



Smitten Home Inspection  
8782 Hastings Circle NE  
Blaine, MN 55047



1234 Anywhere Street  
Anywhere City, State 12345

# Smitten Home Inspection



Mr. & Mrs. Client  
1234 Anywhere Street  
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# Smitten Home Inspection

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## Inspection Agreement

Inspector Name: Andy Smitten  
Company Name: Smitten Home Inspection  
Address: 8782 Hastings Circle NE  
City State Zip: Blaine, MN 55047

Client Name: Mr. & Mrs. Client  
Address: 1234 Anywhere Street  
City, State Zip: Anywhere City, State 12345

Property Address: 1234 Anywhere Street  
City State Zip: Anywhere City, State 12345

### 1. Inspection Fee: \$0

THIS CONTRACT LIMITS OUR LIABILITY PLEASE READ CAREFULLY.

This agreement is between the client named above and the Inspection Company.

I (Client) hereby request a limited visual inspection of the structure at 1234 Anywhere Street, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any question I may have.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your Inspector is a home inspector generalist and is not acting as a licensed engineer or expert in any craft or trade. If your Inspector recommends consulting other specialized experts, client must do so at clients expense.

### SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any systems or components listed in the report, which may be in need of immediate major repair. The inspection will be preformed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages.

### OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations.
- Geological stability or soils conditions.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality.
- Electromagnetic radiation or any environmental hazards,
- Building value appraisal or cost estimates.
- Conditions of detached buildings.
- Pools or spas and underground piping.
- Specific components noted as being excluded on the individual system inspections forms.
- Private water or private sewage systems.
- Saunas, steam baths or fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts,
- Dumbwaiters and thermostatic, humidistatic, or time clock controls.
- Water softeners/purifiers systems or solar heating systems.

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## Inspection Agreement (Continued)

- Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item
- (Some of the above items may be included in this inspection for additional fees. Check with your inspector.)

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Clients own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Clients unauthorized distribution of the inspection report.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible condition at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Clients agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

**ATTORNEYS FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorneys fees, arbitrator fees and other costs.

### LIMITATIONS ON LIABILITY:

THE INSPECTORS LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTORS PRINCIPALS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID, THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSION IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENTS SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FORM THIS INSPECTION

**ARBITRATION:** Any disputes concerning the interpretation of this agreement or arising form this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of the contract. You also agree to pay the inspection fee listed above.

2. Client:

Signature:

Inspection Date: 4/12/14

3. Inspector:

Signature:

Inspection Date: 4/12/14

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 1234 Anywhere Street  
City Anywhere City State State Zip 12345  
Contact Name Mr. & Mrs. Client  
Phone 123-456-7890

### Client Information

Client Name Mr. & Mrs. Client  
Client Address 1234 Anywhere Street  
City Anywhere City State State Zip 12345  
Phone 123-456-7890  
E-Mail client@email.com

### Inspection Company

Inspector Name Andy Smitten  
Company Name Smitten Home Inspection  
Address 8782 Hastings Circle NE  
City Blaine State MN Zip 55047  
Phone 612-701-3952  
E-Mail andy@smittenhomeinspection.com  
Inspection Fee \$0

### Conditions

Others Present Home Owner Property Occupied Occupied  
Estimated Age 23 Entrance Faces North  
Inspection Date 04/12/2014  
Start Time 1:00 End Time 6:00  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 50  
Weather Partly cloudy Soil Conditions Partly cloudy

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## General Information (Continued)

Space Below Grade Basement  
Building Type Single family Garage Single family  
Sewage Disposal City How Verified City  
Water Source City How Verified City

## Lots and Grounds

A NPNI M D

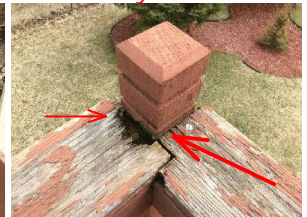
1. ☐☐☐☒☐ Driveway: Asphalt - Driveway showing signs of settling at garage. Some cracking present. Recommend repairs.



