



## **Building Analysis Report**

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## **SAMPLE REPORT**

The contents of the sample have been abbreviated for the viewer.



# Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

**LANDSCAPING:** Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

**Site:** Level  
Location: rear  
Sloping  
Location: front  
**Rating:** Appears functional

**PAVED AREAS:** This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

**Sidewalks:** Brick, Pavers  
**Rating:** Appears functional

**Steps:** Masonry Steps  
Location: front  
**Rating:** Appears functional

**Driveway:** Asphalt  
**Rating:** Appears functional

**SIDING/TRIM:** Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

**Siding:** Vinyl, Brick  
**Conditions:** **Physical damage** --- Physical damage was noted and should be repaired.  
Location: Minor hole to siding at deck



**Rating:** Marginal

**Trim:** Wood, Vinyl, Metal  
**Rating:** Appears functional

**PORCH/DECK:** Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

**Porch:** Covered  
Location: front  
**Rating:** Appears functional

**Deck:** First Level  
Location: rear

Conditions: **Railing too low** --- Safety railing is too low. Have railing raised to a minimum of 36 inches.

Location: Deck



Rating: **Safety Concern**

**WINDOWS:** Windows are an important part of the structure, gaining and losing more heat than any other element.

**Type:** Vinyl, Casement  
**Rating:** **Appears functional**

**Glazing:** Insulated Glass  
**Rating:** **Appears functional**

**DOORS:** Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:** Metal  
**Rating:** **Appears functional**

**GARAGE:** Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

**Garage:** Attached Garage  
**Rating:** **Appears functional**

**Cars:** 2

**Doors:** Metal  
**Rating:** **Appears functional**

**Opener:** Automatic  
**Rating:** **Appears functional**

## Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

**STYLE:** The predominant roof style of the structure.

**Type:** Gable, Hip

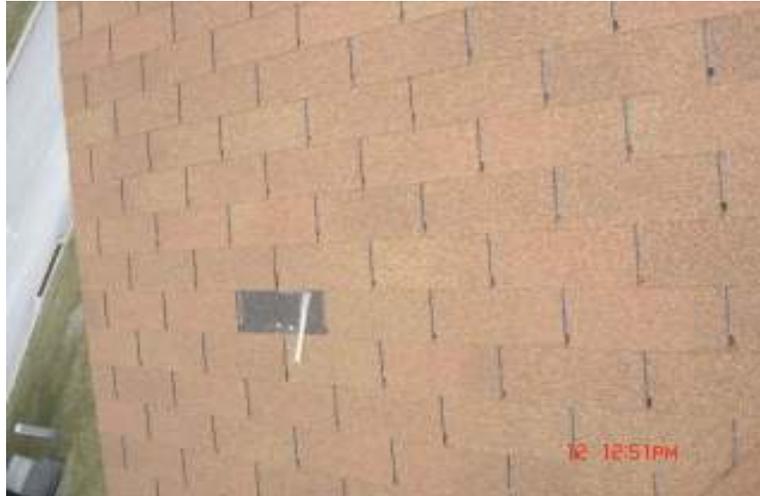
**COVERING:**

Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

**Material:**  
**Conditions:**

Asphalt Shingle  
**Missing/cracked shingle** --- Roof has missing or cracked shingles that should be replaced. Water penetration could occur.

Location: one missing tab on front right near chimney



Rating: **Marginal**

**SEEN FROM:**

This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

**Method:** Walked

**OVERHANG:**

Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

**Fascia:**  
**Conditions:**

Metal  
**Missing sections** --- Sections are missing and should be repaired to help prevent water penetration.

