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Pre Purchase Building Inspection Report

**Pre-Purchase Building Inspection Report  
Property Address:** 456 Oak Lane, Springfield  
**Date of Inspection:** October 31, 2024  
**Inspector:** John Doe, Certified Building Inspector  
**Client:** Jane Smith

### **1. Introduction**

* **Purpose of the Inspection:** To provide a detailed evaluation of the property's condition prior to purchase.
* **Scope of Inspection:** Comprehensive assessment of the structural, electrical, plumbing, and HVAC systems.

### **2. Methodology**

* **Inspection Methods:** Combination of visual inspection and the use of specialized tools.
* **Tools Employed:** Moisture meters, thermal imaging cameras, and electrical testers.

### **3. Executive Summary**

* **Overall Condition:** The property is well-maintained with minor issues in the plumbing system that need attention.

### **4. Site Information**

* **Site Details:** The property spans approximately 0.5 acres, residential zoning, south-facing, in a suburban area.
* **Environmental Considerations:** No significant environmental hazards identified; property is not in a flood zone.

### **5. Structural Elements**

* **Foundations:** No significant movement or cracks observed. Minor dampness noted on the northeast corner.
* **Roof and Chimney:** Roof shingles appear to be near the end of their life expectancy; chimney is stable with no visible cracks.
* **Exterior Walls:** Brick veneer exterior; slight weathering noted but no structural concerns.
* **Windows and Doors:** Windows are double-glazed, well-sealed, and functional. Front door frame needs resealing.
* **Interior Walls and Ceilings:** No signs of dampness or mold. Paint and finishes are in good condition.

### **6. Systems and Components**

#### **6.1 Plumbing**

* **Water System:** Minor leak under kitchen sink; other plumbing fixtures in working order.
* **Heating System:** Gas furnace, approximately 5 years old, in excellent condition.
* **Water Heater:** 40-gallon tank, age unknown, recommended to be replaced within the next 3 years.

#### **6.2 Electrical**

* **Service Entrance:** 200-amp service, modern circuit breaker panel with no obvious defects.
* **Safety Devices:** Smoke detectors present and functional, carbon monoxide detector needs replacement.

#### **6.3 HVAC**

* **Heating and Cooling Systems:** Central air unit and furnace serviced annually, last service was 6 months ago.
* **Ductwork:** Well-maintained, no leaks detected.

#### **6.4 Insulation and Ventilation**

* **Attic:** Adequate insulation, but additional venting could improve energy efficiency.
* **Basement/Crawl Space:** Dry, well-insulated, no significant issues noted.

### **7. Additional Areas**

* **Garage:** Two-car garage, concrete floor with minor cracking, doors functional.
* **Outbuildings:** Wooden shed in good condition; roof needs minor repairs.

### **8. Maintenance and Safety Issues**

* **Immediate Repairs:** Fix plumbing leak under kitchen sink, reseal front door frame.
* **Long-term Concerns:** Plan for roof and water heater replacement within the next 3-5 years.

### **9. Photographs and Diagrams**

* **Visual Documentation:** Photos included of the roof wear, plumbing leak, and insulation in the attic.

### **10. Appendices**

* **Repair Estimates:** Estimates for plumbing and roof repairs included.
* **Previous Reports:** No previous reports available.

### **11. Conclusion**

* **Summary of Findings:** The property is structurally sound with minor issues that should be addressed soon. Overall, a solid investment.
* **Inspector’s Comments:** Regular maintenance and addressing the immediate repair needs will ensure the property retains its value.