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“With the knowledge you want and the
experience you need.”

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The Summary Report includes the items that were, in our opinion, the most important items to bring to your attention. This is not by any means a substitute for the full report. **Please read the entire report.*

B.I.C. Home Inspections- Client: Address:

FRONT
REAR

BUILDING DESCRIPTION

ADDRESS	
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BUILDING TYPE

	SINGLE FAMILY		MOBILE HOME
	CONDOMINIUM		COMMENTS

SITE

	PROPERLY GRADED		PATIO
	DRIVEWAY		DECK
	PORCH		COMMENTS

UTILITIES

WATER

	PUBLIC
	PRIVATE
	COMMENTS

GAS

	NATURAL		COMMENTS
	LP		

TIME	TEMPERATURE	CONDITIONS	ON SITE

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PARKING AND SITE

	GARAGE
	CARPORT
	COMMENTS

OVERHEAD DOOR

	METAL
	OTHER
	NONE

DOOR OPENER

	TESTED
	NOT TESTED

GARAGE DOOR SAFETY DEVICE

	TESTED
	NOT TESTED
	NONE
	COMMENTS

GARAGE FLOOR

	GOOD		MINOR CRACKS
	MINOR SETTLING		COMMENTS

G.F.C.I. OUTLETS

	TESTED
	NOT TESTED
	COMMENTS

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EXTERIOR

	BRICK		OTHER
	WOOD		COMMENTS
	VINYL		

FOUNDATION

	SLAB		BASEMENT
	CRAWLSPACE		COMMENTS

WINDOWS

	WOOD		VINYL
	METAL		COMMENTS

EXTERIOR DOORS

	WOOD
	METAL
	COMMENTS

FASCIA AND SOFFITS

	WOOD		VINYL
	METAL		COMMENTS

HOSE FAUCETS

	TESTED
	NOT TESTED
	COMMENTS

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CRAWLSPACE
FLOOR

	SOIL		GOOD
	OTHER		COMMENTS

VAPOR BARRIER

	GOOD
	NEEDS REPAIR
	COMMENTS

FOUNDATION WALLS

	BLOCK
	CONCRETE
	COMMENTS

MOISTURE

	NONE VISIBLE		STAINS
	DAMP/WET		COMMENTS

SUPPORT BEAMS

	STEEL		GOOD
	WOOD		SAG/ DEFLECTION
			COMMENTS

FRAMING MEMBERS (floor joist)

	GOOD
	FAIR
	COMMENTS

ROOF

	PITCHED		GOOD
	FLAT		FAIR
	OTHER		COMMENTS

COVERING

	SHINGLE		GOOD
	ROLL ROOFING		FAIR
	METAL		POOR
	OTHER		COMMENTS

CHIMNEY *

	MASONRY		GOOD
	METAL		FAIR
	NONE		COMMENTS

*chimney flue not inspected

GUTTERS AND DOWNSPOUTS

	METAL		GOOD
	PLASTIC		FAIR
			COMMENTS

ROOF

VENTILATION

	RIDGE VENT		GOOD
	POWERED VENT		FAIR
	TURBINE		COMMENTS
	OTHER		

FLASHINGS

	GOOD
	FAIR
	POOR
	COMMENTS

ROOF INSPECTION MADE FROM:

	GROUND
	LADDER
	ROOF
	COMMENTS

ATTIC

	PULL DOWNSTAIRS
	ACCESS ONLY
	HINGED DOOR
	COMMENTS

ACCESS

	CLOSET
	HALLWAY
	GARAGE
	OTHER
	COMMENTS

ATTIC FLOORING

	FULL
	PARTIAL
	WORK AREA ONLY
	NONE
	COMMENTS

INSULATION

	BLOWN		GOOD
	ROLLED		FAIR
	FOAM		MARGINAL
	NONE		COMMENTS

MOISTURE

	NONE VISIBLE		FRESH STAINS
	DAMP		OLD STAINS
			COMMENTS

ATTIC HOUSE FAN / ATTIC VENT FAN

	TESTED		NONE
	NOT TESTED		COMMENTS

DEN
FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

DOORS AND WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN ONLY		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

