



804-691-2010

4925 Nairn Lane, Chester,  
VA 23831

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Confidential Inspection Report for *Basic Homeowner Sample Report*

Description	Basic Homeowner Sample Report	Today's Date	7/21/2011
Owner Company	Insurance Inspections .com	Product	Basic Homeowners Report
Insp Company	Insurance Inspections .com	Inspector Name	Larry Harris
Client Due Date	8/20/2011	Inspection Date	
Description/Notes			
<b>Header Info</b>			
Policy #	HO4444333	Address	4900 Your St
Zipcode	23234	City	Richmond
State	VA	Contact Phone	804-555-1212
Retail Agency Name	XYZ Insurance Agency	Retail Agency Phone	888-222-0000
Services Requested	Exterior Only Inspection	Coverage	\$240,000
Year built	1990	Finished Sq Ft	2098 + 2 car garage
RC \$ per Sq Ft		RC Estimate	\$245,000
Details of Property		Diagram Needed?	
Interior Inspection Needed?			
Note			
<b>Occupancy</b>			
Neighborhood / Area	Established neighborhood - stable	Occupancy	Owner Occupied
Occupied Year round?	YES	Vacant?	NO
Single Family Use	YES	Currently For Sale?	NO
In Subdivision?	YES	Any Construction?	NO
Adjacent Exposure Problems?	NO	Business on Premises?	NO
Distance to Ocean	OVER 10 MILES		
Note			
<b>Structure Profile</b>			
Quality of Construction	Average	Number of Stories	1

Architectural Style	Ranch	Psysical Shape	Rectangular
Type of Construction	Veneer, brick with wood frame	Primary Exterior	veneer, common brick
Foundation Type	concrete block	Continous Masonry Foundation?	YES
Primary Roof Covering	asphalt shingle	Foundation separated, holed, splitting or cracked?	NO
Roof Condition	Good		
Note	2 car attached garage		

### Housekeeping

General Condition of Property	GOOD	Front Yard Acceptable?	YES
Rear Yard Acceptable?	YES	Attractive Nuisance Present?	YES - SEE NOTES.
Note	Unfenced trampoline in back yard.		

### Protection Public

Distance Fire Dept	0-5 MILES	Fire Dept Paid or Volunteer	COMBO PAID & VOL
Fire Hydrant	0-1000	Alt. Water Source	NA
Visible from main road	YES	Neighbors view yr round	YES
Diff/Remote Access	NO		
Note			

### Liability Exposures

Hazards that are Present (pool, trampoline, etc)	Trampoline	Grounds Acceptable	YES
Walkways Acceptable	YES	Dogs / Animals?	NO
Dog Breed			
Note			

### Additional Structures #1

Structure Type	Tool Shed	Square Footage (Approx)	<150 sq ft
Construction Type	Metal	General Condition	Average
Note			

### Additional Structures #2

Structure Type		Square Footage (Approx)	
Construction Type		General Condition	
Note			

### Recommendations

Recommendations	Yes	Recommendation 1	Remove trampoline from rear yard or secure it with a fence.
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Recommendation 2		Recommendation 3	
Recommendation 4			
Note			
<b>Summary and Narrative</b>			
Overall Evaluation	SATISFACTORY W/ REC COMPLIANCE	Comments	Nice home, well maintained
Note			

**NOTICE:**

Confidential Report. Information is deemed reliable but cannot be guaranteed due to the changing conditions of any risk. The report is based on observations made on the day we visited the premises. We may not have had access to all areas of the premises. The report does not necessarily recognize all exposures present on the premises at the time of the survey. We are not experts in any field. We simply gather data, take photographs and make observations. These reports are not comprehensive and in depth analysis of the operations. The reports contain information intended for insurance purposes only as an underwriting aid. We do not assume any legal liability due to the misinformation given any representative of our company nor any inaccuracies due to human error, etc. in this report, nor do we assume any liability for delayed reports for any cause. This is our Level I, II or III report and not intended to identify all exposures and hazards. We offer "Hourly Fee Services" for more comprehensive analysis. InsuranceInspections.com makes no evaluation of the operations or accident potential for purposes of compliance with federal, state or local laws. InsuranceInspections.com does not represent or warrant any recommendations with result in an accident free operation or legal compliance with federal, state or local laws. InsuranceInspections.com is a division of MarketVA, LLC. This report must be treated in the strictest confidence.

Inspection Pictures for *Basic Homeowner Sample Report*

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HO4444333-001



HO4444333-002



HO4444333-003



HO4444333-004



Trampoline in back yard- No fence



HO4444333-006



HO4444333-007