Chicago Area, IL

Home Inspection Report

PREPARED FOR:

Sample Client

INSPECTED BY:

William Cales / Attentive Home Inspection

Attentive
HOME INSPECTION LLC
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Inspection Details

INSPECTOR 1

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CLIENT

Sample Client

Phone

Email

BUYERS AGENT

Sample Agent

Phone

Email

SELLERS AGENT

Sample Agent

Phone

ADDITIONAL INFO

Inspection date

- Others Present: Buyer,Buyer's Agent
- Property Occupied: Occupied
- Building Type: Townhouse
- Weather: Sunny
- Temperature: 55 °F
- Year Built: 2004
- Water Source: City
- Sewage/Disposal: City

HOME INSPECTION REPORT

Definitions

Inspected
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

Maintenance
The Item or component requires regular maintenance for continued optimal performance.

Recommendation
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

Not Inspected
This component or area was not evaluated during the inspection. This designation is typically used when a system is inaccessible, unsafe to inspect, or hidden from view by permanent finishes, furniture, or stored items.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Roof

The roof inspection consists of a visual evaluation of the covering materials, flashings, penetrations, and drainage systems to determine their current condition and ability to shed water. The primary goal is to identify active leaks, localized damage, and signs of material aging that may indicate the end of the roof's functional service life.
This evaluation is based on the visible exterior and accessible interior (attic) components at the time of inspection. Please note that a roof inspection is not a guarantee against future leaks, and certain areas—such as underlayment, high-altitude peaks, or sections obscured by debris/snow—may be excluded from this report. It is recommended that any identified defects or missing flashings be repaired by a licensed roofing contractor to ensure the long-term integrity of the building envelope.

1.1 TYPE

Inspected

DESCRIPTION: Hip, Shed

METHOD OF INSPECTION: On roof, Ground level, Ladder at eaves, Ground level with binoculars

MATERIAL: Asphalt shingle

COMMENTS:

Trim tree limbs over hanging roof

Tree limbs are overhanging the roof surface. This can lead to damage from abrasion, increased debris accumulation, and easier access for pests. Recommend trimming back all branches to provide adequate clearance from the roof to help prevent premature wear and reduce maintenance needs. Consider hiring a qualified tree service for proper pruning.

Maintenance

Location - Front



Roof at end of service life

The roof covering appears to be at or near the end of its service life, with visible wear and deterioration that may compromise its ability to protect the home from moisture intrusion. While active leaks may not be present at the time of inspection, conditions are conducive to failure. Recommend evaluation by a qualified roofing contractor and budgeting for repair or full replacement in the near term to prevent potential damage.

Requires Attention





1.2 GUTTERS

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of the gutter system focuses on water diversion efficiency, structural attachment, and physical integrity. The goal is to ensure that roof runoff is captured and discharged far enough away from the home to prevent foundation erosion, basement seepage, or siding rot.

COMMENTS:

Debris in gutters

Debris was observed in the gutters above the garage door, which can impede proper drainage and lead to water overflow, potentially causing damage to the roof, fascia, and foundation. Recommend cleaning the gutters and downspouts to ensure proper water flow. Consider implementing a regular maintenance schedule and installing gutter guards if debris accumulation is a recurring issue.

Maintenance

Location - Shed roof above garage doors



1.3 DOWNSPOUTS/LEADERS/EXTENSIONS

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of downspouts focuses on secure attachment, unobstructed flow, and effective water diversion. The primary goal is to ensure that roof runoff collected by the gutters is successfully transported and discharged away from the home's foundation.

1.4 FLASHING

Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of flashing focuses on watertight seals, proper layering, and material condition. Flashing is the "last line of defense" at high-risk transition points, and its primary goal is to deflect water away from the building's interior and structural framing.

1.5 VALLEYS

Inspected

DESCRIPTION: Asphalth shingle

INFORMATION:

An inspection of roof valleys focuses on water flow efficiency, material integrity, and watertight seals. Because valleys collect and channel a high volume of runoff from two intersecting roof planes, they are one of the most common areas for leaks and structural deterioration.

1.6 PLUMBING VENTS

Inspected

DESCRIPTION: PVC

INFORMATION:

An inspection of plumbing vents (the pipes protruding through the roof) focuses on watertight seals, proper termination, and unobstructed airflow. The goal is to ensure the plumbing system can "breathe" to prevent sewer gases from entering the home while keeping rainwater out of the attic.

2. Exterior

The inspection of the exterior surfaces and building envelope consists of a non-invasive, visual evaluation of the home's outer skin, including siding, trim, windows, doors, and flashing. The primary goal of this review is to identify significant defects, signs of moisture intrusion, and material deterioration that could compromise the home's structural framing or interior finishes. This evaluation is based on visible and accessible components at the time of inspection; therefore, areas obscured by vegetation, heavy snow, or soil are excluded. Please note that certain internal components, such as the house wrap or specialized waterproofing membranes behind the siding, cannot be seen and are not part of this report. It is recommended that any identified flashing deficiencies or wood rot be repaired by a qualified exterior contractor to maintain the watertight integrity of the structure.

2.1 TYPE

Inspected

DESCRIPTION: Vinyl siding

TRIM: Wood

INFORMATION:

Exterior wall coverings protect the home from weather and contribute to its overall appearance. The siding was inspected for general condition and visible signs of damage or deterioration. Proper maintenance helps reduce moisture intrusion and preserve exterior finishes.

COMMENTS:

Loose/Missing Siding with Exposed Underlayment

A section of the exterior siding is improperly installed or has become loose, leaving a visible gap and exposing underlying material near the corner and behind the downspout. This condition may allow moisture intrusion and pest entry. Recommend repair or replacement of the affected siding and proper securing/sealing of the area to prevent further damage.

Requires Attention

Location - Above garage door, right corner



Exposed wood

Exposed wood was observed on the garage door jambs. Unprotected wood is susceptible to moisture intrusion, rot, and deterioration over time. Recommend sealing and painting or otherwise protecting all exposed wood surfaces to help prevent damage. Replace any sections that show signs of decay. Regular maintenance should be performed to ensure continued protection.

Maintenance

Location - Bottom of both garage door jambs



Rotted corner boards

Rotted corner boards were observed at the roofline. This condition is typically caused by prolonged moisture exposure and may allow further water intrusion or pest entry if not addressed. Recommend repair or replacement of the affected boards and evaluation of adjacent roofing, flashing, and drainage components to identify and correct the source of moisture. Work should be completed by a qualified contractor.

Requires Attention

Location - Front of house, 2nd floor where corner boards meet shed roofline



2.2 SOFFITS/FASCIA

Inspected

DESCRIPTION: Aluminum

INFORMATION:

Soffits and fascia help protect roof edges and support proper ventilation. These components were inspected for general condition and visible damage. Their condition can affect moisture control and roof performance.

2.3 WINDOWS

Inspected

DESCRIPTION: Vinyl

INFORMATION:

An inspection of the exterior windows focuses on the structural integrity, safety, and energy efficiency of the home's glazing systems. We examine the frames, sills, and sashes for signs of wood rot, corrosion, or physical damage, and we check the condition of the exterior caulking and flashing to ensure a watertight seal against the elements. Additionally, we look for signs of failed thermal seals, such as fogging or condensation between panes, and verify that screens are present and in good repair.

This assessment is a non-invasive, visual inspection and does not include certain specialized tests or hidden components. We do not evaluate the internal spring tensions or weighted balance systems hidden within the window casing, nor do we test for U-factor or R-value energy efficiency ratings beyond identifying the window type. The inspection is limited to windows that are safely accessible; we do not use specialized equipment to reach high-altitude glazing, and the evaluation of shutters or decorative trim is considered cosmetic and excluded from the functional report.

2.4 EXTERIOR DOORS

Inspected

DESCRIPTION: Vinyl, Fiberglass

INFORMATION:

The inspection of exterior doors focuses on security, weatherproofing, and structural integrity to ensure the home remains protected from the elements and unauthorized entry. We evaluate the door panels and frames for signs of rot, damage, or warping and test all hardware, including deadbolts, handles, and hinges, for smooth operation. A key priority is the weatherstripping and thresholds, which we check for a proper seal to prevent energy loss and water intrusion.

