
Pre Purchase Building Inspection Report

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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.

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- **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.