

***bob medlin & associates, inc.***

P. O. Box 33363  
 Raleigh, N.C. 27636  
 919-233-8900

**SAMPLE**

**RESIDENTIAL BUILDING INSPECTION REPORT**

|                          |  |   |  |
|--------------------------|--|---|--|
| <b>CLIENT:</b>           |  | <b>INSPECTION DATE:</b>   |  |
| <b>PROPERTY ADDRESS:</b> |  | <b>INSPECTOR:</b> Bob Medlin<br>N.C. Home Inspector License # 281 |  |

**IMPORTANT NOTE**

This report has standard exclusions and limitations in accordance with the Standards of Practice and Code of Ethics (available upon request) established by the North Carolina Home Inspector Licensure Board. This report is intended for informational purposes only and should not be construed as a warranty or guarantee. The purpose of a home inspection is to reduce the risks associated with purchasing property. It will not remove all risks. All deficiencies cannot be detected during a typical home inspection. There are areas in every home that are not accessible for inspection and conditions or component failure can occur after the inspection is performed. In occupied homes, personal belongings, furniture, wall coverings and floor coverings are not moved to perform the inspection. This report does not address cosmetic deficiencies, nor does it specify how repairs are to be performed or provide cost estimates. Qualified contractors should perform all repairs. The report reflects the inspector's observations, which are based on the condition of the property at the time of inspection and on visible indications that were present at that time. Unauthorized distribution, reproduction, or re-sale of this report is prohibited.

**TYPE OF INSPECTION:** \* Full

\* Full inspections include the items listed in sections 1 - 4 below. Limited inspections cover specific items or systems.

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- Exterior Grades and Drainage
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| - Bedrooms                      | - Living Areas | - Cooling    | - Insulation |
| - Bathrooms                     | - Basement     | - Heating    |              |
| - Kitchen (built in appliances) | - Garage       |              |              |

**SECTION # 1**

**SUMMARY OF CONDITIONS REQUIRING ATTENTION**

**\* NOTE:** The following list is a summary of the deficiencies and/or conditions noted during the course of our inspection that we feel warrant correcting or further evaluation. **THIS SUMMARY IS NOT THE ENTIRE REPORT.** The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire report should be reviewed before making any decisions, especially those pertaining to repair requests. **Furthermore, it is advisable to have licensed and/or qualified contractors perform all repairs.**

*\*(The applicable section of the report may provide additional details related to the items listed below.)*

SAMPLE

**PICTURES**

\* Pictures are optional and are for clarification or to locate deficiencies. All deficiencies are not photographed.

SAMPLE

**SECTION # 2**

**\*EXTERIOR\***

**General Notes:**

\* This report covers the systems and equipment directly associated with the main structure only.  
 \* References to general exterior locations are based on a view from the front of the property. Specific locations are based on a direct view of the area or component in question.

**NOTE:** It is advisable to have licensed and/or qualified contractors perform all repairs.

**STRUCTURAL SYSTEMS**

**Ceilings:  
Walls:**

**Floors:  
Roof:**

**General Notes:**

\* Determination of structure types and soundness is based on an observation of visible components and indications present at the time of the inspection.

**GENERAL STRUCTURAL SOUNDNESS**

**Main (original) structure:** satisfactory

**ROOF**

1) **Design:**

**\*Observation method:**

**General Notes:**

\* A roof top inspection is performed when possible. However, weather conditions, building height, roof pitch or shingle conditions sometimes prohibit walking on the roof.

2) **Roof Covering:** composition asphalt shingles

**General Notes and Disclosures:**

\* Although most asphalt shingles are rated at 20-25 years, 16-18 years is the average useful life expectancy. Roof ventilation is the single most significant factor that affects shingle life.

\* Determination of roof covering age or remaining life expectancy is beyond the scope of the report.