This evaluation is a visual and functional assessment and does not include certain specialized components. We do not test the sensitivity of electronic smart locks or integrate with home security monitoring systems. The inspection is limited to the door's current physical state. Additionally, the internal mechanisms of multi-point locking systems that are hidden within the door frame are beyond the scope of this visual check.

2.5 HOSE BIBS

Inspected

DESCRIPTION: Rotary

INFORMATION:

An inspection of hose bibs (exterior faucets) focuses on functional operation, leak prevention, and freeze protection. Our primary goal is to ensure the faucet delivers water without leaking into the wall cavity or foundation.

2.6 GAS METER

Inspected

DESCRIPTION: Front of house

INFORMATION:

An inspection of a gas meter focuses on leak detection, corrosion prevention, and proper placement. Our goal is to ensure the meter safely regulates and measures gas flow without posing a fire or explosion risk.

MEDIA:



COMMENTS:

Keep bush(es) and shrub(s) away from meter

Maintenance

Location - Front of house

2.7 EXTERIOR DRYER VENT TERMINATION

Inspected

COMMENTS:

Dryer Vent Lint Buildup Observed

Due to the depth and vertical orientation of the vent, a clear photograph of the internal blockage could not be obtained. However, a visual inspection revealed a significant accumulation of debris—appearing to be an abandoned bird's nest—located approximately 3 feet up the vertical section of the exterior vent pipe. Lint and debris buildup can restrict airflow and increase the risk of overheating and fire. The vent should be professionally cleaned and maintained regularly to ensure proper operation and safety.

Safety



3. Grounds

The inspection of the grounds and exterior site consists of a non-invasive, visual evaluation of the areas immediately surrounding the primary structure. This review focuses on surface drainage and grading, walkways and driveways, retaining walls, and fencing to identify significant safety hazards or conditions that could lead to structural damage or water intrusion.
The primary goal is to ensure that the site effectively manages runoff by sloping away from the foundation and that all paved surfaces are free of major trip hazards. Please note that this inspection is limited to visible and accessible areas at the time of the visit; underground drainage pipes, soil stability, and property boundaries are excluded. Any identified drainage deficiencies or structural movement in retaining walls should be evaluated by a qualified landscape or drainage specialist.

3.1 DRIVEWAY

Inspected

DESCRIPTION: Asphalt

INFORMATION:

The driveway provides vehicle access to the home and/or garage and is exposed to regular traffic and weather conditions. It was inspected for surface condition, visible damage, and overall safety. Changes over time can affect drainage, ease of use, and long-term durability.

COMMENTS:

Recommend sealing crack(s) and resurfacing as needed

Requires Attention



3.2 WALKS

Inspected

DESCRIPTION: Concrete

INFORMATION:

Walkways were inspected for trip hazards, surface condition, and proper drainage. Aluminum and concrete walks can shift or settle over time due to soil movement, tree roots, or weather-related expansion and contraction.

3.3 STEPS/STOOPS

Inspected

DESCRIPTION: Concrete

INFORMATION:

Steps and stoops are evaluated for their structural integrity, safety compliance, and condition of materials. The primary goal is to identify tripping hazards, fall risks, and signs of long-term deterioration.

COMMENTS:

3.4 GRADING/DRAINAGE

Inspected

DESCRIPTION: Negative slope

INFORMATION:

Grading refers to how the ground slopes around the home and directs water away from the structure. It was reviewed for general slope, drainage patterns, and visible concerns. Proper grading helps reduce the risk of moisture-related issues.

COMMENTS:

Improper soil slope towards foundation. Recommend the addition of fill dirt to improve grade.

Recommendation

Location - Front and rear of house



3.5 FENCES/RETAINING WALLS

Inspected

DESCRIPTION: Vinyl

INFORMATION:

Fences and/or retaining walls were inspected for structural stability, effective drainage, and material longevity. Your inspector looks for signs of movement that could indicate underlying soil pressure or foundation failure.

3.6 PORCH/PATIO

Inspected

DESCRIPTION: Concrete

INFORMATION:

Porches and/or patios were inspected for structural integrity, safety hazards, and water management. Our goal is to ensure the structure is stable, level, and sheds water away from the home's foundation.

COMMENTS:

The concrete patio has settled away from the foundation, creating a gap that may allow water to drain toward the structure. This condition can contribute to moisture intrusion or foundation concerns over time. Recommend evaluation by a qualified contractor to assess the extent of settlement and perform repairs as needed, such as leveling or sealing the gap, to help ensure proper drainage away from the home.

Recommendation

Location - Rear patio



4. Garage

The garage inspection involves a non-invasive, visual evaluation of the structural framing, electrical systems, and fire-separation components of the enclosure. Special attention is directed toward the garage door and automatic opener, specifically the functionality of required safety reverse sensors intended to prevent entrapment or injury.
For attached garages, the inspection includes a critical review of the fire-rated door and common wall separating the garage from the living space to ensure they are intact and capable of slowing the spread of fire or fumes. This review is limited to visible areas; structural members or wall cavities concealed by drywall, insulation, or stored personal items are excluded from this report. Any safety defects identified, particularly regarding the auto-reverse system or fire-separation, should be corrected immediately by a qualified contractor.

4.1 TYPE

Inspected

DESCRIPTION: Attached

4.2 GARAGE DOORS

Inspected

DESCRIPTION: Insulated aluminum

INFORMATION:

The inspection of garage overhead doors focuses on the safe operation and structural integrity of the largest moving component of your home. We evaluate the condition of the door panels, tracks, and rollers for wear or misalignment and examine the springs, cables, and hardware for signs of tension loss or fraying. A primary focus is placed on safety features, where we test the auto-reverse mechanism and the electronic "photo-eye" sensors to ensure the door stops and reverses if an obstruction is detected.While we verify the basic functionality of the garage door opener, this is a visual and operational check only. We do not evaluate the internal gears of the motor unit, the long-term durability of the springs, or the signal range of remote transmitters and keypad entries. Additionally, we do not perform destructive testing on the door’s structural

components. Because overhead door springs are under high tension and can be dangerous, any identified defects should be addressed exclusively by a qualified garage door technician.

COMMENTS:

Failed resistance test

Weather seal(s) deteriorated

The garage door weather seals are deteriorated and no longer provide an effective barrier against moisture, pests, and outdoor air. This condition can lead to energy loss and potential water intrusion. Recommend replacing the weather seals to restore proper sealing and help protect the garage interior. Regular inspection and maintenance of seals is advised.

Requires Attention



4.3 DOOR OPENER

Inspected

DESCRIPTION: LiftMaster

INFORMATION:

An inspection of the garage door opener focuses on automatic safety reversals, mechanical drive integrity, proper electrical installation and weatherstripping that protects from the outside elements entering the garage.

COMMENTS:

The garage door opener's safety reverse system did not respond properly during testing and failed to reverse as intended when obstructed. This condition presents a potential safety hazard. Recommend adjustment, repair, or replacement of the opener system by a qualified garage door technician. The system should be re-tested after service to confirm proper and safe operation.

Safety

4.4 SERVICE DOORS

Inspected

DESCRIPTION: Metal

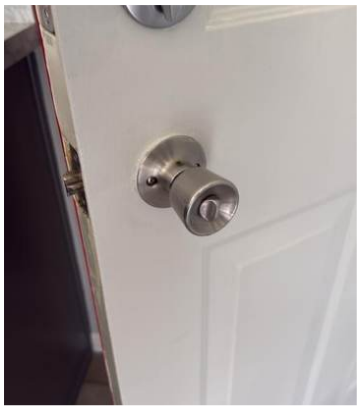
INFORMATION:

An inspection of the garage service door (the pedestrian door leading to the exterior or the interior of the home) focuses on fire safety, structural integrity, security and weatherproofing. Your inspector's primary goal is to ensure the door acts as an effective barrier against fire, fumes, and the elements.

