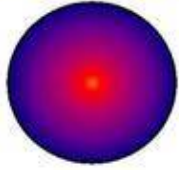




# BC Warner Inspections

Website: <http://www.DaytonThermalInspection.com>  
Email: [bcwarner@gmail.com](mailto:bcwarner@gmail.com)  
Phone: (937) 423-2949



**And Thermal Imaging  
Services**



## Sample Pre-Listing Home Inspection Report

Client(s): **Samuel Seller**

Property address: **1 Great House For Sale Drive  
Sample City, USA**








Inspection date: **June 14, 2006**

This report published on 5/16/2009 12:19:34 AM EDT

This is a sample report for reference only. Actual reports may vary in content and descriptions.

### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing, may involve moderate to significant expense
	Repair/Maintain	Recommend repair and/or maintenance, may involve minor to moderate expense
	Minor Defect	Recommend repair, may involve minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist


### General information

Report number: 2040909a  
Time started: 9:00 am  
Time finished: 11:30 am  
Present during inspection: Owner, Realtor  
Occupied: Yes  
Age of building: 1987  
Type of building: Single family  
Weather conditions: Cloudy  
Temperature: Warm and 83 deg. F  
Ground condition: Damp  
Main entrance faces: East  
Foundation type: Crawlspace  
The following items are excluded from this inspection: Shed, Playground equipment, Low voltage outdoor lighting, Water filtration system, Water softener system

---

## Exterior

---

1)  Exposed wiring due to splices not being contained in junction box or fixture. Recommend having a qualified electrician evaluate and install junction boxes with cover plates or fixtures where needed to contain wiring splices.


**Revised**

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.



Photo 11


---

2)  One or more ground fault circuit interrupter (GFCI) receptacles didn't trip with the inspector's test instrument. Recommend having a qualified, licensed electrician evaluate and repair or replace receptacles or the wiring to the receptacles as necessary.

**Revised**

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.

---


3)  Soil is in contact with or less than 6" from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Recommend grading soil as necessary so there's at least 6" of space between the siding and trim and the soil below.

**Revised**

Issue has been corrected per report recommendations. Recommend periodic maintenance of these areas in order to prevent issue or concern from reoccurring.



Photo 18

- 
- 4)  Shrub(s) in contact with siding. Recommend pruning or moving shrub(s) so there's at least a one foot gap between shrub(s) and siding. This gap should exist to allow siding and trim materials to dry quickly after it rains, and to eliminate pathways to the structure for wood destroying insects.

**Revised**

Issue has been corrected per report recommendations. Recommend periodic maintenance of these areas in order to prevent issue or concern from reoccurring.




Photo 17

---

## **Roof**

Roof inspection method: Traversed

Roof ventilation: Adequate

- 
- 5)  Roof covering appears to be at or beyond the end of its serviceable life. These conditions indicate that random failures may or have already occurred. The potential for damage to interior surfaces and structures is great. Due to the poor condition, this roof may require the additional expense of installing or replacing sheathing, such as plywood or oriented strand board (OSB).

Recommend qualified roofing contractor evaluate and replace.

**Revised**

Repairs have not been completed. Estimates for repair are available from seller by request.



Photo 4

---

6) 🪛 Moss is growing on the roof. This is a conducive condition for wood destroying insects and organisms which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>

---

7) 🪛 Significant amounts of debris have accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the roof structure or make water accumulate around the foundation. Recommend cleaning gutters now and as necessary in the future.

**Revised**

Issue has been corrected per report recommendations. Recommend periodic maintenance of these areas in order to prevent issue or concern from reoccurring.



Photo 9

---

## **Attached garage**

---

8) 🛠️🔍 The garage vehicle door "auto-reverses", but requires too much force. The door should reverse relatively easily when closing and when it strikes something. This is a safety hazard, especially for small children. Recommend having a qualified garage door contractor evaluate and repair or replace opener as necessary.