2. ☒☐☐☐☐ Walks: Concrete  
3. ☒☐☐☐☐ Steps/Stoops: Concrete  
4. ☐☐☐☒☐ Patio: Concrete - Settling cracks present. Monitor for future movement.



5. ☐☐☐☐☒ Deck: Treated wood - Deck support post rest directly on concrete footings. This makes the posts prone to premature rot at the base. Recommend adding metal post bases. Railing on stairs not built to building standards (undersized). Recommend adding proper designated handrail for proper safety. Handrail on stairs built below minimum height standards for safety. Should be between 34"-38" at stair tread nosing. Currently only 30" high. Overall wood condition of railing is poor and is potentially safety hazard due to rot. Railings are noticeably loose. Recommend qualified contractor perform repairs immediately.





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## Lots and Grounds (Continued)

Deck: (continued)



6. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope

7. ☐ ☐ ☐ ☒ ☐ Vegetation: Shrubs - Shrubs planted too close to structure, removal may be required. Can affect siding materials.



8. ☒ ☐ ☐ ☐ ☐ Retaining Walls: Block

## Exterior

A NPNI M D

North Exterior Surface

1. ☐ ☐ ☐ ☐ ☒ Type: Brick veneer - Brick veneer settling and separating from garage front. Repairs recommended.



North, East, South, West Exterior Surface

2. ☒ ☐ ☐ ☐ ☐ Type: Vinyl siding

3. ☐ ☐ ☐ ☒ ☐ Trim: Vinyl - Loose. Trim around many of the windows and doors around the house are missing caulking allowing moisture penetration. Some drip caps are missing as well. Recommend repairs.



4. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum

5. ☒ ☐ ☐ ☐ ☐ Soffits: Aluminum

6. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired

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## Exterior (Continued)

7. ☐☐☐☒☐ Entry Doors: Metal - [Paint peeling](#)



8. ☒☐☐☐☐ Patio Door: Metal sliding

9. ☒☐☐☐☐ Windows: Aluminum slider

10. ☐☐☐☒☐ Window Screens: Vinyl mesh - [Some screens showing signs of wear and need repair.](#)

11. ☒☐☐☐☐ Basement Windows: Aluminum casement, Aluminum slider, Vinyl slider

12. ☒☐☐☐☐ Exterior Lighting: Surface mount

13. ☒☐☐☐☐ Exterior Electric Outlets: 110 VAC

14. ☒☐☐☐☐ Hose Bibs: Rotary

15. ☒☐☐☐☐ Gas Meter: Northeast corner

16. ☒☐☐☐☐ Main Gas Valve: Located at main line in utility room



## Roof

A NPNI M D

### Main Roof Surface

1. Method of Inspection: On roof

2. ☒☐☐☐☐ Unable to Inspect: 0%

3. ☒☐☐☐☐ Material: Asphalt shingle

4. Type: Gable

5. Approximate Age: 7

6. ☒☐☐☐☐ Flashing: Aluminum

7. ☒☐☐☐☐ Valleys: Preformed metal

8. ☒☐☐☐☐ Plumbing Vents: ABS

9. ☒☐☐☐☐ Gutters: Aluminum

10. ☒☐☐☐☐ Downspouts: Aluminum

11. ☐☐☐☐☒ Leader/Extension: Missing - [Missing extension. Recommend adding one immediately. Lack of one can lead to water intrusion near foundation.](#)





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## Roof (Continued)

### South Chimney

12. ☒ ☐ ☐ ☐ ☐ Chimney: Metal pipe  
13. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal  
14. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

## Garage

A N P N I M D

### Attached Garage

1. Type of Structure: Attached Car Spaces: 3  
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum  
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized  
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Sears, Genie  
5. ☐ ☐ ☐ ☒ ☐ Exterior Surface: Vinyl siding - Loose pieces. Need localized repair. Missing drip caps over garage trim and missing caulking between trim and j-channel



6. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle  
7. ☒ ☐ ☐ ☐ ☐ Roof Structure: Truss  
8. ☐ ☐ ☐ ☒ ☐ Service Doors: Metal - Self closing hinge not working. Needs adjustment or replacement. Paint peeling, Wood rot



9. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing, drywall  
10. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing, drywall  
11. ☐ ☐ ☐ ☒ ☐ Floor/Foundation: Concrete block, Poured concrete - Minor floor cracks noted-seal cracks



12. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
13. ☐ ☒ ☐ ☐ ☐ Gutters:  
14. ☐ ☒ ☐ ☐ ☐ Downspouts:  
15. ☐ ☒ ☐ ☐ ☐ Leader/Extensions:

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## Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒☐☐☐☐ Service: Copper
3. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☒☐☐☐☐ Aluminum Wiring: specific appliances only
6. ☐☐☐☐☒ Conductor Type: Romex - **Excess hot tub wiring not properly secured by main panel. Outdoor romex wiring not properly protected. Evaluation by a licensed electrician is recommended**



7. ☒☐☐☐☐ Ground: Plumbing and rod in ground
8. ☒☐☐☐☐ Smoke Detectors: Hard wired, Battery operated

Garage Electric Panel

9. ☐☐☐☐☒ Manufacturer: General Electric - **Panel is completely blocked from access. Always keep a completely open space in front of panel for access. Correct Immediately.**



10. Maximum Capacity: 125 Amps
11. ☒☐☐☐☐ Main Breaker Size: 100 Amps
12. ☒☐☐☐☐ Breakers: Copper and Aluminum
13. ☒☐☐☐☐ GFCI: Basement, garage, kitchen, bathrooms
14. Is the panel bonded? ☒ Yes ☐ No

Hot tub disconnect Electric Panel

15. ☐☐☐☐☒ Manufacturer: Square D - **Inner cover missing securing screw. Electrical hazard. Install and correct immediately.**



16. Maximum Capacity: 50 amp
17. Is the panel bonded? ☐ Yes ☒ No

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## Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: Block
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 20" engineered floor trusses 24" OC
5. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
6. ☒ ☐ ☐ ☐ ☐ Subfloor: OSB

## Air Conditioning

A NPNI M D

### Main AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Concrete patio mounted
4. Manufacturer: Rheem
5. Model Number: RAHE-030JAS Serial Number: 4008 F0392 6466
6. Area Served: Whole building Approximate Age: 22
7. Fuel Type: 220-240 VAC Temperature Differential: not operated due to low temp.
8. Type: Central A/C Capacity: Central A/C
9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum
10. ☐ ☐ ☐ ☒ ☐ Refrigerant Lines: Suction line and liquid line - **Torn insulation, recommend replacing line insulation before cooling season for optimal performance.**



11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Rainproof pullout switch
12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable

# Smitten Home Inspection



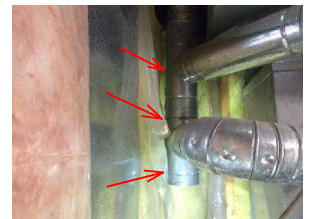
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## Heating System

A NPNI M D

### Basement utility room Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Rheem
3. Model Number: RGDG-075AUER Serial Number: CB5D302 F3493 6992
4. Type: Forced air Capacity: 75,000 btu
5. Area Served: Whole building Approximate Age: 24
6. Fuel Type: Natural gas
7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 3 Burner
8. Unable to Inspect: 60%
9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
10. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
11. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
12. ☐ ☐ ☐ ☐ ☒ Flue Pipe: Double wall - Too close to combustibles. Improve immediately.
13. ☒ ☐ ☐ ☐ ☐ Controls: Limit switch
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable
15. Suspected Asbestos: No



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## Plumbing

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement utility room



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: ABS
5. ☐ ☐ ☒ ☐ ☐ Service Caps: Not visible - Main waste stack and clean out not visible.
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: ABS
7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Copper