COMMENTS:

Door lock does not function as designed

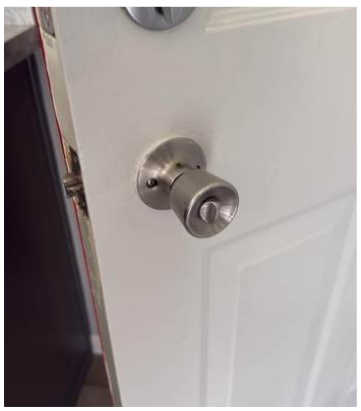
Safety



Turn handle lock not operating properly

The turn-handle lock at the garage door was found to be not operating properly at the time of inspection. It did not engage or disengage smoothly, which may affect security and functionality. Recommend repair or replacement of the lock by a qualified technician to ensure proper operation and secure closure.

Requires Attention



Adjust or replace garage service door self-closing hinges

The garage service door self-closing hinges did not operate properly and failed to fully close the door. This condition can impact safety and fire separation between the garage and living areas. Recommend adjusting or replacing the hinges to ensure the door closes and latches completely on its own. A qualified contractor should evaluate and make necessary repairs.

Safety

Location - Garage service door

4.5 FLOOR/FOUNDATION

Inspected

DESCRIPTION: Poured concrete

INFORMATION:

An inspection of the garage floor focuses on structural stability, moisture control, and safety hazards. The goal is to determine if the floor is effectively supporting the structure and managing groundwater. Hairline cracks are common due to concrete shrinkage and typically not structural.

COMMENTS:

Common minor floor crack(s)

5. Attic

The attic inspection consists of a non-invasive, visual evaluation of the roof framing, thermal insulation, and ventilation systems, as well as any visible electrical and plumbing components passing through the space. The primary goal is to identify signs of moisture intrusion, structural deficiencies, or inadequate airflow that could lead to mold growth or premature deterioration of the roof structure.
This evaluation is limited to visible and accessible areas at the time of inspection. Access may be restricted by low clearances, deep insulation, or stored personal items, and some areas may be viewed only from the access hatch. Please note that certain components, such as the underside of the roof deck or the tops of ceiling joists, may be concealed by insulation and are excluded from this report. Any identified moisture stains or structural modifications should be evaluated by a qualified contractor or structural engineer.

5.1 METHOD OF INSPECTION

Inspected

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

5.2 ROOF FRAMING

Inspected

DESCRIPTION: 2 x 4

INFORMATION:

The inspection of the attic and roof framing is a critical evaluation of the home's primary structural skeleton. We examine the rafters, trusses, and joists for signs of sagging, bowing, or improper modifications that could compromise the integrity of the roof. A key focus is placed on the sheathing (the boards or panels attached to the framing), where we look for water stains, wood rot, or active delamination caused by past or current leaks. We also verify that the framing is properly connected at the ridge board and wall plates to ensure the structure can safely handle environmental loads like wind and snow.

This assessment is a visual-only inspection of accessible areas and is limited by safety and physical obstructions. We do not crawl into tight "dead-space" eaves or areas where deep insulation or HVAC ductwork obscures the framing and joists. While we check for major structural defects, we do not perform engineering calculations to determine the exact load-bearing capacity of the wood. Additionally, any areas hidden by vaulted ceilings or finished attic walls are excluded from the report, as they are not visible for inspection.

5.3 INSULATION

Inspected

DESCRIPTION: Blown in

DEPTH: 12 inches

INFORMATION:

The inspection of attic insulation focuses on evaluating the home's thermal envelope to ensure energy efficiency and consistent indoor comfort. We identify the type of insulation—such as fiberglass batts, blown-in cellulose, or spray foam—and assess its depth and coverage to estimate the approximate R-value (thermal resistance). A key priority is checking for proper installation, ensuring that insulation is not blocking soffit vents, which is crucial for maintaining cross-ventilation and preventing moisture buildup or ice dams.

This evaluation is a visual assessment of accessible areas and does not include exhaustive measurements or laboratory testing. We do not move or disturb insulation to inspect the surfaces or wiring beneath it, nor do we perform "blower door" tests to calculate exact air leakage rates. While we look for obvious signs of pest activity or moisture damage, hidden pockets of compressed or contaminated insulation may exist in areas that are not safely reachable. Additionally, we do not verify the presence of specialized fire-retardant coatings or the chemical composition of the materials.

5.4 VENTILATION

Inspected

DESCRIPTION: Soffit

INFORMATION:

The inspection of attic ventilation focuses on the critical balance of airflow required to regulate temperature and moisture levels within the roof structure. We evaluate the presence and condition of intake vents (such as soffit vents) and exhaust vents (such as ridge, gable, or turbine vents) to ensure they are unobstructed and functioning as a system. Proper ventilation is essential for preventing heat buildup in the summer, which can age roofing materials prematurely, and moisture accumulation in the winter, which can lead to wood rot or mold growth.This assessment is a visual check of accessible components and does not include mathematical airflow calculations or pressure testing. We do not verify the exact CFM (cubic feet per minute) rating of powered attic fans, nor do we dismantle vent covers to inspect internal screens. Our evaluation is limited to the areas visible from the attic floor or the exterior; therefore, vents obscured by insulation, structural members, or low-clearance eaves are excluded from the report. Additionally, we do not guarantee the prevention of "ice dams," though we look for the conditions that typically contribute to them.

5.5 MOISTURE PENETRATION

Inspected

DESCRIPTION: None noted

INFORMATION:

The inspection for attic moisture penetration is a critical diagnostic process aimed at identifying past or present water intrusion that could compromise the home's structural integrity. We perform a thorough visual sweep of the underside of the roof sheathing, rafters, and chimney crickets for signs of staining, wood rot, or active dripping. By tracing patterns of discoloration or "tide marks," we work to determine if the moisture is originating from external roof leaks, failing flashing, or internal issues such as improperly vented exhaust fans.

This assessment is a non-invasive, visual check and does not include destructive testing or the removal of insulation. While we use high-powered lighting to inspect accessible surfaces, we do not move stored items, floorboards, or deep insulation to uncover hidden dampness. We also do not perform mold testing or air quality sampling; while we report on visible fungal growth or water damage, a specialized industrial hygienist would be required for a definitive mold assessment. Additionally, because some leaks only manifest during specific weather conditions, this report reflects the conditions found at the time of the inspection only.

6. Interior

This section of the inspection evaluates the visible and accessible interior areas of the home. The inspection includes a review of wall and ceiling surfaces, floor coverings, staircases, and the basic operation of a representative number of windows and doors. We look for signs of structural movement, water intrusion, and general wear that may impact the safety or longevity of the home's interior components.

6.1 DOORS

Inspected

DESCRIPTION: Hollow wood

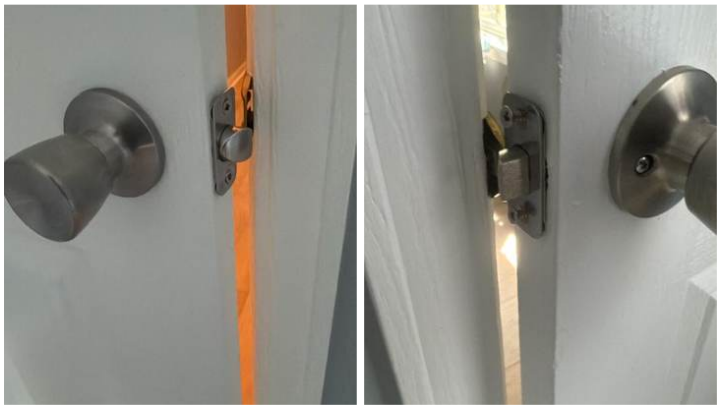
COMMENTS:

Lockset(s) not latching

Several interior door locksets on the second floor were observed not latching properly, which may affect privacy and normal function. This condition is often due to misalignment between the latch and strike plate, loose hardware, or general wear. Recommend adjustment or repair of the affected hardware and replacement of any defective components as needed. A qualified handyman or contractor should evaluate and correct these issues to ensure proper operation.

