

Kinsella Home Inspections

Property Inspection Report



1600 Pennsylvania Avenue, Washington DC, 22022
Inspection prepared for: John and Jane Doe & John and Jane Doe
Agent: Support - Home Inspector Pro

Inspection Date: 7/4/2008 Time: 9:00am
Age: 208 Years Size: Large, very large
Weather: Fair; 64 degrees
Real estate agent was not present at the inspection.

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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
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Bedrooms		
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Kitchen		
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Interior Areas

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, foyers, 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 test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated, loose at ceiling, in back bedroom

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: plaster
Observations: cracking small

5. Closets

Good	Fair	Poor	N/A	None
X				

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: operated

7. Doors

Good	Fair	Poor	N/A	None
X				

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet
Observations: squeaky

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: plaster

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl, wood, crank

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1, Hall#2, South West#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
				X

Materials: plaster

5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated, wobbles, in back bedroom

6. Closets

Good	Fair	Poor	N/A	None
X				

7. Doors

Good	Fair	Poor	N/A	None
X				

8. Electrical

Good	Fair	Poor	N/A	None
X				

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: plaster

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl
Observations: functional

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 inspect. 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. Locations

Locations: Master#1 • kitchen area • Downstairs#3

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall, plaster

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

operated, No fan in main bath

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile, vinyl
Observations: normal wear

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations: did not operate

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: recommend caulking

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
				X

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: surface cracks

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall, plaster, tile

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl
Observations: Recommend caulking

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, Laminate peeling/missing in some areas

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: plaster

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear, **damaged formica**

4. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations: operated

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: **pocket door difficult to operate**

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: tile
Observations: worn, **chipped, cracked**



The owner is HOT!

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations: operated

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations: operated, gas

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: operated, gas

13. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: corrosion present

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: functional

16. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

17. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations: operated

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: ceiling fan
Observations: operated

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: plaster

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: crank
Observations: difficult to operate

Laundry

1. Locations

Materials: Downstairs#3

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Ceiling Condition

Good	Fair	Poor	N/A	None
		X		

Materials: plaster
Observations: patched areas, holes small

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
X				

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: vinyl

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: paneling, concrete

14. Wash Basin

Good	Fair	Poor	N/A	None
X				

15. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: glass blocks

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs to a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating system(s) and air conditioner using the thermostat or other controls. For a more thorough investigation of the system, please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: laundry room
Materials: gas
Observations: operated

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations: functional

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
X				

7. Filters

Good	Fair	Poor	N/A	None
X				

Materials: hall ceiling

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Materials: electric
Materials: exterior west

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Combusion

Good	Fair	Poor	N/A	None
X				

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: gas
 Materials: basement
 Observations: operated, older unit

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

5. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: galvanized

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper, galvanized

9. Strapping

Good	Fair	Poor	N/A	None
X				

10. TPRV

Good	Fair	Poor	N/A	None
				X

11. Venting

Good	Fair	Poor	N/A	None
X				

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
				X

5. 220 Volt

Good	Fair	Poor	N/A	None
				X

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Observations: cracking small

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: sectional door
Observations: functional

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

Observations: did not operate

11. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: detached structure
Materials: asphalt shingles

12. Exterior Door

Good	Fair	Poor	N/A	None
X				

13. Fire Door

Good	Fair	Poor	N/A	None
				X

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: evidence of past leaking

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
X				

17. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

18. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

19. Windows

Good	Fair	Poor	N/A	None
X				

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Materials: west side
Observations: recommed upgrading service

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper
Observations: functional

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
X				

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side
Observations: natural gas

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: detached structure
Materials: asphalt shingles

2. Chimney

Good	Fair	Poor	N/A	None
X				

3. Flashing

Good	Fair	Poor	N/A	None
X				

4. Gutter

Good	Fair	Poor	N/A	None
X				

5. Sky Lights

Good	Fair	Poor	N/A	None
				X

6. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: functional

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

2. Chimney

Good	Fair	Poor	N/A	None
X				

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations: wrapping is torn in areas

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: loose fill
Depth: 6

7. Attic Plumbing

Good	Fair	Poor	N/A	None
				X

8. Structure

Good	Fair	Poor	N/A	None
X				

9. Ventilation

Good	Fair	Poor	N/A	None
X				

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: brick

5. Stucco

Good	Fair	Poor	N/A	None
				X

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations: slab not visible due to floor coverings

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Access Panel

Good	Fair	Poor	N/A	None
				X

6. Post and Girders

Good	Fair	Poor	N/A	None

Observations: Posts were covered with finishing materials

7. Sub Flooring

Good	Fair	Poor	N/A	None
				X

8. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations: could not access all areas

9. Cripple Walls

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations: could not access

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
				X

9. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood

10. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood

11. Grading

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: galvanized

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: consult owner, did not operate

14. Water Pressure

Good	Fair	Poor	N/A	None
X				

15. Pressure Regulator

Good	Fair	Poor	N/A	None

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: front of structure