**Revised**

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.

---

9) 🛠️🔍 Extension cord(s) are used as permanent wiring with the electric garage door opener(s). This is an unsafe practice. Recommend having a qualified electrical contractor evaluate and repair as necessary so no extension cords are needed. Possible solutions include:

- Replacing the cord on the opener with a longer cord
- Moving the existing outlet closer to the opener
- Installing an additional grounded outlet closer to the opener

**Revised**

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.






Photo 8

## Electric service

Primary service overload protection type: Circuit breakers  
Service amperage (amps): 200  
Service voltage (volts): 120-240  
Location of main service panel: Utility room  
Location of sub panels: None  
Location of main disconnect: Breaker at top of main panel  
Service conductor material: Aluminum  
Main disconnect rating (amps): 200  
Branch circuit wiring type: Non-metallic sheathed  
Solid strand aluminum branch circuit wiring present: No

---




10)    One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal, and the circuit breaker is only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. Recommend having a qualified electrician evaluate and repair.

### Revised

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.



Photo 10



11)    One or more bushings are missing from where wires enter main panel through holes. This is a safety hazard since the wiring insulation can be cut or abraded on the metal edge of the hole. Recommend having a qualified electrician evaluate and repair as necessary.

### Revised

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.



Photo 5

12)   Legend for overcurrent protection devices (breakers or fuses) is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate.

### Revised


Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.

## Water heater

Estimated age: 15 years

Water temperature (degrees Fahrenheit): 131

---

13)  Temperature-pressure relief valve drain line is missing. Recommend having a qualified plumber install a drain line extending to within 6" from the floor, or routed so as to drain outside.


### Revised

Concern has been repaired per report recommendations. Receipts and/or invoices for repair are available from seller by request.



Photo 1


---

14)  Hot water temperature greater than 120 degrees fahrenheit. Recommend adjusting thermostat so water temperature doesn't exceed 120 degrees to avoid scalding danger. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>

### Revised

Concern has been repaired or corrected per report recommendations. Receipts and/or invoices for repair are available from seller by request.

---

15)  The estimated useful life for water heaters is 8-12 years. This water heater appears to be at this age or older and may need replacing at any time.


### Revised

Repairs have not been completed or performed. Estimates for repair are available from seller by request.

---

## Heating and air conditioning


---

16)  Because of the age and/or condition of this furnace, recommend that a qualified heating and cooling technician inspect the heat exchanger and perform a Carbon Monoxide test when it's serviced.

### Revised

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---

17)  The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time.

### Revised

Repairs have not been completed or performed. Estimates for repair are available from seller by request.

---


## Attic

---

Inspection method: Viewed from hatch

Insulation material: Cellulose loose fill

---

18)  Exposed wiring due to splices not being contained in junction box. Recommend having a qualified electrician evaluate and install junction boxes with cover plates where needed to contain wiring splices.



Revised

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 12



---

19)   Non-metallic sheathed wiring is unsupported or inadequately supported. This type of wiring should be attached to runners or to solid backing with fasteners at intervals of 4 1/2 ft. or less. Recommend having a qualified electrician evaluate and repair as necessary.

Revised

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---

20)   Water stains visible in roof sheathing and framing members. Sheathing and framing material are wet, apparently from an active leak in the roof. Recommend qualified roofing contractor repair or replace roof. Damage and staining may continue into interior ceiling and wall sections.

Revised

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 19

---

## **Plumbing and laundry**



Location of main water shut-off valve: Utility room entrance

Location of main water meter: Utility room

Location of main fuel shut-off: At meter

Water service: Public

---


21)   The clothes dryer is equipped with a plastic or foil, accordion-type, flexible duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. Recommend replacing the duct with a rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow.