Requires Attention

Location - 2nd bedroom and bathroom door



Latch was installed back-wards

6.2 WINDOWS

Inspected

DESCRIPTION: Vinyl

INFORMATION:

The inspection of bedroom windows focuses on safety, functionality, and the integrity of the home's thermal envelope. We test a representative number of windows for smooth operation, ensuring they open, close, and lock securely, which is vital for both security and emergency egress. Additionally, we examine the frames, sills, and glass for signs of moisture intrusion, failed thermal seals, or wood rot, ensuring the windows provide a weather-tight seal and contribute to the room's energy efficiency.

6.3 FLOOR

Inspected

DESCRIPTION: Vinyl, Vinyl plank

INFORMATION:

The inspection of bedroom floors focuses on assessing the structural condition and safety of the walking surface. We evaluate the flooring for sloping, sagging, or excessive deflection, which can be indicators of underlying joist or subfloor issues. Additionally, we check for tripping hazards, such as loose floorboards or transition strips, and look for signs of moisture damage or staining that could suggest leaks from windows or adjacent bathrooms.

COMMENTS:

Floor tiles adjacent to the toilet exhibit uneven installation with visible lippage and misalignment. Gaps between tiles are inconsistent throughout the bathroom, and edges appear irregular, indicating improper placement.

Recommendation

Location - Master bathroom



6.4 WALLS

Inspected

DESCRIPTION: Paint, Drywall

INFORMATION:

The inspection of bedroom walls focuses on identifying structural stability and signs of hidden moisture. We examine the surfaces for significant cracking, bowing, or displacement, which can indicate foundation settling or framing issues. Additionally, we check for staining or peeling that might suggest water intrusion from exterior windows or roof leaks, ensuring the wall assemblies are sound.

6.5 CEILING

Inspected

DESCRIPTION: Paint, Drywall

INFORMATION:

The inspection of the bedroom ceiling focuses on identifying structural concerns and signs of past or present moisture intrusion. We perform a visual sweep of the entire surface to look for cracks, sagging, or staining, which can indicate settling or leaks from the roof or upper-floor plumbing. Additionally, we check the condition of the finish, including drywall joints and plaster integrity, and ensure that any attached fixtures, such as lighting or ceiling fans, are securely anchored and properly trimmed.

6.6 SMOKE DETECTOR

Inspected

DESCRIPTION: Battery operated

INFORMATION:

The inspection of bedroom smoke detectors focuses on verifying the presence of these life-saving devices. We check that detectors are properly located according to modern safety standards. While we verify their presence, this assessment does not include an evaluation of the sensor's internal sensitivity or the expiration date of the radioactive source material within the unit.

COMMENTS:

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

Recommendation

6.7 CARBON MONOXIDE DETECTOR

Inspected Recommendation

DESCRIPTION: Battery operated

INFORMATION:

CO Detectors were present and properly located. Units were not tested for functionality. Recommend replacement of all CO detectors with new units to ensure maximum safety and to establish a known baseline for the devices' lifespan.

7. Bathroom(s)

The inspection of the bathrooms consists of a non-invasive, visual evaluation of the fixtures, cabinetry, ventilation, and visible plumbing and electrical components. The primary goal is to identify active leaks, significant moisture damage, and safety hazards, such as the absence of required GFCI protection or inadequate structural support.
This evaluation is limited to visible and accessible areas at the time of inspection. Please note that concealed plumbing within walls, shower pan liners, and the watertight integrity of whirlpool jet internal seals are excluded. While we test for functional drainage and water flow, this report is

not a guarantee against future leaks or sewer backups. Any identified moisture stains, loose tiles, or plumbing deficiencies should be evaluated and repaired by a licensed plumber or qualified contractor.

7.1 COUNTER/CABINET

Inspected

INFORMATION:

The inspection of bathroom countertops and cabinets focuses on both structural integrity and resistance to moisture. We evaluate the countertop surfaces for cracks, chips, or delamination and ensure that all edges and backsplashes are properly sealed to prevent water from seeping behind the vanity. Additionally, we check the cabinetry for secure mounting, proper door and drawer operation, and signs of "water-swelling" or wood rot, particularly in the base area surrounding the plumbing connections.

7.2 SINK/BASIN

Inspected

INFORMATION:

The inspection of the bathroom sink and basin focuses on ensuring a watertight installation and efficient drainage. We examine the basin for cracks, chips, or surface wear and verify that it is securely anchored to the countertop or wall.

7.3 FAUCETS/TRAPS

Inspected

INFORMATION:

The inspection of bathroom faucets and traps focuses on the delivery and disposal of water to ensure a leak-free plumbing system. We test the faucet handles and spouts for smooth operation, adequate water pressure, and proper mixing of hot and cold water while checking for drips at the valves. Simultaneously, we examine the P-trap and associated piping beneath the sink for signs of corrosion, improper sloping, or active leaks, ensuring that the system is properly sealed to prevent both water damage and the intrusion of sewer gases into the home.

7.4 TOILETS

Inspected

INFORMATION:

The inspection of bathroom toilets focuses on ensuring a sanitary, leak-free installation and reliable mechanical operation. We evaluate the flush and refill cycles for efficiency and check the tank components for proper adjustment to prevent constant water running. A key priority is verifying that the base is securely anchored to the floor and that the wax ring provides a

watertight seal, ensuring there are no signs of moisture seepage or structural damage to the surrounding floor.

7.5 TUB/SHOWER/SURROUND

Inspected

DESCRIPTION: Fiberglass tub

INFORMATION:

The inspection of the tub and shower surround focuses on the system's ability to contain water and protect the home's interior framing. We examine the wall surfaces—whether tile, stone, or composite panels—for cracks, loose components, or signs of moisture penetration. A critical part of this assessment involves checking the caulking and grout at all joints and transitions to ensure a watertight seal, preventing hidden leaks that could lead to structural decay or mold growth behind the enclosure.

COMMENTS:

Some minor caulking along the tub edge is worn and/or deteriorated, which can allow moisture to penetrate behind the fixture and potentially lead to water damage or mold growth. It is recommended that the existing caulk be removed and replaced with a continuous bead of mildew-resistant bathroom-grade sealant. This is a routine maintenance item that should be addressed promptly to help prevent further issues.

Location - 2nd bathroom



Tub drain stopper is inoperative

The master bathroom drain stopper is not operating as intended, preventing proper opening and/or closing of the drain. This condition may affect normal use and could lead to drainage issues. Recommend adjustment, repair, or replacement of the stopper assembly by a qualified handyman or plumber to ensure proper function.

Recommendation

Location - Master bathroom

7.6 VENTILATION

Inspected

DESCRIPTION: Electric fan

INFORMATION:

The inspection of bathroom ventilation focuses on the system’s ability to effectively remove moisture and odors to maintain indoor air quality and prevent mold growth. We verify that the exhaust fan is operational, checking for excessive noise or vibration that could indicate mechanical failure. A key priority is confirming that the unit is vented to the exterior of the home rather than into an attic or crawlspace, ensuring that humid air is properly discharged to protect the building's structural integrity.

8. Kitchen

The inspection of the kitchen consists of a non-invasive, visual evaluation of the built-in appliances, cabinetry, countertops, and visible plumbing and electrical components. The primary goal is to identify active leaks, significant moisture damage to the subfloor or cabinets, and critical safety hazards, such as the absence of required GFCI protection or improper appliance venting. This evaluation is limited to visible and accessible areas at the time of inspection; therefore, concealed plumbing within walls, internal appliance components, and specialized water filtration systems are excluded. While we test for functional drainage and basic appliance operation, this report is not a guarantee of future performance or a 'technically exhaustive' study of every cycle. Any identified moisture stains, electrical deficiencies, or plumbing leaks should be evaluated and repaired by a qualified contractor or licensed plumber.

8.1 COUNTERTOPS

Inspected

DESCRIPTION: Laminate

INFORMATION:

The inspection of kitchen countertops focuses on evaluating the durability, safety, and moisture resistance of the primary work surfaces. We examine the material for cracks, deep chips, or delamination and check that all sections are level and securely fastened to the cabinetry. A key priority is verifying the integrity of the seals and backsplashes, ensuring that joints are properly caulked to prevent water from migrating behind the counters, which helps protect the underlying cabinets and wall structures from moisture damage.

