



The Threshold Home Inspection Report

The report you will receive consists of two parts.

The first part is the **Matrix Report**, a comprehensive checklist of conditions observed during the on-site inspection. The Matrix Report is organized by page and section so it is easy to follow during an initial review, and easy to find information when you need it a day, a week, or 6 months later. The Matrix Report presents you with critical information about the type of construction, materials, and systems found in your house, and their conditions. The Matrix alerts you to situations that need to be monitored for maintenance or safety, and records recommendations regarding conditions which, in the inspector's opinion, need the attention of a qualified/licensed contractor.

See samples, pages 2 and 3

The second part is a carefully **written narrative** that provides additional information or clarification about conditions noted in the Matrix. The length of the narrative depends upon the conditions found in and around the house, and the type of information that, in the inspector's opinion, will be of value to you as a home buyer.

See sample, page 4



KEY: ① Recommend evaluation by a structural/geo-technical engineer ② This item is a safety hazard - correction is needed
 ③ Recommend evaluation and repairs by a licensed contractor ④ Upgrades are recommended for safety enhancement
 ⑤ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway N/A ASPHALT CONCRETE GRAVEL

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Eroded Asphalt* Maintenance / sealant needed* Evidence of deterioration / poor drainage*
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*

COMMENTS: _____

2 Sidewalks N/A CONCRETE BRICK PAVER / TILE GRAVEL

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*
 Concrete is above foundation / siding / stucco* Evidence of poor drainage*

COMMENTS: _____

3 Retaining Walls N/A LOCATION(S): _____ CONCRETE / BLOCK / STUCCO / WOOD

Appear serviceable Not functional / Unsafe / Worn / Displacement / Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks① Moisture penetration / No drainage openings*

COMMENTS: _____

4 Grading N/A LEVEL SITE SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED BANKS

Drainage of site/ slope of soil at foundation is proper based upon visual observation Not fully visible*
 Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible ③
 Plants / trees touch house / roof* Trees planted close to structure* Overgrown landscaping*
 Surface drains noted, not tested—underground pipes cannot be judged* Signs of poor drainage / erosion*

COMMENTS: _____

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

5 Patio N/A LOCATION(S): _____ CONCRETE / BRICK / PAVER TILE / BLOCK

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 No cracks found Common cracks Major cracks* Surface raised / settled / trip hazards*
 Concrete is above foundation / siding / stucco* Evidence of poor drainage*

COMMENTS: _____

6 DECK PATIO PORCH Cover N/A LOCATION(S): _____ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE*)

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Unsecure / improper attachment to house* Lacks: metal straps / bolts / nails* Earth contact ③
 Moisture / damage at: base of posts / roof / structure ②③ Wood appears overspanned / sagging / damaged ③

COMMENTS: _____

7 Decks/Porch N/A WOOD LOCATION: A _____ B _____ C _____ D _____ CONCRETE WATERPROOF COATING

Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Cracks / Moisture stains / damage ②③ Deck on grade - unable to inspect* Piers / posts need straps / footings ②
 Deck appears unsound ①② Flashing not visible / improper ③ Flashing missing at house ②
 Porch / steps settled away from house* Uneven step(s) at porch / deck* ④ Earth-to-wood contact ③
 Screens / panels damaged / torn / missing* Unable to determine active leakage* Evidence of poor drainage*
 Railings are serviceable n/a Railing damaged / loose / too low* ④ Railing too wide / missing* ④⑤

COMMENTS: _____

8 Exterior Stairs N/A WOOD / METAL / CONCRETE / WATERPROOF COATING LOCATION(S): A _____ B _____ C _____

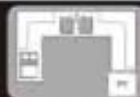
Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Moisture stains / damage / earth contact* Uneven rise/run on steps/loose steps ④ Improper / no landing ②③
 Railings serviceable Railing loose / improper / too low / none installed ②④ Openings in rails too large ⑤

COMMENTS: _____

9 Fences & Gates N/A FENCES NOT INSPECTED WOOD / CHAINLINK / WROUGHT IRON / MASONRY

Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible:
 Loose / rotted posts* Loose / missing blocks* Broken / loose / missing boards* Moisture damage*
 Common cracks Major cracks ③ Rust / Leaning* Fence at pool / spa area is: missing / too low / climbable* ④⑤
 Gate / latch needs adjustment / repair / replacement* Self closing device / latch is: missing / not working* (at pool / spa) ④⑤