For more information, visit: <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

Revised

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---

22)  Steel hangers are used to support copper water supply pipes. This contact between dissimilar metals causes corrosion. Recommend having a qualified plumbing contractor evaluate water supply pipes where these hangers have been used, and repair or replace pipes if necessary. Recommend replacing steel hangers with appropriate hangers that won't cause corrosion.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.




Photo 7

---

## **Fireplaces and solid fuel burning appliances**

---


23)  Fireplace hearth is less than 18" deep. This is a fire hazard. Recommend installing a non-combustible hearth pad or extending hearth to at least 18" deep.

**Revised**

Repairs have not been completed or performed. Estimates for repair are available from seller by request.



Photo 20

24)  All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

---

## **Crawl space**

Inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Vapor barrier present: Yes

---

25)  Some insulation in the crawlspace has fallen down. Recommend reinstalling or replacing this insulation.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.





Photo 3

---

## **Interior rooms**

Smoke detectors present: Yes



---

26)   One or more electric receptacles has reversed polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard and poses a risk of shock. Recommend having a qualified, licensed electrician evaluate and make repairs as necessary.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



---

27)   One or more ground fault circuit interrupter (GFCI) receptacles didn't trip with the inspector's test instrument. Recommend having a qualified, licensed electrician evaluate and repair or replace receptacles or the wiring to the receptacles as necessary.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



---

28)   An anti-tip device is not installed on stove or washer. Without this device, a small child (in the right situation) can easily tip the appliance over causing bodily injury. Recommend install brackets per manufacturer recommendations. Various devices or brackets may be purchased at home appliance or hardware stores.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



---

29)   No ground fault circuit interrupter (GFCI) devices (receptacles or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for receptacles over counter tops and around sinks.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



---

30)   Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway and bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---


31)   One or more bedroom windows have inadequate egress in the event of a fire due to their being stuck shut. Recommend repairing window(s) as necessary so they open and close easily.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair

or service are available from seller by request.

---

32)  A deadbolt is installed on door where a key is required to open it from both sides. This can be a safety hazard since the door can't be opened if the deadbolt is locked and the key isn't available. Recommend replacing this deadbolt with one that doesn't require a key from both sides.


**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 2

---

33)  Cover plate(s) are missing from one or more electric switch boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over switch boxes where missing.


**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 14

---

34)  One or more fuel burning appliances are present in this home. Carbon monoxide (CO) is a by-product of incomplete combustion in these appliances. CO is a colorless, odorless, tasteless gas. In other words, you can not see, smell or taste carbon monoxide, but CO is a poisonous and deadly gas. Recommend install a quality CO alarm near bedrooms and other living areas. Combination smoke alarm / CO alarms are available. Recommend all fuel burning appliances be maintained and checked regularly by qualified technicians.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.


---

35)  Kitchen's under-sink food disposal is noisy. Recommend having a qualified plumbing contractor evaluate and repair or replace as necessary.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---


36)  The doorbell appeared to be inoperable at the time of inspection. Recommend that a qualified electrician

evaluate and repair as necessary.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.


---

37)  Toilet appears to be loose and may need reanchoring. Recommend repairing so toilet is securely fastened to the floor.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.

---

38)  Leak at drain under sink. Recommend repairing leak.


**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 13

---

39)  Water stains visible in ceiling. Ceiling material is wet, apparently from an active leak in the roof. Recommend repairing roof leak. Recommend removing wet wallboard or plaster and replacing with new after area has dried thoroughly.


**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 15

---

40)  Vinyl floor tiles are installed in some rooms that are "wet areas" (kitchen, bathrooms, laundry room, etc.). This is a poor choice of floor material since water can seep through the cracks and infiltrate the wooden subfloor beneath. Recommend replacing vinyl floor tiles with a waterproof floor such as sheet vinyl where necessary.

**Revised**

Concern has been repaired, corrected, or addressed per report recommendations. Receipts and/or invoices for repair or service are available from seller by request.



Photo 16

---

[CLICK HERE to return to BC WARNER HOME INSPECTIONS](#)