Utility Room Water Heater

8. ☐ ☐ ☐ ☒ ☐ Water Heater Operation: Functional at time of inspection - [The water heater is beyond the intended life expectancy of 8-12 yrs. Expect replacement soon.](#)

9. Manufacturer: Rheem

10. Model Number: 21V40S-3 Serial Number: RN 0893A00767

11. Type: Natural gas Capacity: Natural gas

12. Approximate Age: 23 Area Served: 23

13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall, Double wall

14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

## Laundry Room/Area

A NPNI M D

Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
2. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing, insulated and poly
3. ☐ ☐ ☐ ☒ ☐ Floor: Poured - [Floor around the water heater has deterioration from salt.](#)



4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum casement
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
7. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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## Laundry Room/Area (Continued)

9. ☒ ☐ ☐ ☐ ☐ Laundry Tub: PVC
10. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: ABS
11. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Rotary
12. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
13. ☐ ☐ ☐ ☒ ☐ Dryer Vent: Metal flex - Recommend replacing with rigid metal duct as much as possible and replace exterior vent hood with single flapper system. Multiple louvre red vents get clogged easily and stuck open.
14. ☒ ☐ ☐ ☐ ☐ Washer Drain: Drains to laundry tub
15. ☒ ☐ ☐ ☐ ☐ Floor Drain: Covered

## Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 40%



3. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss
4. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board
5. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
6. ☒ ☐ ☐ ☐ ☐ Insulation: Cellulose
7. ☐ ☐ ☐ ☒ ☐ Insulation Depth: 8" - Insufficient insulation present, Recommend additional insulation be installed
8. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Plastic
9. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan



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## Bedroom

A NPNI M D

### Basement blue SE Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Double
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

### Basement NE Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Walk In and Large
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
18. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

### 2nd floor NW Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint
22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
27. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

### 2nd floor SW/office Bedroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in
29. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
30. ☒ ☐ ☐ ☐ ☐ Walls: Paint
31. ☐ ☐ ☐ ☒ ☐ Floor: Carpet - [Carpet Stained/soiled](#)
32. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
33. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl slider - [Screen needs repair](#)
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
36. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

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## Bedroom (Continued)

### 2nd floor south Bedroom

- |     |                                     |                          |                          |                                     |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Closet: Small  |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Texture paint   |
| 39. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Paint   |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Carpet  |
| 41. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood - Lockset(s) not latching-requires adjustment |
| 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Windows: Aluminum slider   |
| 43. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC  |
| 44. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source: Heating system register                             |
| 45. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Smoke Detector: Battery operated                                 |

## Bathroom

A NPNI M D

### Basement Bathroom

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single small                                    |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Texture paint                                  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl floor covering                             |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood                                      |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI                                |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood                      |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Porcelain                                   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Price Fister with ABS trap               |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: Fiberglass pan and fiberglass surround |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: 3 Gallon Tank                                  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register                    |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan                   |

### 2nd floor main Bathroom

- |     |                                     |                          |                          |                                     |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Closet: Single small  |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Texture paint  |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Paint  |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Vinyl floor covering   |
| 18. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood - Doors need trimming/adjustment   |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC GFCI  |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sink/Basin: Porcelain   |
| 22. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Price Fister with ABS trap - Sink stopper not connected. Repair for proper operation |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Tub/Surround: Fiberglass tub and ceramic tile surround  |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Toilets: 3 Gallon Tank  |

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## Bathroom (Continued)

25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register  
26. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

## Living Space

A N P N I M D

### Basement hallway Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint  
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
3. ☒ ☐ ☐ ☐ ☐ Floor: Carpet  
4. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
5. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

### Basement game room Living Space

6. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint  
7. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
8. ☐ ☐ ☐ ☒ ☐ Floor: Carpet - [Carpet Stained/soiled](#)  
9. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider  
10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
11. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register  
12. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