**Findings and Comments:**

- 

**ROOF VENTILATION** | **Type:**

**General Notes and Disclosures:**

\* Poor roof ventilation can cause shingle damage and lead to premature replacement.

**Findings and Comments:**

- 

**GUTTERS & DOWNSPOUTS**

**General Notes and Disclosures:**

\* Debris should be removed regularly to prevent damage from overflow.

**Findings and Comments:**

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|                               |  |
|-------------------------------|--|
| <b>FLASHING</b>               |  |
| <b>Findings and Comments:</b> |  |
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|  |              |
|--|--------------|
| <b>EXTERIOR SIDING</b>   | <b>Type:</b> |
| <b>General Notes and Disclosures:</b>  |              |
| * The exterior joints around windows, doors and trim components should be checked periodically and re-caulked if needed. |              |
| * The condition of components behind vinyl siding, aluminum siding and cladding cannot be guaranteed.                    |              |
| <b>Findings and Comments:</b>  |              |
| •  |              |

|   |   |              |
|---|---|--------------|
| <b>EXTERIOR TRIM</b>  | (includes but not limited to: fascia boards, soffits and eaves) | <b>Type:</b> |
| <b>General Notes and Disclosures:</b>   |   |              |
| * The condition of components behind gutters and cladding cannot be guaranteed. |   |              |
| <b>Findings and Comments:</b>   |   |              |
| •   |   |              |

|   |  |
|---|--|
| <b>WINDOWS &amp; EXTERIOR DOORS</b>   |  |
| <b>A. Window Type:</b>  |  |
| <b>B. Window Panes:</b>   |  |
| <b>General Notes and Disclosures:</b>   |  |
| * So as not to hinder egress, all windows and exterior doors should operate properly.   |  |
| * Dual cylinder dead bolt locks can hinder egress if the keys are not readily accessible. Also, if one key does not operate all dead bolts and exterior door locks, each key should be identified and clearly marked. |  |
| * Open windows are dangerous. Always open double hung windows at the top to prevent children from falling out. Insect screens should not be relied on to restrain children.   |  |
| * Window grilles, screens, storm windows and storm doors are beyond the scope of the report.  |  |
| * Only the bottom sashes of double hung windows are opened for testing.   |  |
| <b>Findings and Comments:</b>   |  |
| <b>WINDOWS</b>  |  |
| •   |  |
| <b>EXTERIOR DOORS</b>   |  |
| •   |  |

|                               |                                       |
|-------------------------------|---------------------------------------|
| <b>PORCHES</b>                | <b>General Notes and Disclosures:</b> |
| <b>DECKS</b>                  |                                       |
| <b>PATIOS</b>                 |                                       |
| <b>FENCES</b>                 |                                       |
| <b>Findings and Comments:</b> |                                       |
| •                             |                                       |

|  |              |               |
|--|--------------|---------------|
| <b>FOUNDATION WALLS</b>  | <b>Type:</b> | <b>Piers:</b> |
| <b>General Notes and Disclosures:</b>  |              |               |
| * Cracks are not always indicative of major structural failure. Size and location are important. |              |               |
| * Maintaining proper exterior drainage will help to prevent foundation damage.                   |              |               |
| <b>Findings and Comments:</b>  |              |               |
| •  |              |               |

|  |  |
|--|--|
| <b>FOUNDATION VENTILATION</b>  |  |
| <b>General Notes and Disclosures:</b>  |  |
| * Closing the foundation vents during the summer will help to prevent condensation from forming. |  |
| <b>Findings and Comments:</b>  |  |
| •  |  |