8.2 CABINETS

Inspected

DESCRIPTION: Wood

COMMENTS:

Cabinet door handles below sink are missing screws



Cabinet door handle(s) missing screws

One or more cabinet door handles were observed to be missing screws, resulting in loose or unsecured hardware. This condition can lead to further damage to the cabinet doors with regular use. Recommend installing appropriate replacement screws and ensuring all hardware is properly secured. Repair should be completed as needed to restore proper function.

Recommendation



8.3 DISPOSAL

DESCRIPTION: InSinkErator

INFORMATION:

The inspection of the kitchen garbage disposal focuses on ensuring the unit is mechanically sound and safely integrated into the plumbing and electrical systems. We test the motor and for smooth operation, checking for excessive vibration or unusual noises that might indicate internal damage or bearing failure. Additionally, we verify that the mounting flange and discharge connections are watertight and that the electrical wiring is properly secured and protected, ensuring the unit effectively processes waste without leaking or creating a safety hazard under the sink.

COMMENTS:

Inoperative

The garbage disposal did not operate at the time of inspection. Activation at the wall switch produced no response, the receptacle switch was confirmed to have power with a tester. Although when the switch was turned off the tester reported and "open hot." This suggests a potential issue with wiring. Recommend further evaluation and repair by a qualified electrician prior to use.

Safety





8.4 DISHWASHER

DESCRIPTION: General Electric

INFORMATION:

The inspection of the kitchen dishwasher focuses on verifying the unit's basic mechanical function and the integrity of its water connections. We observe a test cycle to ensure the appliance fills, circulates water, and drains properly without obstructing the sink's plumbing. A key priority is checking for active leaks at the door seal and supply lines, while also confirming that the drain hose is correctly routed with a high loop or air gap to prevent wastewater backflow, ensuring the unit operates safely and hygienically.

NAMEPLATE:

Model number - GDP670SYV1FS
Serial number - FZ732844B

COMMENTS:

Ran cycle at time of inspection

Inspected

8.5 RANGE/OVEN

DESCRIPTION: General Electric

FUEL SOURCE: Electric

INFORMATION:

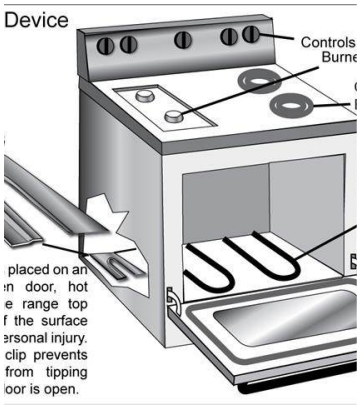
The inspection of the kitchen range and oven focuses on verifying the safe and functional operation of the home's primary cooking appliances. We test the heating elements or gas burners to ensure they ignite and heat correctly, and we check the oven's basic controls and light functions for responsiveness. A key priority is evaluating safety features, such as the presence of an anti-tip bracket and the condition of the door seals, while also checking for any obvious signs of gas leaks or electrical scorching to ensure the unit is safe for daily use.

COMMENTS:

Appeared functional at the time of the inspection. I was unable to locate a manufacturers label. A capped gas line with a shut off was observed behind the stove. The electric range can be replaced with a gas range if desired.

Recommend installing an anti-tip bracket

Safety



8.6 MICROWAVE

Inspected

DESCRIPTION: General Electric

INFORMATION:

The inspection of the kitchen microwave focuses on verifying the unit's basic heating functionality and the integrity of its safety seals. We test the internal turntable for smooth rotation and confirm that the unit effectively heats. For over-the-range models, a key priority is evaluating the integrated exhaust fan and surface lighting, ensuring they operate correctly and that the unit is securely mounted to the cabinetry to prevent any structural or safety hazards during use.

NAMEPLATE:

Model number - JVM6175SK6SS
Serial number - DZ212582L

COMMENTS:

Appeared functional at the time of the inspection

8.7 REFRIGERATOR

Inspected

DESCRIPTION: General Electric

INFORMATION:

The inspection of the kitchen refrigerator focuses on the unit's ability to maintain safe food storage temperatures and the integrity of its mechanical and plumbing connections. We evaluate the cooling performance of both the refrigerator and freezer compartments and examine the door gaskets for a tight, energy-efficient seal. Additionally, we check for proper clearance and ventilation around the unit and inspect the water supply line—if equipped with an ice maker or water dispenser—to ensure there are no signs of leaks or corrosion that could damage the surrounding flooring or cabinetry.

NAMEPLATE:

Model number - GNE27JYMYFFS
Serial number - RA392852

COMMENTS:

Appeared functional at the time of the inspection

8.8 GARBAGE DISPOSAL

COMMENTS:

Garbage disposal was inoperable at time of inspection



9. Laundry

The inspection of the laundry area consists of a non-invasive, visual evaluation of the plumbing connections, dryer venting, electrical systems, and structural flooring. The primary goal is to identify active leaks, significant moisture damage, and high-priority fire hazards, such as clogged or improper dryer exhaust ducts and the absence of required GFCI protection.
This evaluation is limited to visible and accessible components; therefore, concealed plumbing within walls, internal appliance mechanisms, and the watertight integrity of washing machine hoses are excluded. While we test for functional drainage and basic water flow, this report is not a guarantee against future leaks or sewer backups. It is highly recommended that all flexible rubber washing machine hoses be replaced with braided stainless steel versions and that dryer ducts be cleaned annually by a qualified specialist to ensure safety and efficiency.

9.1 LOCATION

Not Inspected

DESCRIPTION: Second floor

INFORMATION:

The washer and dryer were disconnected at the time of inspection and were not tested.

9.2 DRYER VENT

Inspected

DESCRIPTION: Metal flex

INFORMATION:

The inspection of the laundry dryer vent focuses on fire safety and the efficient expulsion of moisture-laden air. We examine the ductwork for excessive lint accumulation, kinks, or improper materials (such as plastic or foil) that can pose a significant fire hazard and reduce appliance efficiency. A key priority is verifying that the system vents directly to the exterior and that the outside termination hood is equipped with a functional damper and is free of obstructions, ensuring the dryer operates safely while preventing moisture damage to the home's interior.

9.3 WASHER HOSE BIB

Inspected

INFORMATION:

The inspection of laundry water hose bibs focuses on the reliability of the water supply connections and the prevention of moisture damage. We evaluate the valves and handles for ease of operation and check the threaded connections for signs of corrosion, mineral buildup, or active dripping. A key priority is ensuring that the hose bibs are securely mounted and that

the associated supply hoses are in good condition—free of cracks, bulges, or brittleness—to minimize the risk of a high-pressure leak or sudden burst within the laundry area.

9.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

INFORMATION:

The inspection of the laundry washer drain focuses on the system's capacity to safely handle the high-volume discharge of wastewater. We examine the standpipe and p-trap for proper height, secure mounting, and signs of leakage or overflow during a discharge cycle. A key priority is verifying that the drain hose is correctly inserted and secured to prevent accidental displacement, while also checking for any evidence of slow drainage or blockages that could lead to localized flooding or moisture damage in the laundry area.

COMMENTS:

Inspected visually and was not tested due to the washer machine being disconnected.

Inspected

10. Structure

The structural inspection consists of a non-invasive, visual examination of the home's foundation, floor framing, wall framing, and roof support systems. The primary goal is to identify significant defects, signs of abnormal differential movement, or material deterioration that could compromise the safety and load-bearing integrity of the building.
This evaluation is based on visible and accessible components at the time of inspection; therefore, structural members concealed by insulation, stored items, or interior finishes (drywall/plaster) are excluded. Please note that this is a functional report and does not constitute a structural engineering survey. If significant movement or structural compromise is noted, further evaluation by a licensed structural engineer is recommended to determine the full extent of the issue and necessary repairs.

10.1 TYPE

Inspected

DESCRIPTION: Wood frame

10.2 FOUNDATION

Not Inspected

DESCRIPTION: Poured

INFORMATION:

The inspection of the foundation focuses on the structural integrity and stability of the home's primary support system. We evaluate the visible portions of the footings, foundation walls, and floor slab for signs of structural distress, such as significant cracking, bowing, or settlement. A key priority is assessing the foundation's ability to resist hydrostatic pressure and moisture intrusion, while also verifying that the grading and drainage systems are effectively directing water away from the structure to prevent long-term foundation movement or deterioration.

