

This is an actual page taken from a sample report from one of our competitors. This is what many inspection reports look like. After reading this one, click on our sample and see the difference.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical panel was properly and securely fastened with visible and appropriate fasteners. The ground rod looked like it was pretty secure. The wiring looks like copper. There is a 200 amp breaker.

This should have been checked as in need of repair!

1. The breakers were not labeled.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

All fixtures were properly secured and functioning at the time of inspection.

1. GFCI's were missing in the Kitchen.

2. GFCI in hall bath had a cracked cover plate.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source:

Natural Gas

Comments:

Zoned

Central

The heating unit appeared to be properly functioning at the time of inspection.

1. There was no access to the working side of the unit.

This Inspectors report should have noted this as a SAFETY HAZARD!

B. Cooling Equipment:

Type and Energy Source:

Electric

Zoned

Central

Comments:

The unit was working correctly at the time of inspection.

1. Better efficiency may be seen if the cooling coils were cleaned by a HVAC technician.

2. There were some items stored very close which may need removed.

This is a confusing statement. What were some items? "Very close" to what? Why do they need moved?

C. Ducts and Vents

Comments:

The ducts and vents looked like they were performing as intended at the time of inspection.

This is obviously a very minimal inspection. Sadly this is the type of report most home buyers and sellers get from the cheap inspection companies. This inspector advertises "on the Spot" and "No waiting" reports. Now it's obvious why there is no waiting, because the report doesn't tell the client anything! I feel sorry for the client who received this report. There are probably much larger items in need of repair but not called out. This is what you get when saving a few dollars on a home inspection.