### Front entry Living Space

13. ☒ ☐ ☐ ☐ ☐ Closet: Double wide  
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint  
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
16. ☒ ☐ ☐ ☐ ☐ Floor: Tile  
17. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

### 2nd Floor Hall Living Space

19. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint  
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
22. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood - [The floor squeaks when walked on, Gapping in hardwood flooring noted](#)  
23. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
24. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up

### Living Room Living Space

25. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint  
26. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
27. ☒ ☐ ☐ ☐ ☐ Floor: Carpet  
28. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum casement  
29. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC  
30. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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## Living Space (Continued)

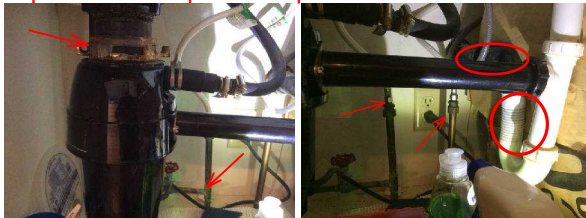
31. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up  
Dining Room Living Space
32. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
33. ☒ ☐ ☐ ☐ ☐ Walls: Paint
34. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood - The floor squeaks when walked on, Gapping in hardwood flooring noted
35. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
36. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

## Kitchen

A NPNI M D

### 2nd Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Frigidaire
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Sharp
3. ☒ ☐ ☐ ☐ ☐ Disposal: General Electric
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Kitchenaid
5. Air Gap Present? ☒ Yes ☐ No
6. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kenmore
7. ☒ ☐ ☐ ☐ ☐ Microwave: Sharp
8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
9. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
10. ☐ ☐ ☐ ☐ ☒ Plumbing/Fixtures: PVC, ABS, Stainless steel - The faucet is leaking at base. The sink drain trap is corroded. This area should be monitored for leakage and repairs made as needed. The supply piping under the sink is corroded. It may be desirable to replace it before leaks develop. Missing shut off valves under sink, recommend installation sooner than later. Pitch on ABS drain plumbing improper, correct soon. Flexible p-trap is non-standard plumbing and should be replaced. A qualified plumber should be consulted for repairs immediately.



11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Granite
12. ☒ ☐ ☐ ☐ ☐ Cabinets: Laminate and wood
13. ☒ ☐ ☐ ☐ ☐ Pantry: Small
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint
16. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood - The floor squeaks when walked on, Gapping in hardwood flooring noted
17. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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## Marginal Summary

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.

### Lots and Grounds

1. Driveway: Asphalt - Driveway showing signs of settling at garage. Some cracking present. Recommend repairs.



2. Patio: Concrete - Settling cracks present. Monitor for future movement.



3. Vegetation: Shrubs - Shrubs planted too close to structure, removal may be required. Can affect siding materials.



### Exterior

4. Trim: Vinyl - Loose. Trim around many of the windows and doors around the house are missing caulking allowing moisture penetration. Some drip caps are missing as we'll. Recommend repairs.



5. Entry Doors: Metal - Paint peeling



6. Window Screens: Vinyl mesh - Some screens showing signs of wear and need repair.

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## Marginal Summary (Continued)

### Garage

7. Attached Garage Exterior Surface: Vinyl siding - Loose pieces. Need localized repair. Missing drip caps over garage trim and missing caulking between trim and j-channel



8. Attached Garage Service Doors: Metal - Self closing hinge not working. Needs adjustment or replacement. Paint peeling, Wood rot



9. Attached Garage Floor/Foundation: Concrete block, Poured concrete - Minor floor cracks noted-seal cracks



### Air Conditioning

10. Main AC System Refrigerant Lines: Suction line and liquid line - Torn insulation, recommend replacing line insulation before cooling season for optimal performance.



### Plumbing

11. Utility Room Water Heater Water Heater Operation: Functional at time of inspection - The water heater is beyond the intended life expectancy of 8-12 yrs. Expect replacement soon.

