

# Inspection Report

Provided by:



## Oliver Home and Property Inspections LLC

Inspector: Shaun Oliver  
NACHI23030179  
912-218-4972  
shaunoliver1@hotmail.com

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Property Address

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# Report Information

## Client Information

Client Name

Client Phone

## Property Information

Approximate Year Built

Approximate Square Footage

Number of Bedroom

Number of Bath

Direction House Faces

## Inspection Information

Inspection Date

Inspection Time

Weather Conditions

Outside Temperature

Price for Inspection

### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

## OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions that are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures, which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at the Client's expense.

## CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent is intended to be a beneficiary of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third-party claims arising out of the Client's or Inspector's distribution of the inspection report.

## DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should

be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

1 Grounds

Grading

Grading Slope

1.1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

1.2) Driveway Conditions

AS

Sidewalk Material

1.3) Sidewalk Conditions

AS

Retaining Wall

Retaining Wall Material

1.4) Retaining Wall Conditions

AS

2 Exterior

Front - Back Entrance

Front Entrance Type

2.1) Front Entrance Conditions

AS

Back Entrance Type

2.2) Back Entrance Conditions

AS

Exterior Walls

Structure Type

Exterior Wall Covering

2.3) Exterior Wall Conditions

AS

Exterior Windows - Doors

Window Type

Window Material

2.4) Window Conditions

AS

2.5) Exterior Door Conditions

AS

Exterior Water Faucet(s)

Faucet Location

2.6) Faucet Conditions

AS

Chimney

2.7) Chimney Conditions

AS

3 Roofing

Roof Covering

Method of Inspection

Roof Style

Roof Covering Material

Number of Layers

3.1) Roof Covering ConditionAS

3.2) Flashing ConditionsAS

3.3) Gutter & Downspout ConditionsAS

Attic Area

Attic Access

Method of Inspection

Roof Frame Type

3.4) Attic ConditionsAS

Attic Ventilation Type

3.5) Attic Ventilation ConditionsAS

Attic Insulation Type

3.6) Attic Insulation ConditionsAS

4 Heating - Air

Heating

Location of Unit

Heating Type

Energy Source

Approximate BTU Rating

4.1) Unit ConditionsAS

Distribution Type

4.2) Distribution ConditionsAS

4.3) Ventilation ConditionsAS

4.4) Thermostat ConditionAS

Air Condition - Cooling

Type of Cooling System

AC Unit Power

4.5) AC Unit ConditionsAS

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

Electrical Service Material

Number of Conductors

5.1) Electrical Service Conditions

AS

Main Electrical Panel

Main Disconnect Location

Electric Panel Location

Panel Amperage Rating

Circuit Protection Type

5.2) Wiring Methods

AS

5.3) Electrical Panel Conditions

AS

Electrical Subpanel

Subpanel Location

5.4) Subpanel Conditions

AS

6 Plumbing

Water Main Line

Main Shutoff Location

Main Line Material

6.1) Main Line & Valve Conditions AS

Water Supply Lines

Supply Line Material

6.2) Supply Line Conditions AS

Drain - Waste Lines

Drain Line Material

6.3) Drain Line Conditions AS

Water Heater(s)