COMMENTS: _____



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
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 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

63 Kitchen (general) N/A

- | | | | | |
|---|--|--|--|--------------------------|
| COUNTERS: | ◆ TILE | ◆ LAMINATE | ◆ SOLID SURFACE | ◆ _____ |
| <input type="checkbox"/> Items block view of counters / cabinets / floor* | | | | |
| <input type="checkbox"/> Appear serviceable | <input type="checkbox"/> Minor wear / cracked tile(s)* | <input type="checkbox"/> Moderate / heavy wear / damage* | <input type="checkbox"/> Missing grout / caulking* | |
| <input type="checkbox"/> Cabinets appear serviceable | <input type="checkbox"/> Minor wear | <input type="checkbox"/> Moderate / heavy wear / damage* | | |
| <input type="checkbox"/> Missing handles* | <input type="checkbox"/> Drawer damaged / won't open* | <input type="checkbox"/> Drawers off tracks* | | |
| <input type="checkbox"/> Window(s) appear(s) serviceable | <input type="checkbox"/> Non-operational / damaged* | <input type="checkbox"/> Not applicable | | |
| <input type="checkbox"/> Cracked / broken glass* | <input type="checkbox"/> Frame damaged* | | | |
| FLOORING: | ◆ TILE | ◆ WOOD | ◆ CARPET | ◆ VINYL/LINOLEUM* |
| <input type="checkbox"/> Appears serviceable | <input type="checkbox"/> Minor damage | <input type="checkbox"/> Moderate / major damage* | <input type="checkbox"/> Cracked tile(s)* | |
| <input type="checkbox"/> Lighting appears serviceable | <input type="checkbox"/> Non-operational / flickering* | <input type="checkbox"/> Damaged light panel* | | |
- COMMENTS: _____

64 Kitchen Sink(s) N/A

- Dishes block access to sink, could not inspect* Hot & cold water reversed* ④
- Sink(s) appear(s) serviceable Minor wear Heavy wear / chipped* Slow draining*
- Recommend sealing at sink to counter connection*
- Faucet serviceable Non-operational / defective ② Faucet leaks / drips / is corroded* Spray wand defective/leaks*
- Plumbing under sink serviceable Pipes are rusted / corroded / leaking* Improper piping ②
- Moisture stains / damage below sink* Restricted view below sink* No hot water*
- COMMENTS: _____

65 Disposal N/A

- Dishes block access to sink and disposal, could not inspect* No inspection (power off)*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible* Interior corroded*
- Blades appear to be frozen/ missing ③ Unit makes unusual noise* Splash guard damaged / missing*
- Wiring serviceable Improper wiring noted ③, ④ Loose / missing wire clamp at disposal*
- Switch is in a hazardous location ②, ④ Exposed wire splices ②, ④ Missing junction box cover(s)*
- COMMENTS: _____

66 Range/Cooktop N/A

- | | | | | |
|---|---|--|-------------------------|------------------|
| ◆ GAS | ◆ ELECTRIC | ◆ COMBINATION | ◆ ELEC. IGNITION | # OF OVENS _____ |
| <input type="checkbox"/> Free standing oven - not tested* | <input type="checkbox"/> Ranges/ cooktops not inspected* | | | |
| <input type="checkbox"/> Appear serviceable | <input type="checkbox"/> Not functional / Unsafe / Worn / Near end of lifespan* | <input type="checkbox"/> No inspection (power / gas off)* | | |
| <input type="checkbox"/> Upper / lower - right / left - front / rear element / burner not functional* | | <input type="checkbox"/> Heavy corrosion / wear* | | |
| <input type="checkbox"/> Oven door(s) appear(s) serviceable | <input type="checkbox"/> Damage noted* <input type="checkbox"/> Door does not close properly* | <input type="checkbox"/> Cracked glass ② | | |
| <input type="checkbox"/> Door(s) gasket(s) appear(s) serviceable | <input type="checkbox"/> Not applicable <input type="checkbox"/> Damaged gasket* | <input type="checkbox"/> Clock appears non functional* | | |
| <input type="checkbox"/> Separate cooktop serviceable _____ N/A | <input type="checkbox"/> Burner did not operate ② _____ | <input type="checkbox"/> Element did not operate ② _____ | | |
| <input type="checkbox"/> Gas shutoff valve installed _____ N/A | <input type="checkbox"/> Gas valve is not visible* | <input type="checkbox"/> Gas shutoff valve not provided ②, ④ | | |
| <input type="checkbox"/> Fan / hood operational <input type="checkbox"/> None provided | <input type="checkbox"/> Fan / hood did not operate ② | <input type="checkbox"/> Filter missing / blocked / dirty* | | |
- COMMENTS: _____