### Laundry Room/Area

12. Basement Laundry Room/Area Floor: Poured - Floor around the water heater has deterioration from salt.





# Smitten Home Inspection



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## Marginal Summary (Continued)

13. Basement Laundry Room/Area Dryer Vent: Metal flex - Recommend replacing with rigid metal duct as much as possible and replace exterior vent hood with single flapper system. Multiple louvre red vents get clogged easily and stuck open.

### Attic

14. Main Attic Insulation Depth: 8" - Insufficient insulation present, Recommend additional insulation be installed

### Bedroom

15. 2nd floor SW/office Bedroom Floor: Carpet - Carpet Stained/soiled  
16. 2nd floor SW/office Bedroom Windows: Vinyl slider - Screen needs repair  
17. 2nd floor south Bedroom Doors: Hollow wood - Lockset(s) not latching-requires adjustment

### Bathroom

18. 2nd floor main Bathroom Doors: Hollow wood - Doors need trimming/adjustment  
19. 2nd floor main Bathroom Faucets/Traps: Price Fister with ABS trap - Sink stopper not connected. Repair for proper operation

### Living Space

20. Basement game room Living Space Floor: Carpet - Carpet Stained/soiled  
21. 2nd Floor Hall Living Space Floor: Hardwood - The floor squeaks when walked on, Gapping in hardwood flooring noted  
22. Dining Room Living Space Floor: Hardwood - The floor squeaks when walked on, Gapping in hardwood flooring noted

### Kitchen

23. 2nd Floor Kitchen Floor: Hardwood - The floor squeaks when walked on, Gapping in hardwood flooring noted

# Smitten Home Inspection



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## Defective Summary

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.

### Lots and Grounds

1. Deck: Treated wood - Deck support post rest directly on concrete footings. This makes the posts prone to premature rot at the base. Recommend adding metal post bases.  
Railing on stairs not built to building standards (undersized). Recommend adding proper designated handrail for proper safety.  
Handrail on stairs built below minimum height standards for safety. Should be between 34"-38" at stair tread nosing. Currently only 30" high.  
Overall wood condition of railing is poor and is potentially safety hazard due to rot. Railings are noticeably loose. Recommend qualified contractor perform repairs immediately.



### Exterior

2. North Exterior Surface Type: Brick veneer - Brick veneer settling and separating from garage front. Repairs recommended.



### Roof

3. Leader/Extension: Missing - Missing extension. Recommend adding one immediately. Lack of one can lead to water intrusion near foundation.



# Smitten Home Inspection



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## Defective Summary (Continued)

### Electrical

4. Conductor Type: Romex - Excess hot tub wiring not properly secured by main panel. Outdoor romex wiring not properly protected. Evaluation by a licensed electrician is recommended



5. Garage Electric Panel Manufacturer: General Electric - Panel is completely blocked from access. Always keep a completely open space in front of panel for access. Correct Immediately.

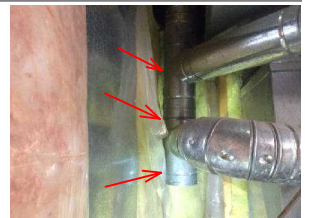


6. Hot tub disconnect Electric Panel Manufacturer: Square D - Inner cover missing securing screw. Electrical hazard. Install and correct immediately.



### Heating System

7. Basement utility room Heating System Flue Pipe: Double wall - Too close to combustibles. Improve immediately.



### Kitchen

8. 2nd Floor Kitchen Plumbing/Fixtures: PVC, ABS, Stainless steel - The faucet is leaking at base. The sink drain trap is corroded. This area should be monitored for leakage and repairs made as needed. The supply piping under the sink is corroded. It may be desirable to replace it before leaks develop. Missing shut off valves under sink, recommend installation sooner than later. Pitch on ABS drain plumbing improper, correct soon. Flexible p-trap is non-standard plumbing and should be replaced. A qualified plumber should be consulted for repairs immediately.

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## Kitchen (Continued)

Plumbing/Fixtures: (continued)