HALLWAY

	CLOSET DOORS
	LIGHTS
	COMMENTS

DOORBELL * Video/security doorbells are not tested

	GOOD		COMMENTS
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LIVING ROOM

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

MASTER BEDROOM

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

BEDROOM #2

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

BEDROOM # 3

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

BEDROOM # 4

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

ADDITION

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

MASTER BATH

	COMMODE		G.F.C.I.
	LAVATORY		FLOOR
	TUB (only)		CEILING
	TUB & SHOWER		COMMENTS
	SHOWER (only)		

BATH # 2

	COMMODE		G.F.C.I.
	LAVATORY		FLOOR
	TUB (only)		CEILING
	TUB & SHOWER		COMMENTS
	SHOWER (only)		

BATH # 3

	COMMODE		G.F.C.I.
	LAVATORY		FLOOR
	TUB (only)		CEILING
	TUB & SHOWER		COMMENTS
	SHOWER (only)		

BATH # 4

	COMMODE		G.F.C.I.
	LAVATORY		FLOOR
	TUB (only)		CEILING
	TUB & SHOWER		COMMENTS
	SHOWER (only)		

KITCHEN

FLOORING

	VINYL		GOOD
	TILE		FAIR
	WOOD/ENGINEERED		POOR
	OTHER		COMMENTS

APPLIANCES

STOVE / OVEN

	TESTED		GOOD
	NOT TESTED		FAIR
	NOT PRESENT		POOR
			COMMENTS

DISHWASHER

	TESTED		GOOD
	NOT TESTED		FAIR
	NOT PRESENT		POOR
			COMMENTS

DISPOSAL

	TESTED		GOOD
	NOT TESTED		FAIR
	NOT PRESENT		POOR
	NONE		COMMENTS

MICROWAVE / HOOD

	MICROWAVE		GOOD
	HOOD ONLY		FAIR
	NOT PRESENT		POOR
			COMMENTS

DOORS AND WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

KITCHEN SINK

	TESTED		GOOD
	NOT TESTED		FAIR
	NOT PRESENT		POOR
	REPAIRS RECOMMENDED		COMMENTS

CABINETS

	WOOD		GOOD
	OTHER		FAIR
	COMMENTS		POOR

COUNTERTOPS

	LAMINATE		GOOD
	SOLID SURFACE		FAIR
	GRANITE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	OTHER		FAIR
	COMMENTS		POOR

CEILING

	DRYWALL		GOOD
	OTHER		FAIR
	COMMENTS		POOR

LIGHTING

	LIGHTS		GOOD
	FAN & LIGHT		FAIR
	CANS		POOR
			COMMENTS

G.F.C.I.