|   |  |
|---|--|
| <b>ADJACENT EXTERIOR GRADES &amp; DRAINAGE</b>  |  |
| <b>General Notes and Disclosures:</b>   |  |
| * Only the grades immediately adjacent to the foundation walls (approximately 4 feet out) are covered in this report. |  |
| <b>Findings and Comments:</b>   |  |
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|-------------------------------|--|
| <b>DRIVEWAY AND SIDEWALKS</b> |  |
| <b>Findings and Comments:</b> |  |
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|--|----------------------------|
| <b>CRAWLSPACE</b>  | <b>Observation method:</b> |
| <b>General Notes and Disclosures:</b>  |                            |
| 1) References to crawlspace locations are based on a view from the front of the property.  |                            |
| 2) Licensed and/or qualified sub-contractors should perform all recommended repairs.   |                            |
| 3) Wood moisture readings are taken to determine general conditions in the crawlspace and are representative of conditions that existed at the time of the inspection. If moisture levels are above the normal range, recommendations for remedial action will appear in the <b>Findings and Comments</b> section below. |                            |
| <b>Findings and Comments:</b>  |                            |
| •  |                            |

**SECTION # 3**

**\*INTERIOR\***

**General Notes and Disclosures:**

- \* References to room locations are based on a view from the front of the property.
- \* It is advisable to have licensed and/or qualified contractors perform all repairs.

The following is a list of components evaluated in all interior rooms. A reasonable attempt will be made to inspect every one. However, some may be obstructed by furniture or personal belongings. Wall and floor coverings are not moved for inspection. Furthermore, only deficient components or those requiring a response will appear in the “**Findings and Comments**” sections of each room.

**Items inspected:**

- |                  |                          |            |                 |
|------------------|--------------------------|------------|-----------------|
| - Outlets        | - Heat and air registers | - Ceilings | *- Ceiling Fans |
| - Switches       | - Doors and knobs        | - Walls    | - Closets       |
| - Light Fixtures | - Windows                | - Floors   |                 |

- \* Ceiling fans are tested on one speed only. Remote controls are tested if available.
- \*\* Components that are out of reach are not tested. A visual evaluation is performed.

|              |   |
|--------------|---|
| <b>ATTIC</b> | <b>Observation method:</b> entered attic areas with a flashlight via: |
|--------------|---|

**General Notes and Disclosures:**

- \* Some attic areas and components are inaccessible for inspection due to inadequate clearance and the presence of insulation. These areas are excluded from the report.
- \* See the applicable sections for findings related to **Roof Ventilation** and **Insulation**.
- \* Locations of items in the **Findings and Comments** section are based on a view from the front of the property.

**Findings and Comments:**

- 

**MASTER BEDROOM**

**Findings and Comments:**

- 

**MASTER BATH**

\*Personal items in cabinets under sinks in occupied homes are not moved to inspect.

**Findings and Comments:**

- 

**BEDROOM # 2**

**Findings and Comments:**

- 

**BATH # 2**

\*Personal items in cabinets under sinks in occupied homes are not moved to inspect.

**Findings and Comments:**

-

|  |   |
|--|---|
| <b>BEDROOM # 3</b>                     |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>BATH # 3</b>                        | *Personal items in cabinets under sinks in occupied homes are not moved to inspect. |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>BEDROOM # 4</b>                     |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>HALLWAYS, STAIRWAYS &amp; FOYER</b> |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>BONUS ROOM</b>                      |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>FAMILY ROOM</b>                     |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>LIVING ROOM</b>                     |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>DINING ROOM</b>                     |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>SUN ROOM</b>                        |   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>DOWNSTAIRS BATH</b>                 | *Personal items in cabinets under lavatories are not moved to inspect.              |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |
| <b>HALF BATH</b>                       | *Personal items in cabinets under sinks are not moved to inspect.                   |
| <b>Findings and Comments:</b>          |   |
| •                                      |   |

