

Below are sample pages from another "professional home inspector"

Count how many times "Appears Serviceable" and "Standard" are stated. The report comments are clear as mud and really help you as the buyer! (Where are the photos?)

Kitchen

(First floor) Kitchen

1. Appears Serviceable Stove/oven: (Standard stove/oven)
2. Appears Serviceable Ventilator: (Standard hood fan)
3. Appears Serviceable Disposal: (Standard, under sink)
4. Appears Serviceable Dishwasher (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems, any test of dishwasher is courtesy only, no guarantees
5. Air Gap Present? No (acceptable, high loop method of discharge)
6. Appears Serviceable Trash Compactor: Disposal
7. Appears Serviceable Sink: (Standard sink)
8. Appears Serviceable Electrical: (Standard/GFIC)
9. Appears Serviceable Plumbing/Fixtures: (Standard faucet/plumbing)
10. Appears Serviceable Counter Tops: (Standard counter top)
11. Appears Serviceable Cabinets: (Standard cabinets)
12. Appears Serviceable Ceiling: (Drywall)
13. Appears Serviceable Walls: (Drywall)
14. Appears Serviceable Floor: (Tile) floor settlement is average for the age of the dwelling
15. Appears Serviceable Doors: (Standard interior doors)
16. Appears Serviceable Windows: (Thermopane)
17. Appears Serviceable HVAC Source: (Main heating sys.)

Bathroom

(Half bath/1st floor) Bathroom

1. Appears Serviceable Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
2. Appears Serviceable Electrical: (Standard outlet)
3. Appears Serviceable Cabinet/counter (Standard cabinets)
4. Appears Serviceable Sink/Basin: (Standard sink)
5. Appears Serviceable Faucets/Traps: (Standard faucets/plumbing)
6. Appears Serviceable Toilets: (Standard toilet)
7. Appears Serviceable Ventilation/heat: (Fan ventilation)

(2nd floor main) Bathroom

8. Appears Serviceable Doors: (standard wood door)
9. Appears Serviceable Electrical: (standard/3 prong outlets)
10. Appears Serviceable Cabinet/counter: (Standard cabinets)
11. Appears Serviceable Sink/Basin: (Standard sink)
12. Appears Serviceable Faucets/Traps: standard faucet
13. Appears Serviceable Tub/Surround: (Tub/surround, one unit)
14. Appears Serviceable Shower/Surround: (Not applicable)
15. Appears Serviceable Toilets: (Standard toilet)
16. Appears Serviceable Ventilation/heat: (Fan ventilation)

(Master bath) Bathroom

17. Appears Serviceable Doors: (standard wood door)
18. Appears Serviceable Electrical: (Standard/GFIC)
19. Appears Serviceable Cabinet/counter: (Standard cabinets)
20. Appears Serviceable Sink/Basin: (Dual sinks)

Roof

(Main roof) Roof Surface

1. Method of Inspection: (Ground level)
2. Style Roof: (Gable)
3. Appears Serviceable Material: (Asphalt Shingles) Roof settlement is average for the age of the dwelling
4. Est./shingle layers: appears one layer
5. Estimated Age: 7 to 10 years estimated age
6. Type Shingles: Standard shingles - manufactures estimated useful life of shingles is 18 to 22 years with proper professional installation and maintenance
7. Repair Flashing: (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED Front porch flashing needs repair.
8. Appears Serviceable Valleys: (not visible) Regular valley maintenance is required to avoid roof leaks.
9. Appears Serviceable Vents/plumbing: (not visible)
10. Appears Serviceable Gutters/Downspouts: (Aluminum)
right side of house Chimney
11. Appears Serviceable Chimney: (Metal type chimney)
12. Appears Serviceable Flue/Flue Cap: (Metal flue with flue cap)
13. Appears Serviceable Flashing/chimney: (Unknown, not visible)
14. Safety Hazard Additional Observations: (Gutters and downspouts) REPAIR NEEDED, rear Gutter drain is trip hazard

Electrical

1. Service Size Amps: (150 Amps estimated)) Volts: 110-240 VAC
2. Appears Serviceable Service: (underground conventional utility line)
3. Appears Serviceable 120 VAC Branch Circuits: (Copper)
4. Appears Serviceable Conductor Type: (Non-metallic sheathed cable)
5. Appears Serviceable Ground: (grounding sys. not visible) the actual grounding line is not visible however, the system is grounded
6. Not Inspected Smoke Detectors: (Not part of inspection) Not inspected, normally the township will test smoke detectors

(Basement) Electric Panel

7. Appears Serviceable Manufacturer: (Seimens)
8. Maximum Capacity: (Panel capacity rating, not verified)
9. Appears Serviceable Main Breaker Size: (150 amps estimated)
10. Appears Serviceable Breakers: (Standard modern breaker)
11. Is the panel bonded? Yes

Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Deck: (Wooden deck) Moisture and wood damage, no concrete footing for the supports
2. Fences: (Wooden fence) Repair needed, on the wood fence

Roof

3. Flashing: (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED Front porch flashing needs repair.

Attic

4. main house section Attic Wiring/Lighting: (No light in attic)

Basement

5. (Main house basement) Basement HVAC Source: (not heated) no heat in finished basement

Heating System

5. (Basement) Heating System Heating System Operation: (Appears functional) Rust in the burner section and the A/c pipe is rubbing on the cover sooner or later it will leak, recommend evaluation and repair by licensed contractor before closing

Laundry Room/Area

7. 1st Floor Laundry Room/Area Tub/laundry: (Standard free standing tub) tub not mounted to floor or wall, it should be better secured