	TESTED		GOOD
	NOT TESTED		COMMENTS

LAUNDRY
FLOORING

	CARPET		GOOD
	VINYL		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

WASHING MACHINE BOX

	GOOD		POOR
	FAIR		COMMENTS

DRYER VENT

	GOOD		POOR
	FAIR		COMMENTS

DINING ROOM

FLOORING

	CARPET		GOOD
	WOOD/ENGINEERED		FAIR
	TILE		POOR
	OTHER		COMMENTS

WALLS

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

CEILING

	DRYWALL		GOOD
	PLASTER		FAIR
	WOOD		POOR
	OTHER		COMMENTS

LIGHTING

	LIGHT		GOOD
	FAN		FAIR
	FAN & LIGHT		POOR
	CANS		COMMENTS

DOORS

	GOOD		POOR
	FAIR		COMMENTS

WINDOWS

	GOOD		POOR
	FAIR		COMMENTS

PLUMBING

MAIN SHUT-OFF

METER		FOUND		NOT VISIBLE
HOUSE VALVE		FOUND		NOT FOUND
				COMMENTS

PIPING

	NO LEAKS VISIBLE		GOOD
	LEAKS		FAIR
	CORROSION		POOR
	REPAIRS NEEDED		COMMENTS

WASTE & VENT SYSTEM

	GOOD
	FAIR
	POOR
	COMMENTS

PUMPS

	SEWAGE		GOOD
			FAIR
	SUMP		POOR
			COMMENTS

WATER HEATER

	ELECTRIC		GOOD
	NAT. GAS		FAIR
	L.P. GAS		POOR
	OTHER		COMMENTS

FLUE PIPING

COMBUSTION AIR

	GOOD		GOOD
	FAIR		FAIR
	POOR		POOR
	COMMENTS		COMMENTS

CAPACITY	
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RELIEF VALVE/PAN

	GOOD		COMMENTS
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HEATING SYSTEM

*Testing unit when outside temperature is above 67°F may cause damage to heating unit.

SYSTEM TYPE

	CENTRAL UNIT		SPACE HEATERS
	FLOOR FURNACE		OTHER
	WALL HEATERS*		COMMENTS

*Window/wall units not tested for temperature

FUEL TYPE

	GAS
	ELECTRIC
	OTHER

FLUE PIPING FOR HVAC

	GOOD
	FAIR
	COMMENTS

DISTRIBUTION

	SHEET METAL		GOOD
	DUCT BOARD		FAIR
	FLEX		POOR
			COMMENTS

FIREPLACE

	MASONRY
	PRE- FAB
	GAS STARTER*
	LOGS*
	COMMENTS

*gas lines are not pressure tested

TEMP. HEAT DIFFERENCE	
--------------------------	--

PRIMARY COOLING

*Testing unit when outside temperature is below 65°F may cause damage to cooling unit.

SYSTEM TYPE

	CENTRAL UNIT		
	WINDOW UNITS *		COMMENTS

* Window units not tested for temperature.

INDIVIDUAL UNITS

UNIT # 1

	TESTED		
	NOT TESTED		COMMENTS

UNIT # 2

	TESTED		
	NOT TESTED		COMMENTS

TEMP. COOLING DIFFERENCE (MIN. RANGE 12°F-14°F)	
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ELECTRICAL SYSTEM

SERVICE LOCATION	
VOLTAGE	

MAIN SERVICE

	OVERHEAD		GOOD
	CONDUIT		FAIR
	UNDERGROUND		POOR
	NEEDED REPAIR		COMMENTS

GROUNDS

	WATER LINE		GOOD
	GROUND ROD		LOOSE
	UNDETERMINED		COMMENTS

G.F.C.I.

	TESTED
	NOT TESTED
	COMMENTS

PLUGS & SWITCHES **

	TESTED
	NOT TESTED
	COMMENTS

**a representative sample of switches, fixtures and outlets are checked.

SMOKE DETECTORS

	HALLWAY		DEN
	MASTER BEDROOM		OTHER
	BEDROOM #2		OTHER
	BEDROOM #3		COMMENTS

INSIDE BREAKER BOX

	BREAKERS		GOOD
	FUSES		COMMENTS

B.I.C. Home Inspections- Client: Address:

HOME INSPECTION SUMMARY REPORT *

<u>1</u>	
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B.I.C. Home Inspections- Client: Address:

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B.I.C. Home Inspections- Client: Address:

PICTURES

Photo # 1	Photo # 2	Photo # 3
Photo # 4	Photo # 5	Photo # 6
Photo # 7	Photo # 8	Photo # 9

B.I.C. Home Inspections- Client: Address:

Photo # 10	Photo # 11	Photo # 12
Photo # 13	Photo # 14	Photo # 15
Photo # 16	Photo # 17	Photo # 18

Thank You for the opportunity to serve you!

Please call if you have any questions regarding your home inspection.



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