

Here is an actual copy of a binder type report given to a client. This is absolutely sub-standard (I would be embarrassed to give out a report like this)

Ask yourself:

- **Is the Report clear, concise, readable and understandable?**
- **Does it give you information you need to make an informed decision?**
- **Where are the photos to help with documentation and understanding?**
- **Compare this to our report... I will send you a copy via email for the asking!**

FOUNDATION

Rating System Definitions:

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	A	B	C	NA	NV	Comments:
1. Foundation Type.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Block						
<input type="checkbox"/> Stone Stucco <input type="checkbox"/> Brick						
<input type="checkbox"/> Full <input type="checkbox"/> Slab <input type="checkbox"/> Crawl						
2. Crawl Area Ventilation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Crawl Area Insulation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Crawl Area Vapor Barrier Present.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Basement Windows.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Basement Floor.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt						
<input type="checkbox"/> Wood <input type="checkbox"/> Covered with Flooring						
7. Load-Bearing Girders.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel						
8. Support Columns.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Cement Filled Lally						
<input type="checkbox"/> Masonry <input type="checkbox"/> Adjustable Screw Jacks						
						See Note #1
9. Sill.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Sub Floor.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Under Bathroom						
11. Floor Joist.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> 2 x 8 O.C.						
<input checked="" type="checkbox"/> 2 x 8 R-16 O.C.						
<input type="checkbox"/> 2 x 10 O.C.						
<input type="checkbox"/> Other						
12. Floor Insulated.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Interior Chimney (liner not included)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Masonry <input type="checkbox"/> Other <input type="checkbox"/> Prefab Metal						
						See Note #2
14. Bulkhead/Walkout.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Wood <input type="checkbox"/> Door <input type="checkbox"/> Metal						
<input type="checkbox"/> Scrape and Paint						
15. Water Penetration and Dampness.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						(See Manual)
<input checked="" type="checkbox"/> No Visible or Accessible Evidence at Time of Inspection						
<input checked="" type="checkbox"/> Evidence Noted:						
Water Stains AT WALLS						
Efflorescence AT REAR CORNER NEAR Boiler						
						See Manual Section F and Note #3
16. Sump Pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
<input type="checkbox"/> Permanent Installation						
<input type="checkbox"/> Recommend GFI outlet be installed by an electrician						
						See Note #4

Notes:

1. Wooden or adjustable columns are subject to shrinkage and deterioration. While they are acceptable under most circumstances, cement filled lally columns are preferable.
2. Flue liners cannot be properly inspected unless thoroughly clean and completely accessible. ~~It is suggested~~ suggests that all flue liners be checked by a contractor who specializes in this work.
3. Efflorescence is a white powder along concrete floors and walls which usually indicates dampness or water penetrations at some time in the past. The source or evidence of water penetration cannot always be determined during the inspection. We suggest that you consult the owner for past history of whether there has been water penetration or not.
4. We cannot inspect complete sump pump action unless there is adequate water in the hole at the time of inspection.

EXTERIOR & GARAGE

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	A	B	C	NA	NV	Comments:
19. Siding.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(19) Siding is original and is showing age - several areas have moisture rot and need repair. Beam needs painting - expect repairs due to age + cond.
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Hardboard <input type="checkbox"/> Brick <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos Type <input type="checkbox"/> Stucco						
20. Exterior Window Trim.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(20) A few windows are showing some rot at trim + casings - due to age + lack of gutters expect repairs due to age + cond.
21. Attached Decks/Porches.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> Brick <input type="checkbox"/> Pressure Treated Wood <input type="checkbox"/> Underside of porch or deck not accessible <input type="checkbox"/> Recommend lag bolts be installed to secure deck to house						
22. Retaining Walls.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(22) Rear wall leaning - timbers are rotting at ends + other areas expect repairs / replacement stone walls appear acceptable
<input checked="" type="checkbox"/> Landscape Timbers <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Brick						
23. Fences.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24. Patios.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Notes:

- Some regulations in local towns, cities or states require the presence of a flue liner when using certain fuels. We suggest you consult your local authorities.
- The underside or crawl space under decks and porches not accessible at time of the inspection should be made accessible to check for damage, rot or infestation.
- Exterior faucets should be drained during the winter months to prevent freezing.