COMMENTS:

Foundation not visible

This home has a slab on grade floor and the foundation areas were not fully accessible and portions were not inspected

10.3 BEAMS

Not Inspected

DESCRIPTION: Not visible

INFORMATION:

An inspection of structural beams focuses on load-bearing capacity, deflection (sagging), and connection integrity. Since beams are the primary horizontal supports for floors and roofs, your inspector ensures they are correctly sized, undamaged, and securely anchored to transfer weight to the foundation.

COMMENTS:

Beam(s) is not accessible or visible

10.4 FLOOR/SLAB

Inspected

DESCRIPTION: Poured slab

INFORMATION:

An inspection of the foundation floor (typically a concrete slab) focuses on structural stability, moisture management, and safety. The goal is to determine if the floor is effectively supporting the interior structure and preventing groundwater or soil gases from entering the living space.

COMMENTS:

Slab not visible; floor appeared level at time of inspection.

10.5 JOISTS/TRUSSES

Inspected

DESCRIPTION: Not visible

INFORMATION:

An inspection of joists and trusses focuses on structural load-bearing capacity, mechanical integrity, and signs of modification. Because these components support the floors and roof, the inspector ensures they are not compromised by age, moisture, or improper alterations.

COMMENTS:

Finishes limit visibility of joists/trusses; ceilings and floors appeared level.

10.6 BEARING WALLS

Inspected

DESCRIPTION: Wood frame

INFORMATION:

An inspection of bearing walls-the internal or external walls that support the weight of the roof and floors above-focuses on vertical alignment, load transfer, and structural continuity. Your inspector's goal is to ensure the weight is being safely directed down to the foundation without causing the wall to bow, lean, or collapse.

COMMENTS:

Framing is not accessible for inspection

Framing appears to be plumb and no adverse conditions were noticed.

10.7 SUBFLOOR

Inspected

DESCRIPTION: Not visible

INFORMATION:

An inspection of the subfloor-the structural layer beneath your finished flooring-focuses on rigidity, moisture integrity, and soundness. Because the subfloor is the foundation for your walking surface, the inspector ensures it is dry, level, and securely attached to the joists.

COMMENTS:

Finishes block visual inspection of subfloor

Floor surfaces appeared level and consistent.

11. Electrical

The electrical system inspection involves a visual evaluation of the service entrance, main and sub-panels, grounding, and a representative number of outlets, switches, and fixtures. This review is intended to identify significantly deficient conditions, safety hazards, and evidence of improper wiring or overcurrent protection. It is not a technically exhaustive study, and hidden wiring within walls or conduits is excluded from this report. All electrical work should be performed by a licensed electrician to ensure compliance and safety standards.

11.1 SERVICE

Inspected

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 100 amps

GROUND: Plumbing and rod in ground

INFORMATION:

An inspection of the electrical service focuses on the safe delivery of power from the utility company into the home. Your inspector evaluates the capacity, physical condition, and clearance of the incoming lines and the main equipment to ensure they are properly sized and protected from environmental hazards.

MEDIA:



11.2 MAIN PANEL

Inspected

DESCRIPTION: General Electric

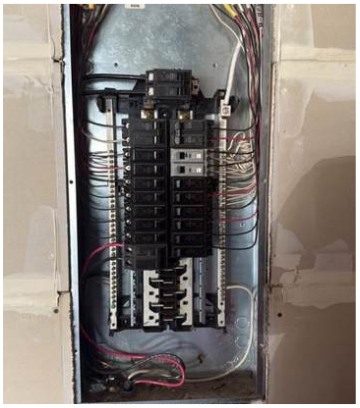
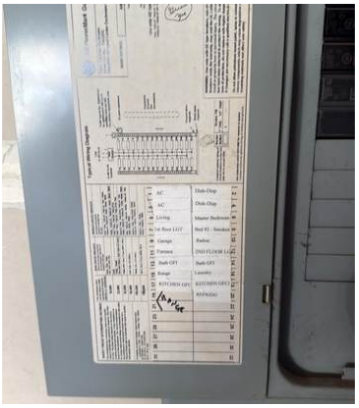
CAPACITY: 100 amps

INFORMATION:

An inspection of the main electrical panel focuses on system capacity, wiring safety, and protective device integrity. Your inspector removes the "dead front" (cover) to evaluate the internal components for fire hazards, improper modifications, and signs of excessive heat.

LOCATION: Garage, outside

MEDIA:


Main electrical breaker and meter

11.3 GFCI/AFCI

Inspected

DESCRIPTION: AFCI present, GFCI Present

INFORMATION:

An inspection of GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc Fault Circuit Interrupter) devices focuses on life safety and functional response. The goal is to ensure these specialized breakers and outlets trip instantly to prevent electrocution or electrical fires.

11.4 BRANCH CIRCUITS

Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of electrical branch circuits focuses on the "veins" of the home's electrical system, ensuring the safe delivery of power from the distribution panel to individual outlets, switches, and fixtures. We evaluate the integrity of visible wiring, looking for improper splices, frayed insulation, or unprotected runs that could pose a fire hazard. A key priority is verifying circuit compatibility, confirming that the wire gauge matches the breaker size to prevent overheating, while also testing for proper grounding, polarity, and the functionality of safety devices like AFCI and GFCI breakers to ensure the system protects both the occupants and their electronics.

11.5 LIVING ROOM WALL RECEPTACLE

COMMENTS:

Open ground

A living room receptacle tested as having an open ground, indicating the grounding path is missing or not properly connected. This condition can reduce protection against electrical shock and may affect the safe operation of sensitive electronics. Recommend a qualified electrician evaluate the affected circuits, correct the grounding issue, and verify proper wiring and safety throughout the system.

Safety

Location - Living room



11.6 MASTER BEDROOM CLOSET LIGHT

COMMENTS:

The closet light did not operate when tested, indicating a possible burned-out bulb, faulty fixture, switch issue, or wiring problem. Recommend replacing the bulb first; if the light still does not function, further evaluation and repair by a qualified electrician is advised to ensure proper and safe operation.

Requires Attention

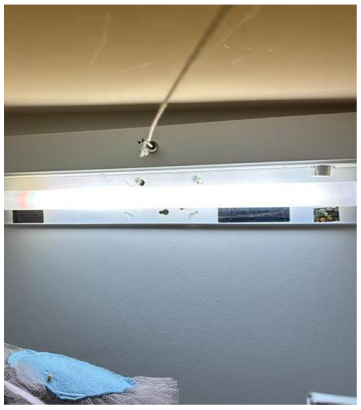
Location - Master bedroom closet



11.7 2ND BEDROOM CLOSET LIGHT

COMMENTS:

The closet light fixture is missing a protective cover, leaving the bulb exposed. This condition increases the risk of accidental contact, bulb breakage, and potential fire hazards if items are stored too close to the bulb. Recommend installing an appropriate enclosed cover or replacing the fixture with a proper closet-rated light to improve safety.



12. Plumbing

The plumbing inspection consists of a non-invasive, visual evaluation of the visible water supply, waste, and vent systems, as well as the water heating equipment. The primary goal is to identify active leaks, signs of corrosion, inadequate water pressure, and significant drainage deficiencies that could lead to property damage or health hazards.
This evaluation is based on accessible components at the time of inspection; therefore, all underground piping, sewer lines, and pipes concealed within walls, floors, or ceilings are excluded. We do not perform pressure tests on the system, nor do we evaluate private well or septic systems unless otherwise specified. Please note that this is a functional report and not a guarantee against future leaks. Any identified plumbing defects or safety concerns regarding the water heater should be evaluated and repaired by a licensed plumber.

12.1 SERVICE LINE

Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of the plumbing service line focuses on the critical main pipe that delivers the home's pressurized water supply from the municipal main or private well. We evaluate the visible portions of the pipe for material type, signs of corrosion, or active leaks that could impact water pressure and lead to costly damage. A key priority is identifying the main shut-off valve, verifying its accessibility and functionality for emergency use, while also assessing the pressure-reducing valve (PRV) (if present) and the entry point at the foundation to ensure it is properly sealed against moisture and protected from physical damage.