Location: Rear fascia end cap above deck



Rating: **Marginal**

**Soffits:** Vented Soffit  
Rating: **Appears functional**

**FLASHING:** Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

**Type:** Metal  
Location: chimney  
Woven Shingles  
Location: valley(s)  
**Rating:** *Appears functional*

**DRAINAGE:** This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

**Type:** Metal  
**Rating:** *Appears functional*  
**Down Spouts:** Metal  
**Rating:** *Appears functional*

**VENTILATION:** The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

**Type:** Ridge, Soffit  
**Rating:** *Appears functional*

**FLUES/VENTS:** Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

**Chimney:** Brick  
**Rating:** *Appears functional*  
**Plumbing:** Plastic  
**Rating:** *Appears functional*

**Skylights:**

**Type:** Fixed Unit  
**Rating:** *Appears functional*

## Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Basement, Crawl Space  
**Conditions:** **Minimal ventilation** --- Ventilation appears to be minimal. Additional ventilation may be needed to be installed to help prevent moisture and condensation problems. Correct as needed.  
Location: crawl space  
**Rating:** *Marginal*  
**Materials:** Block  
**Conditions:** **Water stains** --- Water stains were noted. Stains are evidence of prior water penetrations.



Rating: Monitor

**FLOORS:**

This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

**Joist:** Solid Wood  
 Rating: Appears functional

**Beam:** Steel  
 Rating: Appears functional

**Sub Floor:** Plywood  
 Rating: Appears functional

**Column:** Steel  
 Rating: Appears functional

**Foundation:** Masonry  
 Rating: Appears functional

**INSULATION:**

Floor and wall insulation is examined where visible.

**Walls:** Not Visible

**Floor:** Fiberglass  
 Location: utility room, crawlspace

Conditions: **Vapor barrier reversed** --- Insulation seems to be improperly installed. The vapor barrier should always face the heated surface. If condensation is noted in the future correction may be necessary.



Rating: Safety Concern

**WATER CONTROL:** In many areas of the country it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

**Methods:** Sump Pump, Sump Pit  
Rating: Appears functional

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Frame  
Rating: Appears functional

**Bulkhead:** Steel  
Rating: Appears functional

## Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

**SERVICE:** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

**Amps:** 200

**Type:** Underground  
Rating: Appears functional

**Entrance Mat:** Aluminum  
Rating: Appears functional

**Ground:** Driven rod

**MAIN PANEL:** This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

**Type:** Breaker  
Rating: Appears functional

**Location:** Basement

**Amp Rating:** 200

**Volts:** 120/240

**BRANCH WIRING:** The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

**Type:** Romex  
Rating: Appears functional

**Material:** Copper  
Rating: Appears functional

**INTERIOR COMP:** The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Receptacles:**  
Conditions: **Recept ok** --- Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.  
Rating: Appears functional

**GFI:**  
Conditions: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.  
Location: throughout  
Rating: **Appears functional**

**Detector:**  
Conditions: **Smoke detector broken** --- A smoke detector was broken or inoperable. Replace immediately. These are life saving devices and are required by building codes.  
Location: second floor, second floor  
**Inadequate amount of smoke detectors.** --- Smoke detectors should be located on each floor and in each bedroom.  
Rating: **Safety Concern**

**EXTERIOR COMP:** Exterior components add convenience but have additional hazards because of the presence of water.

**Receptacles:**  
Conditions: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.  
Location: throughout  
Rating: **Appears functional**

## Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

**WASTE/WATER:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** Public

**Water Type:** Public

**MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

**Material:** Not Observed

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** CPVC  
Rating: **Appears functional**

**Flow:** Adequate

**WASTE PIPING:** This is the waste disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** Plastic  
Rating: **Appears functional**

**Flow:** Adequate  
Rating: **Appears functional**

**HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

**Type:** Natural Gas  
Conditions: **No copper stems** --- Copper stems copper pipes that are approx. 18" long connecting directly into the water heater. Copper stems are preferred since they are less susceptible to heat damage from the fueled water heaters and flues. Copper stems should be installed to prevent undesirable results.



**Older Unit** --- The item or system is what is considered to be "older", this simply means that is nearing its' maturity and may require replacement in the near future. You may want to monitor the system or appliance and budget for a future replacement.

Rating: **Appears functional**

Size: 30

## Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

**SERVICE:** All heating equipment should be serviced annually.

Age: 15 to 20 yrs

**WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

**Furnace:** Forced Air

Conditions: **Short cycling** --- The furnace appears to be short cycling and in need of service and/or repair. Short cycling is when the burner shuts down and restarts during a single heating cycle. Have evaluated and serviced by a specialist.