Water Heater Type

Water Heater Location

Water Heater Capacity

6.4) Water Heater Conditions AS

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions AS

7.2) Ceiling Conditions AS

7.3) Floor Conditions AS

7.4) Heat Source Conditions AS

Windows - Doors

7.5) Interior Window Conditions AS

7.6) Interior Door Conditions AS

Electrical Conditions

7.7) Electrical Conditions AS

7.8) Lighting Conditions AS

7.9) Ceiling Fan Conditions AS

7.10) Smoke Detector Conditions AS

Fireplace

Fireplace Location

Fireplace materials

7.11) Fireplace Conditions AS

8 Den

Walls - Ceilings - Floors

8.1) Wall Conditions AS

8.2) Ceiling Conditions AS

8.3) Floor Conditions AS

8.4) Heat Source Conditions AS

Windows - Doors

8.5) Interior Window Conditions AS

8.6) Interior Door Conditions AS

Electrical Conditions

8.7) Electrical Conditions AS

8.8) Lighting Conditions AS

8.9) Ceiling Fan Conditions AS

8.10) Smoke Detector Conditions AS

Fireplace

Fireplace Location

Fireplace materials

8.11) Fireplace Conditions AS

9 Dining room

Walls - Ceilings - Floors

9.1) Wall Conditions AS

9.2) Ceiling Conditions AS

9.3) Floor Conditions AS

9.4) Heat Source Conditions AS

Windows - Doors

9.5) Interior Window Conditions AS

9.6) Interior Door Conditions AS

Electrical Conditions

9.7) Electrical Conditions AS

9.8) Lighting Conditions AS

9.9) Ceiling Fan Conditions AS

9.10) Smoke Detector Conditions AS

Fireplace

Fireplace Location

Fireplace materials

9.11) Fireplace Conditions AS

## 10 Hall

### Walls - Ceilings - Floors

10.1) Wall Conditions

AS

10.2) Ceiling Conditions

AS

10.3) Floor Conditions

AS

10.4) Heat Source Conditions

AS

### Windows - Doors

10.5) Interior Window Conditions

AS

10.6) Interior Door Conditions

AS

### Electrical Conditions

10.7) Electrical Conditions

AS

10.8) Lighting Conditions

AS

10.9) Ceiling Fan Conditions

AS

10.10) Smoke Detector Conditions

AS

### Fireplace

Fireplace Location

Fireplace materials

10.11) Fireplace Conditions

AS

**11 Bedroom 1****Walls - Ceilings - Floors**

11.1) Wall Conditions

AS

11.2) Ceiling Conditions

AS

11.3) Floor Conditions

AS

11.4) Heat Source Conditions

AS

**Windows - Doors**

11.5) Interior Window Conditions

AS

11.6) Interior Door Conditions

AS

**Electrical Conditions**

11.7) Electrical Conditions

AS

11.8) Lighting Conditions

AS

11.9) Ceiling Fan Conditions

AS

11.10) Smoke Detector Conditions

AS

**Fireplace**

Fireplace Location

Fireplace materials

11.11) Fireplace Conditions

AS

## 12 Bedroom 2

### Walls - Ceilings - Floors

12.1) Wall Conditions

AS

12.2) Ceiling Conditions

AS

12.3) Floor Conditions

AS

12.4) Heat Source Conditions

AS

### Windows - Doors

12.5) Interior Window Conditions

AS

12.6) Interior Door Conditions

AS

### Electrical Conditions

12.7) Electrical Conditions

AS

12.8) Lighting Conditions

AS

12.9) Ceiling Fan Conditions

AS

12.10) Smoke Detector Conditions

AS

### Fireplace

Fireplace Location

Fireplace materials

12.11) Fireplace Conditions

AS

**13 Bedroom 3****Walls - Ceilings - Floors****13.1) Wall Conditions**

AS

**13.2) Ceiling Conditions**

AS

**13.3) Floor Conditions**

AS

**13.4) Heat Source Conditions**

AS

**Windows - Doors****13.5) Interior Window Conditions**

AS

**13.6) Interior Door Conditions**

AS

**Electrical Conditions****13.7) Electrical Conditions**

AS

**13.8) Lighting Conditions**

AS

**13.9) Ceiling Fan Conditions**

AS

**13.10) Smoke Detector Conditions**

AS

**Fireplace****Fireplace Location****Fireplace materials****13.11) Fireplace Conditions**

AS

**14 Bedroom 4****Walls - Ceilings - Floors****14.1) Wall Conditions**

AS

**14.2) Ceiling Conditions**

AS

**14.3) Floor Conditions**

AS

**14.4) Heat Source Conditions**

AS

**Windows - Doors****14.5) Interior Window Conditions**

AS

**14.6) Interior Door Conditions**

AS

**Electrical Conditions****14.7) Electrical Conditions**

AS

**14.8) Lighting Conditions**

AS

**14.9) Ceiling Fan Conditions**

AS

**14.10) Smoke Detector Conditions**

AS