LOCATION: 2nd floor utility room

12.2 MAIN WATER SHUTOFF

Inspected

DESCRIPTION: 2nd floor utility

INFORMATION:

The inspection of the plumbing main water shut-off valve focuses on the home's primary control for the entire pressurized water system. We locate the valve—typically found where the service line enters the foundation—and evaluate its physical condition for signs of corrosion, mineral buildup, or active leaks. A key priority is verifying the valve's accessibility and type (such as a gate or ball valve), ensuring that in the event of a catastrophic pipe failure or major repair, the water supply can be quickly and reliably terminated to prevent extensive moisture damage.

LOCATION: 2nd floor utility room

MEDIA:



COMMENTS:

The valve was not operated during the inspection

12.3 WATER LINES

Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of plumbing water lines focuses on the network of pipes that distribute potable water throughout the home. We evaluate all visible supply piping—including copper, PEX, or galvanized steel—for signs of corrosion, oxidation, or active leaks that could lead to structural damage or mold. A key priority is assessing the integrity of connections and supports, while also checking for issues such as "water hammer" (banging pipes), inadequate water pressure, or the presence of dissimilar metals that could lead to galvanic corrosion, ensuring the system provides a reliable and clean water supply to all fixtures.

12.4 WATER HEATER

Inspected

DESCRIPTION: Tank

MANUFACTURER: Rheem

CAPACITY: 40 gal

FUEL: Natural gas

LOCATION: Second floor

INFORMATION:

The inspection of the water heater focuses on the appliance's ability to safely and efficiently provide hot water to the home. We evaluate the tank's physical condition for signs of heavy corrosion, mineral buildup, or active leaks that could lead to premature failure or water damage. A key priority is assessing the safety components, specifically the Temperature and Pressure (T&P) relief valve and its discharge pipe, while also verifying proper venting of combustion gases (for gas units) or the integrity of electrical connections to ensure the system operates without posing a risk of fire, explosion, or carbon monoxide exposure.

NAMEPLATE:

Model number - 42V40-40F
Serial number - RHLN 08045 10638

COMMENTS:

Water heater is nearing the end of its service life

On a positive note, the water heater operated as intended at the time of inspection. The water heater appears to be nearing the end of its typical service life based on its age (2004). Units in this stage are more prone to reduced efficiency and unexpected failure. Recommend budgeting for replacement in the near future and monitoring for signs of leakage, corrosion, or inconsistent performance. Consider having a qualified plumber evaluate the unit to determine remaining lifespan and replacement options.

Recommendation

13. Heating/Cooling

The inspection of the heating, ventilation, and air conditioning (HVAC) systems consists of a non-invasive, visual evaluation of the primary heating and cooling equipment, distribution systems (ductwork/piping), and basic controls. The primary goal is to determine if the systems are functional at the time of inspection and to identify significant safety hazards, such as cracked heat exchangers or improper venting.
This evaluation is limited to visible and accessible components; therefore, the internal heat exchanger, humidifiers, electronic air cleaners, and solar heating systems are excluded. Please

note that we do not perform 'load calculations' to determine if the system is perfectly sized for the home. We recommend that all HVAC systems be serviced and cleaned annually by a licensed HVAC technician to ensure peak efficiency and safety.

13.1 THERMOSTAT(S)

Inspected

DESCRIPTION: Individual

INFORMATION:

The inspection of the HVAC thermostat focuses on the "brain" of your climate control system and its ability to communicate effectively with your heating and cooling equipment. We evaluate the physical mounting and location of the device to ensure it isn't influenced by "ghost heat" from sunlight or drafts, which can cause inaccurate readings. A key priority is verifying basic functional control, ensuring the thermostat successfully triggers the system to cycle on and off in both heating and cooling modes, while also checking for secure wiring connections and the condition of the batteries (if applicable) to ensure consistent, reliable operation.

13.2 HEATING SYSTEM

Inspected

DESCRIPTION: Forced air

MANUFACTURER: Carrier

FUEL TYPE: Natural gas

INFORMATION:

The inspection of the HVAC heating system focuses on the safe and reliable production of warmth during the colder months. We evaluate the heat source—whether a furnace, boiler, or heat pump—for physical condition, proper ignition, and steady operation. A key priority is assessing the integrity of the heat exchanger or heating elements, verifying that the system is properly vented to prevent the accumulation of carbon monoxide, and ensuring that all safety controls are functional. This assessment aims to confirm that the system can maintain a comfortable indoor temperature while operating within safe mechanical parameters.

LOCATION: 2nd floor utility room

NAMEPLATE:

Model number - 58STA070
Serial number - 2904A30626

COMMENTS:

Duct tape on suction line

Duct tape was observed applied to the suction line at the connection to the evaporator coil. This is not an appropriate or durable repair and may indicate past leakage, insulation damage,

or improper sealing. Recommend evaluation by a qualified HVAC technician to determine the reason for the repair and to correct it using proper materials.

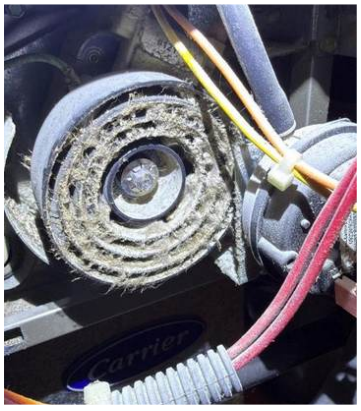
Requires Attention



Debris on inducer fan

Debris buildup was observed on the inducer fan. This condition can restrict airflow, reduce system efficiency, and potentially lead to overheating or premature component failure. Recommend having a qualified HVAC technician clean the inducer assembly and inspect for any related damage or imbalance. Regular maintenance should be performed to help prevent recurrence.

Requires Attention



On a positive note, the Furnace operated as intended at the time of inspection. The furnace was manufactured in 2004 and nearing the end of its design life. Recommend budgeting for a replacement.

Recommendation

13.3 DISTRIBUTION

Inspected

DESCRIPTION: Metal duct

INFORMATION:

The inspection of the HVAC distribution system focuses on the "delivery network" responsible for moving conditioned air or water throughout the home to maintain a consistent climate. We evaluate the visible ductwork or piping for proper support, insulation, and physical integrity, looking for signs of significant air leaks, restricted airflow, or crushed segments. A key priority is assessing the balance of the system, verifying that supply and return registers are unobstructed and positioned to provide adequate circulation to every living space, ensuring that the energy produced by your heating and cooling units actually reaches its intended destination efficiently.

13.4 COOLING SYSTEM

Inspected

DESCRIPTION: Central A/C

MANUFACTURER: Unknown

FUEL TYPE: 110 VAC

INFORMATION:

The inspection of the HVAC cooling system focuses on the efficiency and safety of the equipment responsible for dehumidifying and cooling the home. We evaluate the exterior condenser unit and the interior evaporator coil (if viewable) for physical condition, looking for signs of damaged fins, refrigerant leaks, or excessive debris that could hinder performance. A key priority is verifying the functional operation of the system, confirming that the compressor and fans trigger correctly and that the unit achieves a proper temperature drop, ensuring it can maintain a comfortable indoor environment during periods of high heat.

COMMENTS:

Unable to test due to season/exterior temperature

Not Inspected

Air conditioner nearing end of service life

The air conditioning unit appears to be original (2004) and is likely nearing the end of its expected service life. A manufacturer label was not located, and visible corrosion was noted on the top and at the condenser. These conditions can impact performance and reliability. Recommend having the system evaluated by a qualified HVAC technician and budgeting for replacement in the near term.

Recommendation



13.5 AIR CONDITIONER DISCONNECT

Inspected

COMMENTS:

Failed caulking

Maintenance



Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report.*

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1. Roof

1.1 TYPE

COMMENTS:

Roof at end of service life

The roof covering appears to be at or near the end of its service life, with visible wear and deterioration that may compromise its ability to protect the home from moisture intrusion. While active leaks may not be present at the time of inspection, conditions are conducive to failure. Recommend evaluation by a qualified roofing contractor and budgeting for repair or full replacement in the near term to prevent potential damage.