Rating: **Significant / Defective**

**Duct:** Duct Board

Conditions: **Insufficient return air** --- The inspector feels that there is insufficient return air provided. This will cause unbalanced heating. Have a heating contractor review the system.

Location: basement

**No heat source to each room** --- Some areas do not have heat source. Depending on your needs additional heat may be needed.

Location: basement-rear finished room

**Filters:** Washable

Conditions: **Filter dirty** --- Systems air filter is dirty, and should be cleaned or replaced.

Rating: **Marginal**

**FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

**Fuel Type:** Natural Gas

**Fuel Valve:** at furnace

Rating: **Appears functional**

**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Plastic  
**Rating:** Appears functional

## **FIREPLACE STOVE:**

This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

**Fireplace:** Gas  
**Conditions:** **No Damper clip** --- A damper safety clamp is used to prevent the damper from fully closing. This is recommended for vented gas burning logs to allow for the venting from an active pilot and flame. Recommend installing to reduce the risk of carbon monoxide poisoning.  
**Rating:** Safety Concern

**Flues:**  
**Conditions:** **Unable to access** --- Unable to fully access the flue or chimney to provide a reasonable assessment.

## **Kitchen**

If any conditions are listed in this section, a qualified contractor should correct them.

**EXHAUST FAN:** This section describes the type and function of the kitchen exhaust in use.

**Type:** Above Range  
**Rating:** Appears functional

**FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

**Type:** Ceramic tile  
**Rating:** Appears functional

**CABINETS:** The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

**Material:** Laminate  
**Rating:** Appears functional

**APPLIANCES:** Appliances are covered in this section with respects to functionality only.

**Range:** Gas  
**Rating:** Appears functional

**Oven:** Gas  
**Rating:** Appears functional

**Refrigerator:** Double Door  
**Rating:** Appears functional

**Dishwasher:** Built-in  
**Rating:** Appears functional

**Microwave:** Built-in  
**Rating:** Appears functional

**FIXTURES:** The type and condition of the kitchen fixtures is reported in this section.

**Sink:** Double bowl sink  
**Rating:** Appears functional

**LAUNDRY:** Laundry items are inspected if present.

**Washer:** Electric

Dryer: Electric

## Bath

If any conditions are listed, a qualified professional should correct them.

### BATH 1/2:

**Fixtures:** Vanity, Toilet  
Rating: *Appears functional*

**Ventilation:** Fan  
Rating: *Appears functional*

**Floor:** Sheet vinyl  
Rating: *Appears functional*

### BATH 1:

**Fixtures:** Vanity  
Toilet  
Tub  
Shower  
Location: second floor  
**Conditions:** **Diverter not working** --- Shower diverter was not functional and needs repair.  
Rating: *Marginal*

**Ventilation:** Fan, Window  
Rating: *Appears functional*

**Floor:** Sheet vinyl  
Rating: *Appears functional*

### BATH 2:

**Fixtures:** Vanity  
Shower  
Location: master bath  
Toilet  
Rating: *Appears functional*

**Ventilation:** Fan, Window  
Rating: *Appears functional*

**Floor:** Sheet vinyl  
Rating: *Appears functional*

## Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

**ACCESS:** This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

**Access:** Restricted  
**Conditions:** **Attic inaccessible** --- The attic was inaccessible to the inspector.

**FLOORS:** Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

**Type:** Carpet  
Location: first floor, second floor

Resilient tile  
Location: basement  
Rating: **Appears functional**

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Drywall  
**Rating:** **Appears functional**

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Drywall  
Location: first floor, second floor  
Suspended  
Location: basement  
**Rating:** **Appears functional**

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Hollow  
**Rating:** **Appears functional**

**RAILS/STAIRS:** Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.

**Balconies:** Wood  
**Conditions:** **Spindles too wide ---** Spindles are too far apart. Additional spindles should be added to rails to lessen the spaces between them. This can be hazardous to small children. Recommended to be no more than 4" apart.  
Location: balcony railing



**Rating:** **Safety Concern**