

All Island Home Inspections

Property Inspection Report



Inspection prepared for: Sample Report
Date of Inspection: 4/10/2017

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Living/Dinning area		
Page 4 Item: 2	Window Condition	<ul style="list-style-type: none"> • Latch/lock bar is missing at both windows.
Bedroom 2		
Page 7 Item: 1	Window Condition	<ul style="list-style-type: none"> • Crank handle has excessive play. • Latch/lock bar is missing • Damaged screens observed.
Page 7 Item: 3	Outlets	<ul style="list-style-type: none"> • Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
Master bedroom		
Page 8 Item: 1	Window Condition	<ul style="list-style-type: none"> • Crank handle has excessive play. • Latch/lock bar is missing • Latch/lock handle is damaged/missing.
Bathroom		
Page 12 Item: 1	Shower faucet	<ul style="list-style-type: none"> • Shower mast is loose in the wall. • Faucet is loose in the wall.
Electrical		
Page 16 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque-- especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire. • Spliced & taped wires. • Questionable wiring in panel box. Have licensed electrician evaluate.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Owner present

2. Occupancy

Occupancy: Occupied - Furnished

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Sinks

Observations:

- Supply valves appear to have been updated from original and in serviceable condition.
- No leaks observed under sink at time of inspection
- No deficiencies observed.



2. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

3. switches

Observations:

- Switch appears to be in working order

4. Outlets

Observations:

- Outlets are in working order

5. Refrigerator supply line

Observations:

- Supply line is not accessible

Living/Dinning area

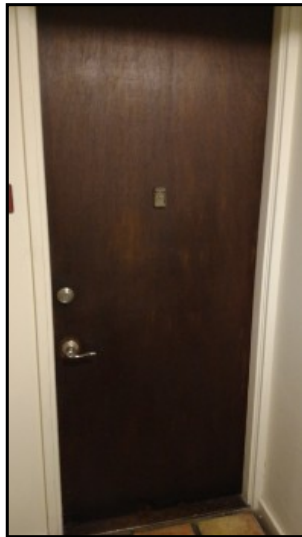
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Entry Door

Observations:

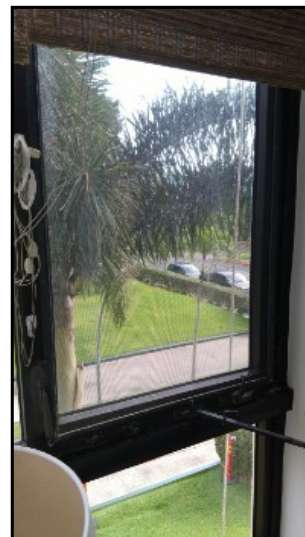
- Door appears to be in serviceable condition

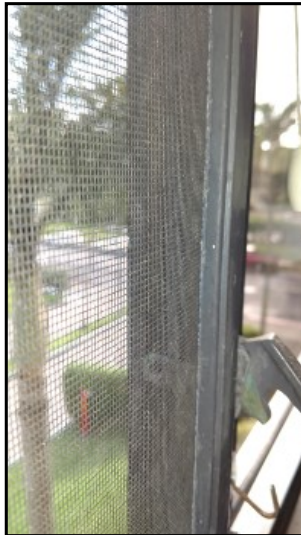


2. Window Condition

Observations:

- Latch/lock bar is missing at both windows.





3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

4. Outlets

Observations:

- Outlets are in working order

5. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

6. switches

Observations:

- Switches are functional

Bedroom#3/Den

1. Window Condition

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Outlets

Observations:

- Outlets are in working order

4. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

5. switches

Observations:

- Switches are functional

Bedroom 2

1. Window Condition

Observations:

- Crank handle has excessive play.
- Latch/lock bar is missing
- Damaged screens observed.



2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Outlets

Observations:

- Outlets are in working order
- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

4. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

5. switches

Observations:

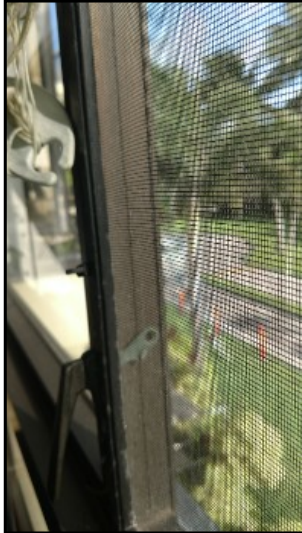
- Switches are functional

Master bedroom

1. Window Condition

Observations:

- Crank handle has excessive play.
- Latch/lock bar is missing
- Latch/lock handle is damaged/missing.