GARAGE

	A	B	C	NA	NV	Comments:
1. Garage.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Under <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> 1 Car <input checked="" type="checkbox"/> 2 Car <input type="checkbox"/> 3 Car						
2. Garage Doors. See Note #2.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2) No cover on door metal safety release set too hard - no safety cables in springs and
<input checked="" type="checkbox"/> Electric Opener <input type="checkbox"/> Safety Release Satisfactory <input checked="" type="checkbox"/> Safety Release Needs Adjustment or Repair, consult a qualified technician <input type="checkbox"/> Locks <input type="checkbox"/> Tracks						
3. Foundation (If Applicable).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Door(s) Entry/Exit.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Walls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Sills.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Windows.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Fume Barrier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Fire Door.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5) Missing fire door to cellar / replace
<input type="checkbox"/> Cannot be determined. See Note #1						
11. Fire Grade Sheet Rock. See Note #1.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6) Cracks in front wall left corner repair is needed / consult general as to history
<input type="checkbox"/> Cannot be determined.						
12. Roof: Surface.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Other						
13. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Notes:

- All new construction requires fire-grade sheet rock, fire rated doors and fume barriers if garage is attached or under house. For safety you should consider adding them to your garage if they aren't there already. Also carbon monoxide detectors are inexpensive and we recommend you add them at your earliest convenience.
- Paint inside of garage door.

ADDITIONAL COMMENTS

ELECTRICAL SYSTEM

MAIN PANEL TYPE: CIRCUIT BREAKERS FUSES FUSE STATS OTHER
 LOCATION: Cellar COPPER ALUMINUM ALUMINUM COATED COPPER
 MAIN FIXED CAPACITY AS VIEWED: 30 AMPS 60 AMPS 100 AMPS 200 AMPS 110 VOLTS 110/220 VOLTS
 ADDITIONAL SERVICE PANELS AND CAPACITY #1 _____ AMPS #2 _____ AMPS #3 _____ AMPS #4 _____
 LOCATIONS: #1 _____ #2 _____ #3 _____ #4 _____
 HOUSE BRANCH WIRING (W/ WIRE ACCESSIBLE)
 COPPER ALUMINUM COPPER & ALUMINUM CONNECTIONS COMPATIBLE ALUMINUM COATED COPPER

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	A	B	C	NA	NV	*	Comments
1. Accessible Wiring	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	① Many Extensions Many Bulb Fixtures, used Soft outlets - missing
<input type="checkbox"/> Old Knob & Tube - See Note #1 Below							
<input checked="" type="checkbox"/> Extension Cords over 6' long (See Note #2)							
2. Service Panel Box	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	② Cover top main panel Recommend and install electrical make safe + clean up whole basement for safety
<input type="checkbox"/> Main Disconnect _____ AMP							
<input type="checkbox"/> Duct Seal on Exterior Meter Box Recommended							
<input checked="" type="checkbox"/> Grounded at Water Main							
<input type="checkbox"/> Recommend Jumper of Ground Cable be installed across water meter by electrical contractor							
<input type="checkbox"/> Piggy Back(s) Observed in panel at Breakers. - Suggest evaluation by Electrical Contractor							
<input type="checkbox"/> Grounding of panel not visible Recommend it be checked							
<input type="checkbox"/> Recommend anti-oxidant be applied to all aluminum wires by electrical contractor							
3. Breakers/Fuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Overfusing (See Manual Section E & Note #3)							
4. GFI	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	④ GFI in Bath NOT tripping off - live when test button is tripped Replace
<input type="checkbox"/> See Manual Section E							
5. Junction Box Covers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Wall & Switch Plate Covers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Open Splices	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Smoke/Fire Detectors (See Note #5)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	⑤ several covers missing replace
9. Ceiling Fans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Intercom/Doorbell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Exterior Lighting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Bath Electrical Fixtures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Interior Outlets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Two-prong - See Note #4							
<input type="checkbox"/> Reversed polarity - See Note #6							
<input type="checkbox"/> Open Ground							
<input type="checkbox"/> Recommend improperly wired outlets be corrected by electrical contractor							
<input type="checkbox"/> Recommend adding additional outlets to rooms for your convenience							

Maintenance Recommendation and Comments:

1. Older Knob & Tube wiring is still commonly found. We suggest eventually updating and replacing due to age.
2. All extension cords over six feet in length should be replaced with permanent wiring.
3. Recommend over fused circuit be corrected by an electrician.
4. Many older homes still have 2-prong outlets which were standard at the time of installation. Eventual upgrading to grounded 3-prong outlets may be desirable. Recommend GFI outlets be installed at all outlets within six feet of water faucets.
5. All smoke detectors should be positioned and inspected by the local fire department prior to purchase. ~~Inspection~~ makes no representations as to the operability or installation of smoke detectors.
6. Hot and neutral wires are switched. Consult an electrician to correct. Repair is usually done quickly and easily.

ADDITIONAL COMMENTS