



Top Choice Inspectors

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Residential Inspection Report

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with larger pictures and interactive videos

123 Sample Drive, Anytown, USA 54321

May 01, 2023 09:00 am



Inspector

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Report Remarks

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluating the overall condition of the dwelling only. A Home Inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or unpermitted work prior to closing on the home. This inspection does not predict future conditions and conditions with the property are subject to change the moment we leave the premises.

A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection. Conditions of a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee the condition of the home on the date of the sale, for example. It's not uncommon for conditions to change between the time of the inspection and the closing date.

This chart details the predicted life expectancy of household materials, systems, and components. Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This chart provides a general guideline from the world's largest inspection association <https://www.nachi.org/life-expectancy.htm>

To review our Standards of Practice, visit:

<https://www.nachi.org/sop.htm>

DEFECT SUMMARY

- DEFICIENCY 2.1 Roof Coverings and Drainage- Coverings: Mechanical Damage - Coverings
- DEFICIENCY 3.1 Exterior- Walkways Patios Driveways: Deterioration - Walkways Patios Driveways
- DEFICIENCY 3.2 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.3 Exterior- Siding Flashing Trim: Paint/caulk maintenance
- DEFICIENCY 3.4 Exterior- Exterior Doors: Screen Damage - Exterior Doors
- DEFICIENCY 3.5 Exterior- Windows: Missing Window Well Covers
- DEFICIENCY 4.2 Garage- Garage Door: Weatherstripping Damaged/missing - Garage Door
- DEFICIENCY 6.2 Foundation and Structure- Floor / Ceiling Structure: Typical cracks - Slab
- DEFICIENCY 7.1 Heating- Equipment: Clean/Service - Furnace
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- DEFICIENCY 7.3 Heating- Presence of Installed Heat Source in Each Room: Missing register cover
- DEFICIENCY 7.4 Heating- Gas/LP Firelogs & Fireplaces: Foggy glass - Fireplace
- DEFICIENCY 9.2 Plumbing- Water Heater: Water Stains - Leakage - Water Heater
- DEFICIENCY 9.3 Plumbing- Fixtures: Loose - Toilet
- DEFICIENCY 9.4 Plumbing- Fixtures: Whistling Coming From Fixture
- DEFICIENCY 10.1 Doors Windows Interior- Floors: Damaged - Tile
- DEFICIENCY 10.2 Doors Windows Interior- Floors: Re-stretch Carpet
- DEFICIENCY 10.3 Doors Windows Interior- Floors: Carpet - Typical Wear
- DEFICIENCY 10.4 Doors Windows Interior- Steps, Stairways & Railings: Handrail Loose - Interior Staircase
- DEFICIENCY 10.5 Doors Windows Interior- Countertops & Cabinets: Maintain Caulking - Countertop
- DEFICIENCY 10.6 Doors Windows Interior- Trim: Loose - Interior Trim
- DEFICIENCY 10.7 Doors Windows Interior- Trim: Minor damage - Interior Trim

1: Inspection Details

Information

General : In Attendance

Client, Buyer Agent

General : Occupancy

Furnished, Occupied

General : Style of Home

Multi-Level, With Basement

General : Utilities

Water, Gas, Electric, On

General : Weather

Clear

General : Temperature

Clear, 50

2: Roof Coverings and Drainage

Information

General : Inspection Method

Roof

General : Roof Type / Style

Hip

Coverings : Material

Asphalt, Architectural

Roof Drainage Systems : Gutter Material

Aluminum

Flashings : Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations : Plumbing Vents

Yes

Skylights, Chimneys & Other Roof Penetrations : Roof Vents

Yes

Skylights, Chimneys & Other Roof Penetrations : Vents (Bathroom, Laundry)

Yes

Skylights, Chimneys & Other Roof Penetrations : Skylight

No

Skylights, Chimneys & Other Roof Penetrations : Chimney

No

Skylights, Chimneys & Other Roof Penetrations : Flue

Yes

Skylights, Chimneys & Other Roof Penetrations : Roof Safety Anchors

No

Skylights, Chimneys & Other Roof Penetrations : Swamp Cooler

No

Skylights, Chimneys & Other Roof Penetrations : Solar

No

Deficiencies

DEFICIENCY 2.1

Coverings

Mechanical Damage - Coverings

Estimated Severity :  Minor/Maintenance

At the time of inspection there was some mechanical damage present on the roof covering. This is damage that's not attributed to a storm or hail. It is often the result of a contractor walking on the roof and scuffing the shingles. Mechanical damage typically does not affect the roof's ability to shed water. If there are further concerns I recommend having a licensed roofer evaluate.

To view more Roof Coverings and Drainage photos, [CLICK HERE](#)

3: Exterior

Information

General : Inspection Method

Visual

Walkways Patios Driveways : Driveway Material

Concrete

Walkways Patios Driveways : Walkways

Concrete

Siding Flashing Trim : Siding Material

Engineered Wood, Fiber Cement, Stone Veneer

Siding Flashing Trim : Siding Style

Panels, Lap, Stone

Eaves Soffits Fascia : Material

MDF

Exterior Doors : Exterior Entry Door Types

Hollow Core, Sliding Glass Door

Windows : Windows

Vinyl

Decks Balconies Porches Steps : Structure

Patio

Decks Balconies Porches Steps : Material

Concrete

Fence : Fence

Yes

Deficiencies

DEFICIENCY 3.1

Walkways Patios Driveways

Deterioration - Walkways Patios Driveways

Estimated Severity : Minor/Maintenance

Concrete surfaces are weathered and deteriorated. I recommend repair or replacement by concrete professional when the driveway or walkway loses its functionality.