**Fireplace****Fireplace Location****Fireplace materials****14.11) Fireplace Conditions**

AS

**15 Bathroom 1****Walls - Ceilings - Floors**

15.1) Wall Conditions

AS

15.2) Ceiling Conditions

AS

15.3) Floor Conditions

AS

15.4) Heat Source Conditions

AS

**Windows - Doors**

15.5) Bathroom Window Conditions

AS

15.6) Bathroom Door Conditions

AS

**Electrical Conditions**

15.7) Electrical Conditions

AS

15.8) Lighting Conditions

AS

15.9) Vent Fan Conditions

AS

**Bathroom Sink**

15.10) Counter - Cabinet Conditions

AS

15.11) Sink Conditions

AS

**Shower - Tub - Toilet**

15.12) Shower - Tub Conditions

AS

15.13) Toilet Conditions

AS

**16 Bathroom 2****Walls - Ceilings - Floors**

16.1) Wall Conditions

AS

16.2) Ceiling Conditions

AS

16.3) Floor Conditions

AS

16.4) Heat Source Conditions

AS

**Windows - Doors**

16.5) Bathroom Window Conditions

AS

16.6) Bathroom Door Conditions

AS

**Electrical Conditions**

16.7) Electrical Conditions

AS

16.8) Lighting Conditions

AS

16.9) Vent Fan Conditions

AS

**Bathroom Sink**

16.10) Counter - Cabinet Conditions

AS

16.11) Sink Conditions

AS

**Shower - Tub - Toilet**

16.12) Shower - Tub Conditions

AS

16.13) Toilet Conditions

AS

**17 Bathroom 3****Walls - Ceilings - Floors**

17.1) Wall Conditions

AS

17.2) Ceiling Conditions

AS

17.3) Floor Conditions

AS

17.4) Heat Source Conditions

AS

**Windows - Doors**

17.5) Bathroom Window Conditions

AS

17.6) Bathroom Door Conditions

AS

**Electrical Conditions**

17.7) Electrical Conditions

AS

17.8) Lighting Conditions

AS

17.9) Vent Fan Conditions

AS

**Bathroom Sink**

17.10) Counter - Cabinet Conditions

AS

17.11) Sink Conditions

AS

**Shower - Tub - Toilet**

17.12) Shower - Tub Conditions

AS

17.13) Toilet Conditions

AS

**18 Kitchen****Walls - Ceilings - Floors**

18.1) Wall Conditions

AS

18.2) Ceiling Conditions

AS

18.3) Floor Conditions

AS

18.4) Heat Source Conditions

AS

**Windows - Doors**

18.5) Kitchen Window Conditions

AS

18.6) Kitchen Door Conditions

AS

**Electrical Conditions**

18.7) Electrical Conditions

AS

18.8) Lighting Conditions

AS

18.9) Ceiling Fan Conditions

AS

**Kitchen Sink - Counter tops - Cabinets**

18.10) Counter Conditions

AS

18.11) Cabinet Conditions

AS

18.12) Sink Plumbing Conditions

AS

18.13) Garbage Disposal Condition

AS

**Appliances**

**Stove - Range Type**

18.14) Stove - Range Condition

AS

18.15) Hood Fan Conditions

AS

18.16) Dishwasher Conditions

AS

## 19 Basement

### Walls - Ceilings - Floors

19.1) Basement Stair Conditions

AS

19.2) Wall Conditions

AS

19.3) Ceiling Conditions

AS

19.4) Floor Conditions

AS

19.5) Heat Source Conditions

AS

### Windows - Doors

19.6) Basement Window Conditions

AS

19.7) Basement Door Conditions

AS

### Electrical Conditions

19.8) Electrical Conditions

AS

19.9) Lighting Conditions

AS

19.10) Sump Pump Conditions

AS

### Other Conditions

19.11) Other Conditions

AS

20 Garage

Walls - Ceilings - Floors

Garage Type

20.1) Siding Conditions (if detached) AS

20.2) Roof Conditions (if detached) AS

20.3) Wall Conditions AS

20.4) Ceiling Conditions AS

20.5) Floor Conditions AS

20.6) Window Conditions AS

20.7) Door Conditions AS

20.8) Vehicle Door Conditions AS

20.9) Electrical Conditions AS

20.10) Lighting Conditions AS

21 Laundry

Walls - Ceilings - Floors

|                             |    |
|-----------------------------|----|
| 21.1) Wall Conditions       | AS |
| 21.2) Ceiling Conditions    | AS |
| 21.3) Floor Conditions      | AS |
| 21.4) Window Conditions     | AS |
| 21.5) Door Conditions       | AS |
| 21.6) Electrical Conditions | AS |
| 21.7) Lighting Conditions   | AS |

Laundry Room

|                               |    |
|-------------------------------|----|
| Location                      |    |
| 21.8) Laundry Room Conditions | AS |

22 Foundation - Crawl Space

Foundation

Foundation Type

Foundation Material

22.1) Foundation Conditions

AS

Flooring Structure

Flooring Support Type

22.2) Flooring Support Conditions

AS