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|---|--|
| <b>LAUNDRY ROOM</b>   |  |
| <b>General Notes and Disclosures:</b>   |  |
| * Washers and dryers are beyond the scope of the report and are not inspected or tested. If these appliances convey with the property and you have concerns about their condition, a qualified appliance technician should be consulted for further evaluation. |  |
| <b>Findings and Comments:</b>   |  |
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|                               |  |
|-------------------------------|--|
| <b>CLOSETS</b>                |  |
| <b>Findings and Comments:</b> |  |
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|--|---|--------------|-------------------|
| <b>KITCHEN</b>   | *Personal items in cabinets in occupied homes are not moved to inspect. |              |                   |
| The following is a list of typical kitchen components that are inspected. Those that are not built in or that do not convey with the property were not evaluated. Only those appliances and components that are deficient will be discussed in the “ <b>Finding and Comments</b> ” section. Furthermore, appliances are tested for general operating characteristics, which may not be a true indicator of how they would perform under actual use conditions. Timers and special features or cycles are not tested. |   |              |                   |
| - Outlets  | - Floor   | - Range/Oven | - Disposal        |
| - Switches   | - Light Fixtures  | - Hood/fan   | - Sink            |
| - Windows  | - Heat registers  | - Cooktop    | - Faucet/Sprayer  |
| - Ceiling  | - Doors and knobs   | - Microwave  | - Drain           |
| - Walls  | - Cabinets  | - Dishwasher | - Trash compactor |
| <b>General Notes and Disclosures:</b>  |   |              |                   |
| * Refrigerators, icemakers, freezers and appliances that are not built in are beyond the scope of the inspection. If you have concerns about the condition of these items, consider an evaluation by a qualified technician. Furthermore, verifying the presence of an icemaker hook-up is beyond the scope of the report.   |   |              |                   |
| <b>Findings and Comments:</b>  |   |              |                   |
| •  |   |              |                   |

|  |                     |
|--|---------------------|
| <b>CHIMNEY &amp; FIREPLACE</b>   | Type: prefabricated |
| <b>General Notes and Disclosures:</b>  |                     |
| * Wood stoves and fireplace inserts are beyond the scope of this report and are not inspected.             |                     |
| * Due to inaccessibility of flue liners, a chimney inspection by a qualified chimney sweep may be desired. |                     |
| * Functional testing of fireplaces and chimneys is not performed.  |                     |
| <b>Findings and Comments:</b>  |                     |
| •  |                     |

|                               |  |
|-------------------------------|--|
| <b>BASEMENT</b>               |  |
| <b>Findings and Comments:</b> |  |
| •                             |  |

|   |  |
|---|--|
| <b>GARAGE</b>   |  |
| <b>General Notes and Disclosures:</b><br>* Vehicle door opener remote controls are beyond the scope of the report and are not tested. |  |
| <b>Findings and Comments:</b> <ul style="list-style-type: none"><li>•</li></ul>   |  |

|   |  |
|---|--|
| <b>ADDITIONAL ROOMS</b>   |  |
| <b>Findings and Comments:</b> <ul style="list-style-type: none"><li>•</li></ul> |  |

|   |  |
|---|--|
| <b>ADDITIONAL COMMENTS</b>  |  |
| <b>Findings and Comments:</b> <ul style="list-style-type: none"><li>•</li></ul> |  |

**SECTION # 4**

**\*SYSTEMS AND EQUIPMENT\***

**NOTE:**

- 1) Systems and equipment must respond to normal operating controls. Aside from removal of service access panels, no dismantling and/or repairs will be performed for testing.
- 2) It is advisable to have licensed and/or qualified contractors perform all repairs.

**ELECTRICAL SYSTEM**

**A. Service entrance wires:**

-  
-

**D. Sub-panel:**

**E. GFCI's:**

**F. Branch wiring:**

**G. Overcurrent protection:**

**H. Smoke detectors:**

**B. Main panel:**

**C. Main panel rating:**

**General Notes and Disclosures:**

- \* Ground fault protection is recommended for the outlets in all wet locations, which includes bathrooms, kitchens, garages, crawl spaces and outside areas, and is now required in these locations in new homes.
- \* Smoke detectors should be located in close proximity to all sleeping areas. Test monthly.
- \* Phone and cable lines and jacks are beyond the scope of the report and are not inspected.

