

# Property Inspection Report

Inspector will only comment on visual conditions. You must read all sections of this report. Questions? Ask inspector.

**Present During The Inspection:** Buyer Seller Buyer's Agent Seller's Agent \_\_\_\_\_  
**Weather Conditions:** Dry Rain today Rain recently Snow today Snow recently Temperature: \_\_\_\_\_  
**Inspection Date:** \_\_\_\_\_ **Start Time:** \_\_\_\_\_ **Finish Time:** \_\_\_\_\_ **Inspector:** \_\_\_\_\_

## Property Information:

Single Family Duplex Triplex Fourplex Townhome Condominium \_\_\_\_\_ Residential Units  
Occupied Vacant Partial Furnishings House Faces: \_\_\_\_\_

**Approximate age of building:** \_\_\_\_\_ **Stated by:** \_\_\_\_\_ **Unknown**

**Approximate age of roof:** \_\_\_\_\_ **Stated by:** \_\_\_\_\_ **Unknown**

**Additions or alterations:** \_\_\_\_\_ **It's always best to check with the local building department for permit information, especially if additions or alterations are indicated.**

## Your report will have the following pages:

**Agreement** \_\_\_\_\_ **Info Page** \_\_\_\_\_ **Grounds** \_\_\_\_\_ **Garage** \_\_\_\_\_ **Roof** \_\_\_\_\_ **Electrical** \_\_\_\_\_ **Plumbing** \_\_\_\_\_  
**Heating/Cooling 1:** \_\_\_\_\_ **Heating/Cooling 2:** \_\_\_\_\_ **Attic** \_\_\_\_\_ **Kitchen** \_\_\_\_\_ **Interior** \_\_\_\_\_ **Bathroom** \_\_\_\_\_  
**Foundation** \_\_\_\_\_ **Stairs** \_\_\_\_\_ **Disclaimers** \_\_\_\_\_ **Misc** \_\_\_\_\_

There are a total of \_\_\_\_\_ pages to this report including the cover page.

## Key To This Inspection Report

**DEFINITIONS:** There are approximately 200 technical terms on this report. Call the inspector within 24 hours of receipt of this physical report for questions pertaining to content, technical terms, mis-understandings, or other items difficult to read.

**O = OPERABLE** is defined as, the unit was operating at the time of inspection, or the unit appeared to be operating at the time of inspection. It is possible that an operable unit may require repairs, maintenance or replacement at some future date after the scheduled inspection. The inspector documents the unit being operable due to strictly, the visual appearance on the day of inspection. Operable is also defined by the inspector, at his or her discretion and professional opinion, that the unit appears to have had normal wear and tear for its vintage.

**P = POOR** is defined as, the unit may or may not be operating at the time of inspection, or it appears that the unit may or may not operate at the time of inspection. Poor is also defined, as a unit needs repair, replacement, maintenance now, soon, or in the near future. The near future can be now, next month or next year. Poor is also defined by the inspector, at his or her discretion and professional opinion, that the unit does not appear to have normal wear and tear for its vintage, condition, present installation, and etc.

**FRME = FUTURE REPAIRS AND MAINTENANCE EXPECTED** is defined as the unit may need some future repair / replacement or maintenance. FRME is also defined by the inspector, at his or her discretion and professional opinion, that the unit does not appear to have normal wear and tear for its vintage / components vintage or that the unit / component is approaching end of life, or that the unit components are in need of repair / maintenance and replacement. (Sometimes the inspector will not check off this unit due system being inspected will normally require maintenance, cleaning, adjustments, or other. Examples but not limited to; windows need washing, furnaces need yearly professional cleaning, shut off fixtures that are rusted may need future repair however are not leaking today, leaks that are not leaking today, and etc.

**APOD = ASK PRESENT OWNER DETAILS** is defined that you should investigate, ask, or find additional relevant information from the previous owners, renters, landlords, power of attorneys, loan officers, other inspectors that may have inspected this property in previous times, realtors that know details, other family members that visited this property in past years and etc. The inspector uses this term when he or she feels that enough information was not gathered at the time of inspection. The client is responsible for getting this necessary information if he or she chooses to do so. He or she should also consider researching manufactures, Internet, library, or any other source that would be helpful in information needed. For questions pertaining to tree roots, roof leaks, plumbing leaks, structural problems, land conditions, erosion conditions, environmental conditions, underground conditions, buried conditions, and other condition that would cost more than \$500 the client should get this information in writing.

**O/W-T = OLDER UNITS WITH WEAR AND TEAR** is defined as exactly what is reads. Older with wear and tear may mean last quarter of life, on borrowed time, should allocated funds for replacement, needs repair now, will need repair in the future, may need repair in the future, very worn for vintage, excessively worn for vintage, worn, end of its useful life, nearing the end of its useful life, and any other similar phrase. Sometimes this section is not checked off due to many systems are naturally older with wear and tear such as old sound foundations, old should siding members and etc.

**SOS = SEE OTHER SECTIONS**