2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Outlets

Observations:

- Outlets are in working order

4. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

5. switches

Observations:

- Switches are functional

Master bathroom

1. Shower faucet

Observations:

- Shower faucet appears to be in functioning condition.



2. Shower Walls

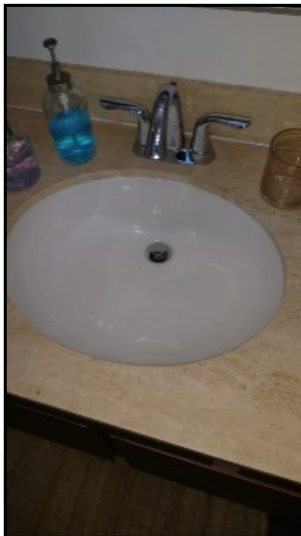
Observations:

- No deficiencies observed

3. Sinks

Observations:

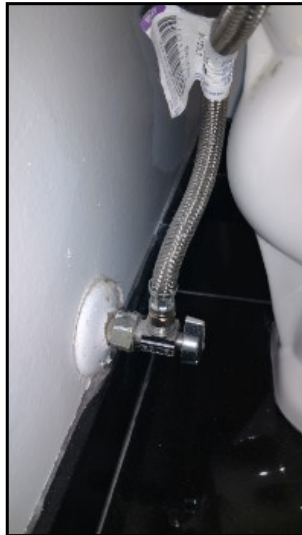
- Supply valves appear to have been updated from original and in serviceable condition.
- No leaks observed under sink at time of inspection
- No deficiencies observed.



4. Toilets

Observations:

- Observed as functional and in good visual condition.



5. Outlets

Observations: No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- **GFCI** in place and operational

7. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

8. switches

Observations:

- Switch(es) appear to be in working order

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Shower faucet

Observations:

- Shower mast is loose in the wall.
- Faucet is loose in the wall.



2. Shower Walls

Observations:

- No discrepancies observed

3. Bath Tubs

Observations:

- No discrepancies found at time of inspection

4. Sinks

Observations:

- Supply valves appear to have been updated from original and in serviceable condition.
- No leaks observed under sink at time of inspection.
- No deficiencies observed.



5. Toilets

Observations:

- Observed as functional and in good visual condition.
- Supply valve appears to have been updated from original and in serviceable condition.



6. Outlets

Observations:

- Outlets are in working order

7. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

8. switches

Observations:

- Switches are functional

Lanai

1. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

2. switches

Observations:

- Switches are functional

Laundry/Storage

1. Dryer Vent

Observations:

- Could not fully inspect the dryer vent

2. Plumbing

Observations:

- No discrepancies noted.



3. Outlets

4. Lights

Observations:

- No major system safety or function concerns noted at time of inspection.

5. switches

Observations:

- Switch in storage room is functional

Electrical

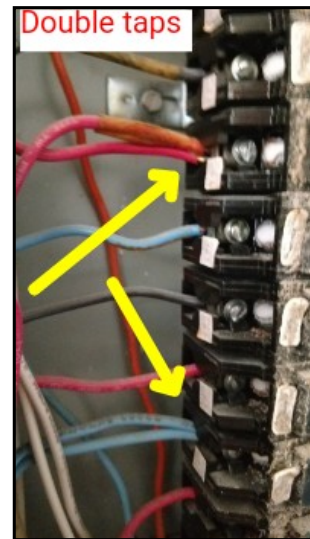
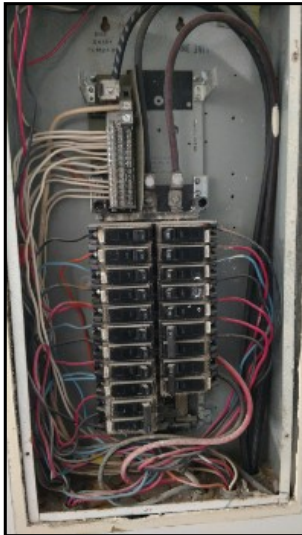
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Observations:

- Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
- Spliced & taped wires.
- Questionable wiring in panel box. Have licensed electrician evaluate.





Glossary

Term	Definition
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.