**Findings and Comments:**

•

**COOLING SYSTEM (S)**

method of distribution:

**A. Type –**

**B. Make –**

**C. Filters:**

**D. Tested –**

**General Notes and Disclosures:**

- \* To prevent compressor damage, equipment manufacturers prohibit operation when the outside temperature is below 60 deg. F. Without testing, functional characteristics cannot be determined.
- \* Evaluation of cooling system performance is based on the temperature drop across the evaporator coils. It is beyond the scope of the report to determine how effectively or comfortably individual areas are actually conditioned. This can be affected by a combination of factors including construction design, length of system operation, individual living conditions and temperature preferences.
- \* There is a nominal return trip fee for post inspection testing.
- \* System sizing is beyond the scope of the report.

**Findings and Comments:**

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|  |                  |                         |                    |
|--|------------------|-------------------------|--------------------|
| <b>HEATING SYSTEM (S)</b>  |                  | method of distribution: |                    |
| <b>A. Type -</b>   | <b>B. Make -</b> | <b>C. Fuel -</b>        | <b>D. Tested -</b> |
| <b>General Notes and Disclosures:</b>  |                  |                         |                    |
| <p>* To prevent compressor damage, manufacturers prohibit operating heat pumps in the heating mode when outside temperatures are above 65 deg. F. Since the compressor in a heat pump system serves a dual function, as it provides both cooling and heating, the manufacturer contends that if it performs satisfactorily in one mode, it should perform equally as well in the other. Without testing, functional characteristics cannot be determined.</p> <p>* Evaluation of heating system performance is based on the temperature rise at the registers. It is beyond the scope of the report to determine how effectively or comfortably individual areas are actually conditioned. This can be affected by a combination of factors including construction design, length of system operation, individual living conditions and temperature preferences.</p> <p>* Due to inaccessibility, the condition of the heat exchanger in gas furnaces cannot be guaranteed.</p> <p>* System sizing is beyond the scope of the report.</p> <p>* Solar heating systems are beyond the scope of the report and are not inspected.</p> |                  |                         |                    |
| <b>Findings and Comments:</b>  |                  |                         |                    |
| •  |                  |                         |                    |

|  |  |
|--|--|
| <b>PLUMBING SYSTEM</b>   |  |
| <b>A. Distribution lines -</b><br><b>B. Main supply line -</b><br><b>C. Main water shut off -</b><br><b>D. Drain/Waste lines -</b><br><b>E. Drain/Waste vents -</b><br><b>F. Water heater -</b><br><b>G. Water heater location -</b><br><b>H. Functional flow -</b><br><b>I. Main gas shutoff -</b><br><b>J. Hot water temperature -</b> |  |
| <p>* <b>NOTE:</b> This report does <u>not</u> cover well and septic systems, water filtering/softening systems, lawn irrigation systems, or spas. Furthermore, we do <u>not</u> test for or report on water quality. Private testing firms and some municipalities offer these services.</p>   |  |
| <b>Findings and Comments:</b>  |  |
| •  |  |

Client: Property Address:

Inspection Date:

Report #

**INSULATION** (main structure)

**General Notes and Disclosures:**

\* The "R" value of the insulation in the different areas of the home will be noted when the insulation is accessible for inspection and is marked by the manufacturer. For comparison, the current "R" value standards are as follows: **Ceiling = R-30 Walls = R-13/15 Floors = R-19**

**Findings and Comments:**

|                    | <u>R-value</u> | <u>Type</u> | <u>Method of Value Determination</u> |
|--------------------|----------------|-------------|--------------------------------------|
| <b>Ceiling - -</b> | R-             |             |                                      |
| <b>Walls - - -</b> | R-             |             |                                      |
| <b>Floor - - -</b> | R-             |             |                                      |

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

Robert H. Medlin  
NC Home Inspector License # 281