

# Home Inspection Report

- Address
- City, State, Zip
- Date:



Present during inspection: Inspector and realtor.

Property Information: Single Family, 3 bed, 1.5 bath, 1358 sqft, built 1992

Features: .47-acre lot, large enclosed porch 400 + sqft, full depth 900 sqft basement, 600 sqft attached garage.

Mechanicals: Forced air furnace with central cooling, standard tank type water heater.

Utilities: City Water & sewer, MUD for water and gas, OPPD for electric.

Exterior; asphalt shingles, wood frame covered with vinyl siding, and brick veneer, wood windows, poured concrete foundation.

This is a very unique home. Jump to interior for further explanation.

## Inspection Report: Exterior

Roof. Home is still covered with original asphalt roof installed in 1992. Shows no major signs of damage. No missing shingles or similar problems the roof is 24 years old and replacement should be considered. Roof is penetrated with 3 large sky roofs in the south side of roof. In the garage there is a significant blow out in the ceiling drywall from water damage.



Stone Brick Veneer; Is in excellent shape however the stone cap is missing in several locations. Replace all the stone cap is more viable than piecing in parts. I added a sample of what the cap might look like.

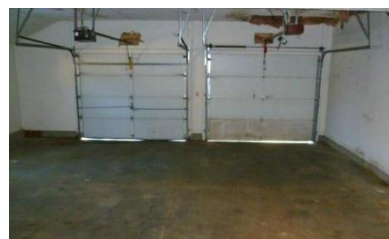
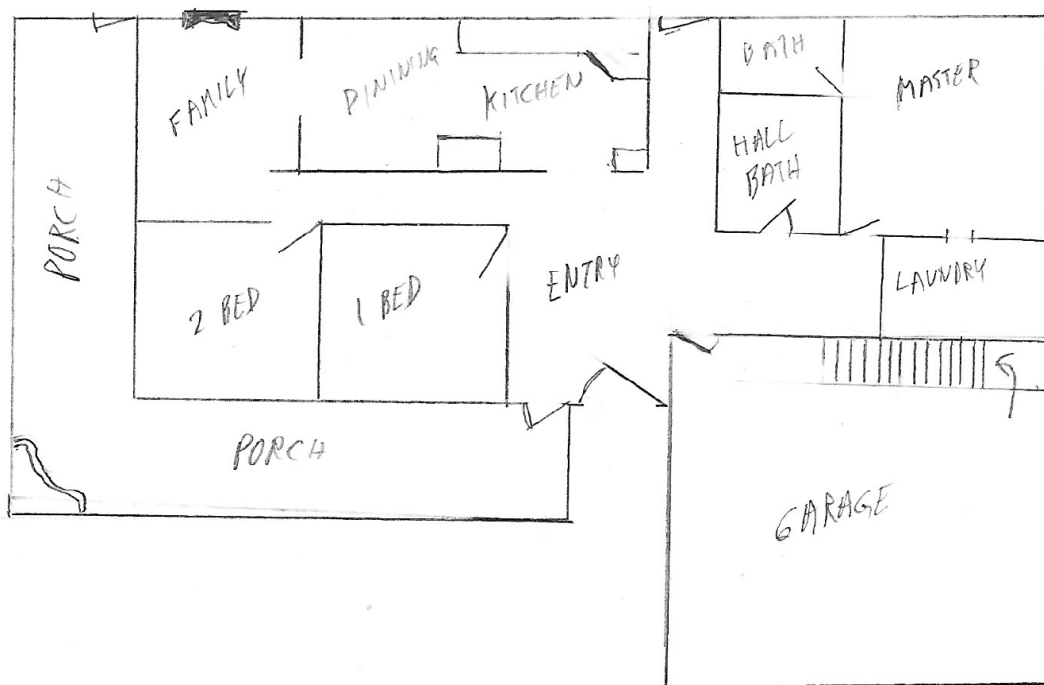


Vinyl siding; Like the roof the exterior vinyl siding is in serviceable condition however is reaching the end of life span. Recommend replacement.

Yard. Property has a very unique 0.47 acre lot. Is a triangle shape with street boarding on 2 sides. A corner lot. Potential for growth. Second home or out buildings. Note; second street, is gravel.



Inspection Report: Interior, most striking feature of this home is the huge enclosed porch or solarium. Home was specific built to accommodate this feature. Porch foot print is 400 square feet; it takes up 1/3 third of the homes floor space. Unfortunately, this leaves only 900 square feet for actual living space. The bedrooms are quite small. I believe the only way to properly understand the significance of the large foot print is to see a floor plan of the home which I have included here. Drawing is not to scale. Most rooms are 10 x 10 or 10 x 12.





There's even a place to  
Plant your plants. There  
However, there is an odor  
to the porch. Need to take humidity readings and  
determine if further action is necessary. I would  
also look at removing the dirt as the smell was  
most significant in this area.



Interior trim is in basically non-salvageable  
condition. I believe every interior door has a hole in  
it.



Notice the porch in the window of these pictures.







Master bedroom desk. Not sure what the pass through to the laundry room is about.



Kitchen cabinets are in decent condition. However, some of the bases show water damage. But should be repairable.



Here is a view of the dining area.

Here is the laundry room. It is set up as a second kitchen with a sink and space for a stove, with vent hood and refrigerator. Use caution when installing 2 stoves in a house. This may be illegal for various reasons. Also, notice the pass through to the



master bedroom, again. It is possible this area was used as office space and not a bed room.



Bath; Included a shot of bathroom. Is dated.



Basement. Basement is a full 9 feet deep. Very convenient if planning to finish. Note basement is dry. No signs of water intrusion.



Stairs are in the garage. Fine if basement is storage equipment area. Inconvenient if you want to finish.

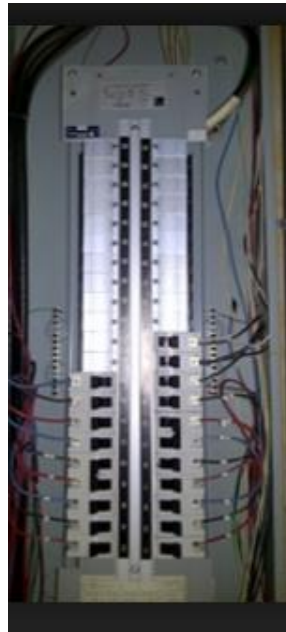
Heating cooling equipment is 24 years old. Has had high moisture content air due to porch?  
Recommend replacement. Heat exchanger is showing signs of deterioration. Same concerns with air conditioning.



Plumbing; House was plumbed in copper. Discovered no signs that plumbing system should be any cause for concern. Did not test system as house is winterized.

Drain lines were only visually inspected in the basement and no items for concern were found. This house has been vacant for a while. Recommend replacement of water heater.

Electrical. 150 amps, grounded in 2 places and all lines secured no issues unless rewired.



This home does not lend itself to anything other than a major remodel. There is the lingering odor of mildew even though the house is dry. The porch takes up too much floor space. Note that basement is only under the home proper. Is not under the porch space. So, flooring height and duct work to exterior wall might be a little higher than normal concern. The roof trusses do extend out to the edge of the roof. House was built originally in this condition. This is good since the wall between the porch and the home is not load bearing. The porch is currently not heated. So, take that into consideration when ordering new HVAC equipment. The entire outer wall of the porch is exterior.