

Elite Home Inspections

Home Check Report



123 Sample Drive, Boardman, OH 44512

Inspection prepared for: John Doe

Date of Inspection: 9/26/2017 Time: 3:30 Size: 2,400 SF

Weather: Sunny



Inspector: Ed Lucivjansky

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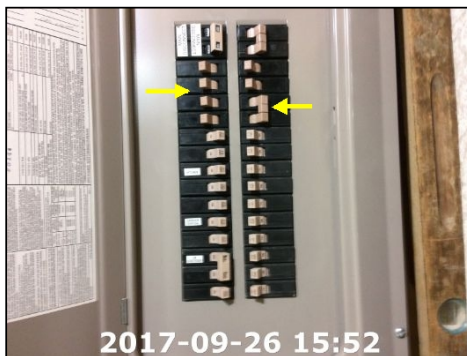
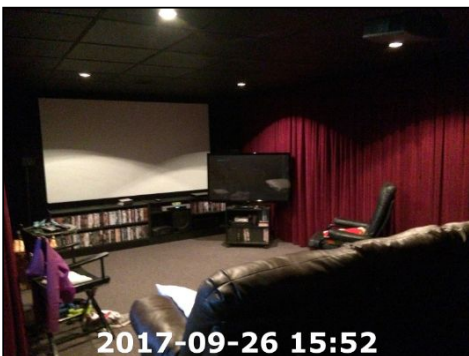
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Pictures

1. Exterior



2. Interior



Tripped Breakers

Exterior Check

This section describes the items covered by our exterior Home Check Service. Visual inspection of the exterior of the home for signs of problems; Check for vandalism and signs of forced entry (including graffiti, broken windows, lawn debris); Check for weather / storm damage; Verify doors are locked and windows are secured; Ensure the garage door is closed; Collect UPS and FedEx packages; Collect newspapers and periodicals; Remove flyers and miscellaneous debris in and around the front door; Replace burned out exterior light bulbs (where reachable); Run water spigots and check for leaks (weather permitting); Confirm contracted Landscaping / Snow Shoveling / Pool Maintenance services were performed.

1. Exterior

- 1.1. The exterior of the home was checked. No problems were observed.
- 1.2. The grounds and landscaping were checked. No problems were observed.
- 1.3. The house doors and windows were locked and secured. No signs of tampering was observed.
- 1.4. The garage doors and windows were locked and secure. No signs of tampering was observed.
- 1.5. Newspapers and periodicals were collected and set inside the house.
- 1.6. Flyers were collected and set inside the house.
- 1.7. The mail / junk mail was collected and set inside the house.
- 1.8. Debris was picked up from the yard and thrown away.
- 1.9. The outside faucets were checked. No leaks were observed.
- 1.10. Confirmed landscaping services were performed.

Interior Check

This section describes the items covered by our interior Home Check Service. Complete visual inspection of the homes interior (room by room), walls and ceilings for signs of problems; Check for vandalism and signs of forced entry (including broken windows and unusual conditions); Check the homes interior for issues such as mold, pests, water damage; Check the basement for flooding or water leaks; Verify the hot water tank is functioning properly and check for leaks; Check the electrical panel, ensure all breakers are functioning properly; Verify the refrigerator and freezer are operating; Verify the furnace / AC is on and functioning; Confirm the utilities are on and operating; (including water, gas, electricity); Check for water leaks, run all faucets, flush toilets, run toilets/showers/sinks and check for leaks (prevent pipe damage); Ensure pilot lights are on and working; Replace Smoke Detector Batteries (if low level battery indicator warning); Rotate Interior Staged Lighting; Replace burned out light bulbs (where reachable); Water indoor plants; Bring in the mail, flyers and newspapers; Confirm alarm system remains activated; Open and close window blinds and drapes; Follow instructions from the home owner to rectify any issues with the home during their absence; Relay any urgent messages to the homeowner regarding the property.

1. Interior Utilities and General

The house doors and windows were locked and secured. No signs of tampering was observed.

All utilities were on and functioning. No problems were observed.

The air conditioning was on and functioning. The thermostat was set properly. No problems were observed.

The hot water tank was on and functioning. No problems or leaks were observed.

The electrical panel was checked. Problems were observed - See comments below in red.

The indoor plants were watered.

The batteries were changed in the smoke alarm in the foyer.

The batteries were changed in the thermostat, Low battery indicator was on.

Tripped breakers were observed in the electrical panel.

2. Interior Rooms

All living areas (Living/Family Room, Dining Room, Hall/Foyer, Den/Rec Room, etc.) were inspected. The ceilings, walls, windows and floors were checked and no problems were observed.

The kitchen was inspected. The ceiling, walls, windows and floor was checked and no problems were observed.

The water was run in the kitchen sinks. No leaks were observed.

The dishwasher was run through the rinse cycle only. No leaks were observed.

The disposal was run. No problems were observed.

The refrigerator and freezer were operational.

The pilot lights were lit.

All bedrooms were inspected. The ceilings, walls, windows and floors were checked and no problems were observed.

All bathrooms were inspected. All faucets were run, toilets flushed, and showers and/or tubs were run to check for leaks. Problems were observed - See comments below in red.

The laundry area was inspected. The faucets were run and the washer was checked for leaks. No leaks or problems were observed.

The basement was inspected. The ceiling, walls, windows and floor was checked and no problems were observed.

A light bulb was burned out and changed in the family room.

The blinds were closed in the living room.

The lights were turned on in the living room.

The blinds were opened in the family room.

The lights were turned off in the family room.

The toilet keeps running after flushing in the half bathroom. It may need to have the internal tank components replaced.