

http://www.reporthost.com/ycf74 mmiller.homesite@gmail.com

(443) 516-7902 123 Sample Ct Sykesville MD 21784-6683 Inspector: Michael Miller



Summary

Client(s): Sample Client

Property address: 123 Sample Rd

Norman OK. 73069

Inspection date: Sunday, May 10, 2020

This report published on Tuesday, May 12, 2020 10:10:33 AM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

~	Repair/Replace	Recommend repairing or replacing
1	Comment	For your information

HomeSite Inspections SUMMARY

Roof

1) Protruding nails are pushing the shingles up along edge of roof in the following areas:

- across front edge of roof
- left side of roof

2) Exposed nail heads in various areas on the roof

3) Sox vent missing screen protector

Grounds / Exterior

6) Some caulking gaps around windows

Plumbing / Fuel Storage

8) Loose / unsecured gas line, recommend securing to wall.

Attic

17) 2 supply lines are significantly crimped by the ties which could affect insulation and/or air flow performance. Recommend re-strapping so as not to crush the insulation layer

Sunday, May 10, 2020 Page 2 of 2



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Property Inspection Report

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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:

1	Repair/Replace	Recommend repairing or replacing
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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at https://www.reporthost.com/glossary.asp

General Information

Report number: 003116 Time started: 10:15 am Time ended: 2:00 pm

Present during inspection: Client, Realtor, Builder Client present for discussion at end of inspection: Yes Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Type of building: Single family Property Style: One story

Occupied: No

Age of main building: 0 yrs

Roof

Roof inspection method: Traversed

Condition of roof surface material: Satisfactory

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable, A frame

1) Protruding nails are pushing the shingles up along edge of roof in the following areas:

- across front edge of roof
- left side of roof



Photo 1-1



Photo 1-2

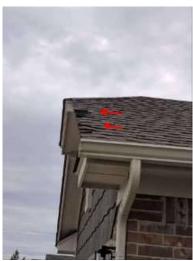


Photo 1-3

2) Exposed nail heads in various areas on the roof



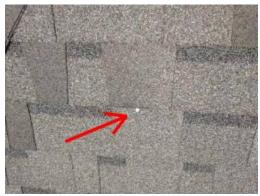


Photo 2-2

Photo 2-1

3) Sox vent missing screen protector



Photo 3-1

4) Toof views





Photo 4-1

Photo 4-2

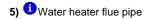




Photo 5-1

Grounds / Exterior

Driveway Material: Concrete Sidewalk Material: Concrete Deck Condition: N/A Chimney Material: N/A

6) Some caulking gaps around windows





Photo 6-1

Photo 6-2

7) Gas meter, electrical meter pics





Photo 7-1

Photo 7-2



Photo 7-3

Plumbing / Fuel Storage

Water service: Public

Main shut-off location: Coat closet Supply pipe material: PEX plastic Drain/Waste pipe material: PVC

Sump pump: NA

Location of main fuel shut-off: Building exterior, At gas meter

Water Heater fuel: Gas Water Heater capacity: 40 gal WH Approx age: 0 yrs

8) Loose / unsecured gas line, recommend securing to wall.



Photo 8-1

9) Main water shutoff



Photo 9-1

10) Water heater label



Photo 10-1

11) Water heater pics





Photo 11-1



Photo 11-3

Page 7 of 12

Electric

Service Line type: Underground
Main Service amperage: 200
Main Panel location: Garage
Overload Protection type: Breakers
Branch wiring material: Copper

12) Inside electrical panel





Photo 12-1

Photo 12-2



Photo 12-3

Heating, Ventilation and Air Condition (HVAC)

Location of Thermostat: Front hallway

Heating Fuel: Natural Gas **Heating System:** Furnace

Heat Distribution: Forced Air, Ducts-Registers

Heat in all Living Spaces: Yes Heat System Approx Age: 0 yrs Cooling System type: Central Cooling System Approx Age: 0 yrs Limited Cooling Evaluation: NA

13) ComfortMaker gas furnace / indoor air handler in attic





Photo 13-1 Photo 13-2



Photo 13-3

14) ComfortMaker outdoor unit



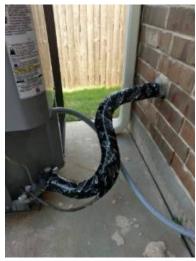


Photo 14-1

Photo 14-2

15) More pics





Photo 15-1

Photo 15-2

Kitchen

Appliances present: Stove, Dishwasher, Microwave, Disposal

Stove fuel: Natural gas

Ventilation type: Hood or microwave over range or cooktop, Vented to interior

Floor material: Tile

GFCI outlets: Yes, Operable

16) Kitchen pics





Photo 16-1

Photo 16-2

<u>Interior</u>

Exterior door material: Wood

Type(s) of windows: Vinyl, Multi-pane

Wall covering: Drywall

Ceiling type or covering: Drywall Floor covering: Carpet, Tile Heat source in all living areas: Yes Smoke Detectors: Yes, Tested

CO Detector: Yes Fireplace type: N/A

Garage or Carport

Type: Attached, 2 Car Door Type: Automatic

Mechanical auto-reverse operable: Yes

Attic

Attic inspection method: Traversed

Roof structure: Rafters

Ceiling insulation material: Fiberglass loose **Roof ventilation type:** Soffit vents, Turtle vents

17) 2 supply lines are significantly crimped by the ties which could affect insulation and/or air flow performance. Recommend re-strapping so as not to crush the insulation layer





Photo 17-1

Photo 17-2

18) ① Attic views





Photo 18-1

Photo 18-2

HomeSite Inspections



Photo 18-3

19) Insulation depth approx 14 inches.





Photo 19-1

Photo 19-2

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