Requires Attention



2. Exterior

2.1 TYPE

COMMENTS:

Loose/Missing Siding with Exposed Underlayment

A section of the exterior siding is improperly installed or has become loose, leaving a visible gap and exposing underlying material near the corner and behind the downspout. This condition may allow moisture intrusion and pest entry. Recommend repair or replacement of the affected siding and proper securing/sealing of the area to prevent further damage.

Requires Attention

Location - Above garage door, right corner



Rotted corner boards

Rotted corner boards were observed at the roofline. This condition is typically caused by prolonged moisture exposure and may allow further water intrusion or pest entry if not addressed. Recommend repair or replacement of the affected boards and evaluation of adjacent roofing, flashing, and drainage components to identify and correct the source of moisture. Work should be completed by a qualified contractor.

Requires Attention

Location - Front of house, 2nd floor where corner boards meet shed roofline





2.7 EXTERIOR DRYER VENT TERMINATION

COMMENTS:

Dryer Vent Lint Buildup Observed

Due to the depth and vertical orientation of the vent, a clear photograph of the internal blockage could not be obtained. However, a visual inspection revealed a significant accumulation of debris—appearing to be an abandoned bird's nest—located approximately 3 feet up the vertical section of the exterior vent pipe. Lint and debris buildup can restrict airflow and increase the risk of overheating and fire. The vent should be professionally cleaned and maintained regularly to ensure proper operation and safety.

Safety



3. Grounds

3.1 DRIVEWAY

COMMENTS:

Recommend sealing crack(s) and resurfacing as needed

Requires Attention



4. Garage

4.2 GARAGE DOORS

COMMENTS:

Weather seal(s) deteriorated

The garage door weather seals are deteriorated and no longer provide an effective barrier against moisture, pests, and outdoor air. This condition can lead to energy loss and potential water intrusion. Recommend replacing the weather seals to restore proper sealing and help protect the garage interior. Regular inspection and maintenance of seals is advised.

Requires Attention



4.3 DOOR OPENER

COMMENTS:

The garage door opener's safety reverse system did not respond properly during testing and failed to reverse as intended when obstructed. This condition presents a potential safety hazard. Recommend adjustment, repair, or replacement of the opener system by a qualified garage door technician. The system should be re-tested after service to confirm proper and safe operation.

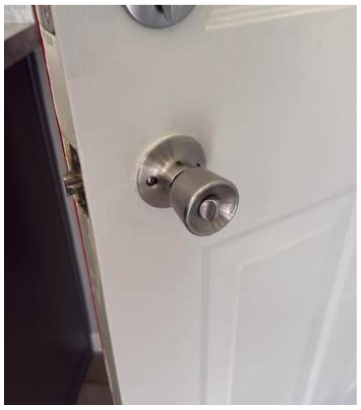
Safety

4.4 SERVICE DOORS

COMMENTS:

Door lock does not function as designed

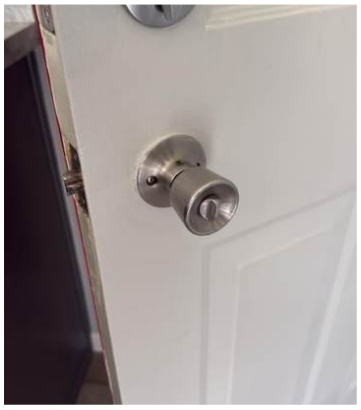
Safety



Turn handle lock not operating properly

The turn-handle lock at the garage door was found to be not operating properly at the time of inspection. It did not engage or disengage smoothly, which may affect security and functionality. Recommend repair or replacement of the lock by a qualified technician to ensure proper operation and secure closure.

Requires Attention



Adjust or replace garage service door self-closing hinges

The garage service door self-closing hinges did not operate properly and failed to fully close the door. This condition can impact safety and fire separation between the garage and living areas. Recommend adjusting or replacing the hinges to ensure the door closes and latches completely on its own. A qualified contractor should evaluate and make necessary repairs.

Safety

Location - Garage service door

6. Interior

6.1 DOORS

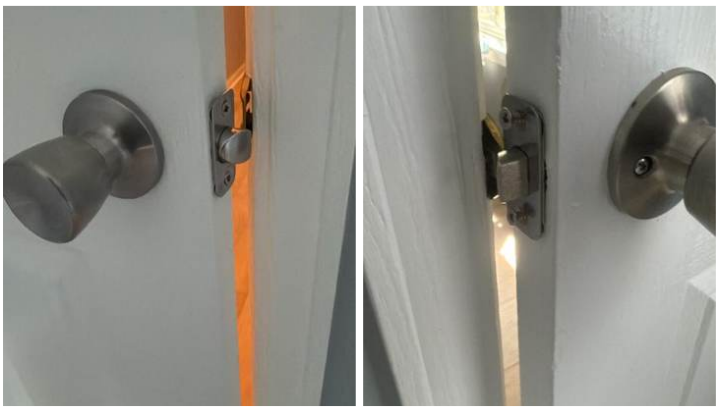
COMMENTS:

Lockset(s) not latching

Several interior door locksets on the second floor were observed not latching properly, which may affect privacy and normal function. This condition is often due to misalignment between the latch and strike plate, loose hardware, or general wear. Recommend adjustment or repair of the affected hardware and replacement of any defective components as needed. A qualified handyman or contractor should evaluate and correct these issues to ensure proper operation.

Requires Attention

Location - 2nd bedroom and bathroom door



Latch was installed back-wards

8. Kitchen

8.3 DISPOSAL

COMMENTS:

Inoperative

The garbage disposal did not operate at the time of inspection. Activation at the wall switch produced no response, the receptacle switch was confirmed to have power with a tester. Although when the switch was turned off the tester reported and "open hot." This suggests a potential issue with wiring. Recommend further evaluation and repair by a qualified electrician prior to use.

Safety



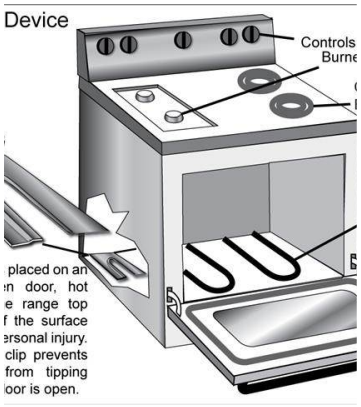


8.5 RANGE/OVEN

COMMENTS:

Recommend installing an anti-tip bracket

Safety



11. Electrical

11.5 LIVING ROOM WALL RECEPTACLE

COMMENTS:

Open ground

A living room receptacle tested as having an open ground, indicating the grounding path is missing or not properly connected. This condition can reduce protection against electrical shock and may affect the safe operation of sensitive electronics. Recommend a qualified electrician evaluate the affected circuits, correct the grounding issue, and verify proper wiring and safety throughout the system.

Safety

Location - Living room



11.6 MASTER BEDROOM CLOSET LIGHT

COMMENTS:

The closet light did not operate when tested, indicating a possible burned-out bulb, faulty fixture, switch issue, or wiring problem. Recommend replacing the bulb first; if the light still does not function, further evaluation and repair by a qualified electrician is advised to ensure proper and safe operation.

Requires Attention

Location - Master bedroom closet



13. Heating/Cooling

13.2 HEATING SYSTEM

COMMENTS:

Duct tape on suction line

Duct tape was observed applied to the suction line at the connection to the evaporator coil. This is not an appropriate or durable repair and may indicate past leakage, insulation damage, or improper sealing. Recommend evaluation by a qualified HVAC technician to determine the reason for the repair and to correct it using proper materials.

Requires Attention



Debris on inducer fan

Debris buildup was observed on the inducer fan. This condition can restrict airflow, reduce system efficiency, and potentially lead to overheating or premature component failure. Recommend having a qualified HVAC technician clean the inducer assembly and inspect for any related damage or imbalance. Regular maintenance should be performed to help prevent recurrence.

Requires Attention

