

# Building Inspection Report

123 Any Street, Anytown, Illinois

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**Inspection Date:**  
December 16, 2004

**Prepared For:**  
John & Jane Sample

**Prepared By:**



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**Report Number:**  
14900

**Inspector:**

A handwritten signature in black ink, appearing to read 'Michael J. Savage'.

Michael J. Savage  
License No. 050.000229  
(expires 11/30/2006)



# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality, 8-year-old (approximate age), contemporary custom single family home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.



## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

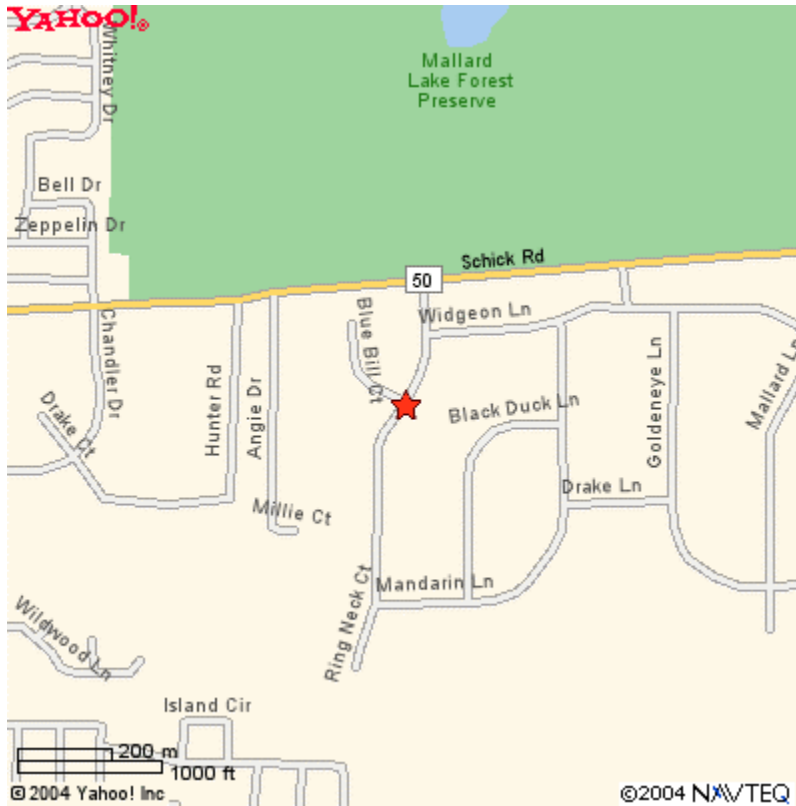
**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements that are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

- For the purpose of this report, it is assumed that the house faces west.



## IMPROVEMENTS / RECOMMENDATIONS HIGHLIGHTS AND SUMMARY

Following is a synopsis of the potentially significant improvements that should be budgeted for the short term. Other significant improvements (outside the scope of this inspection) may also be necessary. Please refer to the body of this report for further details on these and other recommendations:

### Sloped Roofing

- **Monitor:** Prior repairs to the roof and valley flashing are evident at the “bumpout” at the southeast corner of the house. This would suggest that problems have been experienced in the past. Missing roofing material should be replaced.

### Exterior Walls

- **Repair:** The synthetic stucco on the entire house requires caulking around the windows.

### Main Panel

- **Repair:** The ends of the white “hot” wire in the main panel should be taped black for proper identification.

### Outlets

- **Repair:** The non-GFCI outlet in the main bathroom is loose and should be better secured.

### Switches

- **Repair:** The damaged light switch (for the light bar) in the master bathroom should be replaced.

## THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

*It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.*

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 40 degrees F.

**RECENT WEATHER CONDITIONS**

Winter weather conditions have been experienced in the days leading up to the inspection.