Notice: Self- and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

67 Dishwasher N/A

- The dishwasher is not part of this inspection* No test (power / water off)*
- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Condition (door, liner, racks) serviceable Rust / damage at: _____
- Soap dish inoperative* Washer arm appears frozen ② Unit is not secured to cabinets*
- Door seals appear serviceable Deteriorated* Leaking ② Door won't close / open properly*
- DRAIN LINE INSTALLATION:** Air gap device Hi-loop method Drain line is improperly installed ②
- Leaking noted at drain lines* No / improper air gap provided* Leaking noted at air gap device*
- COMMENTS: _____

Notice: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.*

68 Special Features N/A

- Special features not inspected*
- Trash compactor appears serviceable Non-operational No key / not inspected*
- Microwave appears serviceable Non-operational Not inspected*
- Water purifier installed, but is not a part of this inspection*
- Instant hot water maker installed, but is not a part of this inspection*
- Other features / appliances present but not inspected include: _____
- COMMENTS: _____

Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.*



Inspection Introduction, Recommendations and Additional Notes
Date: Date of Inspection

Inspector: Earl Horn

Customer: Your Name
Location: The house's address

Introduction The house inspected is located in a semi-rural area on a 4+ acre lot with a large yard, surrounded by woodland, with solar exposure to the east and south. The lot is variably sloped, gently sloped to the south and west, moderately sloped to the north, and steeply sloped to the east allowing for a walkout, basement garage. The house was built in 1988 on a full concrete foundation with all wood clapboards and trim, and has been recently reroofed with architect grade shingles.

The buyer and seller's agent were present for the entire inspection.

Recommendations and Additional Notes: Clarification and additional information to recommendations and notes recorded on the Matrix form may be contained here, but should be read *in conjunction with the corresponding sections of the report*, identified by number. This narrative portion is an important supplement to the Matrix form, but is not to be treated as a stand alone summary of, or substitute for, the information contained in the Matrix form. Please read all sections of the Matrix form.

4- **Grading:** As discussed and noted, the slopes on both sides of the garage should be monitored for slumping and erosion. Landscaping, possibly with timbers, could be considered to control movement, if necessary.

11- **Trim:** As discussed and noted, the junction of the north side kitchen roof and the eastern exterior wall of the main house present an area that should be monitored for weathering of clapboards and trim. I recommend this area be checked annually, and repaired/painted as necessary to extend the life of the materials and to guard against water penetration.

15- **Basement:** One common crack (less than 1/4") was observed in the basement. No moisture was observed in relation to the crack, although a form tie penetration near the stairs exhibited signs of earlier moisture. These can be treated with an interior foundation sealer to slow/prevent moisture penetration. Another was treated to prevent moisture penetration according to the agent present. The untreated crack exhibited no signs of bowing, an indication of wall movement. A crack in the slab floor was also observed. This could be filled with an appropriate caulk or mortar. All cracks should be monitored for movement or change, and an appropriate structural engineer consulted if they show signs of movement.

29/30-36 **Water Heater/Heating:** As noted in the Matrix Report, and as indicated by the agent present, the installation of the furnace/water heater has not been completed. Only two zones responded to normal thermostatic controls. As stated by both the agent and buyer, the installation is to be completed in the near future.

37-42 **Electrical:** Most GFCI breakers are located in the service panels. You might want to consider installation of GFCI outlets for convenience sake, where they are not present, especially in the upstairs kitchens and bathrooms.

Other concerns are noted in #42 Wiring Notes of the matrix. I recommend evaluation and correction of these conditions, by a licensed electrician.