

## HEATING

Energy source(s):  
Heating systems:

Gas  
Forced air

## ATTIC

Attic Ventilation:  
Attic Insulation:

Soffit and ridge  
Fiberglass

## ROOFING

Roofing Materials:  
Method used to inspect roof:

Asphalt shingles  
Walk on, Roof edge

## EXTERIOR

Chimneys:  
Walkways:  
Wall coverings:  
Porch:  
Patio:  
Deck:  
Fence:

Brick  
Concrete  
Brick, Vinyl siding  
Covered  
Concrete  
Composite  
Wood

## DETAILS

Type of House:  
Weather Today:  
Utilities Status:  
In Attendance:

Single family  
Sunny  
On  
Buyer and buyers agent



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# MAJOR DEFECTS

## ● 1) LEAK (BEDROOMS / LIVING AREAS)

There is a leak under the second floor bathroom visible in the family room.  
Recommend making repairs to prevent water damage.

Estimated cost to repair: \$400 - \$800



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# SAFETY DEFECTS

## ● 2) MISSING GFCI (ELECTRICAL)

There is a missing GFCI protected outlet in the kitchen. Recommend making repairs for safety.

Estimated cost to repair: \$50 - \$100



## ● 3) WATER HEATER CORROSION (PLUMBING)

The water heater has corrosion inside the casing; this may be due to leaking. The contacts are rusted; this is a safety hazard. Recommend making repairs or replacing the water heater.

Estimated cost to repair: \$500 - \$1,500





#### ● 4) OVEN (KITCHEN)

The oven is missing an anti-tip bracket. Recommend installing an anti-tip bracket for safety.

Estimated cost to repair: \$50 - \$150



#### ● 5) BROKEN WINDOWS (BEDROOMS / LIVING AREAS)

Some of the windows in the home have broken glass. Recommend repairing the windows for safety.

Estimated cost to repair: \$100 - \$400



## ● 6) DAMAGED WALKWAYS (EXTERIOR)

There are cracks and minor heaving at the walkway in multiple areas. Recommend repairing the walk to prevent further deterioration and trip hazards.

Estimated cost to repair: \$200 - \$600



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# REPAIR DEFECTS

## ● 7) MISSING SHINGLES (ROOFING)

There are missing shingles on the roof; this may allow for water damage. Recommend replacing the shingles to prevent leaks.

Estimated cost to repair: \$200 - \$400



## ● 8) DETERIORATED PAINT (EXTERIOR)

The trim around the windows has deteriorated paint. Recommend repainting the windows to prevent wood rot.

Estimated cost to repair: \$500 - \$1,000



## ● 9) WINDOW WELL (EXTERIOR)

There is a window at ground level; this may allow water to enter into the basement and may cause damage to the trim and framing. Recommend installing a window well for adequate drainage.

Estimated cost to repair: \$300 - \$800





## ● 10) DAMAGED BRICK (EXTERIOR)

There is damaged and spalling brick on the exterior wall. Recommend repairing the brick to prevent further deterioration and damage.

Estimated cost to repair: \$400 - \$800