DEFICIENCY 3.2

Walkways Patios Driveways

Cracking/Settling - Minor - Walkways Patios Driveways

Estimated Severity :  □□ Repair

I observed some minor cracks in the cement. This is very typical due to soil movement. I would consider these cracks cosmetic, but I do recommend using a sealant to prevent water intrusion. Monitor and maintain as necessary.

Deficiencies

DEFICIENCY 3.3

Siding Flashing Trim

Paint/caulk maintenance

Estimated Severity :  □□ Repair

At the time of inspection there were areas of the home that were in need of paint touch up and/or caulk maintenance to help seal the exterior siding and trim. Recommend performing exterior maintenance as needed to maintain the life of the siding.

Deficiencies

DEFICIENCY 3.4

Exterior Doors

Screen Damage - Exterior Doors

Estimated Severity :  Minor/Maintenance

The sliding glass door screen appears to be damaged. Recommend repair or replacement.

Deficiencies

DEFICIENCY 3.5

Windows

Missing Window Well Covers

Estimated Severity :  □□ Repair

The basement window wells are missing there covering

To view more Exterior photos, [CLICK HERE](#)

4: Garage

Information

General : Attached

Yes

General : Detached

No

General : Carport

No

Floor : Material

Concrete

Non-Fire Rated Walls & Ceilings : Type of wall

Sheet Rock

Fire Rated Walls & Ceilings : Fire wall condition

Satisfactory

Garage Door : Material

Metal

Garage Door : Type

Automatic, Sectional

Garage Door Opener & Safety : Resistance Settings

Functioning

Garage Door Opener & Safety : Sensor Height - Garage Door Opener

Good

Garage Door Opener & Safety : Sensors

Functioning

Occupant Door (From garage to inside of home) : Fire Door

Yes

Limitations

LIMITATION 4.1

General

Occupied / Furnished Disclaimer

Due to the home being furnished at the time of inspection, not all floor surfaces, wall

surfaces, countertop surfaces, or electrical receptacles could be inspected or tested.

Deficiencies

DEFICIENCY 4.2

Garage Door

Weatherstripping Damaged/missing - Garage Door

Estimated Severity :  Repair

I recommend repair or replace.

To view more Garage photos, [CLICK HERE](#)

5: Electrical

Information

Service Entrance Conductors : Electrical Service Conductors

Below Ground, 240V

Main Subpanels Service Grounding Main Overcurrent Device : Main Panel Location

Garage

Main Subpanels Service Grounding Main Overcurrent Device : Panel Capacity

150 AMP

Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer

Cutler Hammer

Main Subpanels Service Grounding Main Overcurrent Device : Panel Type

Circuit Breaker, GFCI Breakers, AFCI Breakers

Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location

None

Branch Wiring Circuits Breakers Fuses : Branch Wiring

Copper, Aluminum Strand

Branch Wiring Circuits Breakers Fuses : Wiring Method

Romex

GFCI AFCI : Location tested

In The Panel, On outlets

Lighting Fixtures Switches Receptacles : Representative Number Tested

Yes, Satisfactory

Lighting Fixtures Switches Receptacles : Ceiling fans

Yes, Satisfactory

Smoke Detectors : Type of smoke detectors

Hardwired

Carbon Monoxide Detectors : Type of CO

Hardwired, Hardwired

To view more Electrical photos, [CLICK HERE](#)

6: Foundation and Structure

Information

General : Inspection Method

Visual

Foundation : Material

Concrete

Foundation : Style

Basement

Floor / Ceiling Structure : Material

TJIs

Floor / Ceiling Structure : Sub-floor

OSB

Floor / Ceiling Structure : Basement/Crawlspace Floor

Concrete

Wall Structure : wall construction type

Floating Walls

Wall Structure : Material

2 x 4 Wood Studs

Roof Structure : Decking Material

OSB

Roof Structure : Truss Type

Manufactured Truss

Limitations

LIMITATION 6.1

General

Insulated / Finished Walls Disclaimer

Foundation basement or crawlspace walls were finished and/or insulated at the time of inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Deficiencies

DEFICIENCY 6.2

Floor / Ceiling Structure

Typical cracks - Slab

Estimated Severity :  □□ Repair

There is evidence of typical cracking in the basement concrete slab. Recommend sealing the cracks and monitoring for further movement.

To view more Foundation and Structure photos, [CLICK HERE](#)

7: Heating

Information

General : AFUE Rating

Manufactured Truss, AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment : Brand

Lennox

Equipment : Energy Source

Gas

Equipment : Heat Type

Forced Air

Normal Operating Controls : Thermostat

Yes

Distribution Systems : Ductwork

Non-insulated

Presence of Installed Heat Source in Each Room : Location

Ceiling, Floor Surface

Presence of Installed Heat Source in Each Room : Type

Register

Gas/LP Firelogs & Fireplaces : Working condition

Yes

Deficiencies

DEFICIENCY 7.1

Equipment

Clean/Service - Furnace

Estimated Severity : □□ Repair

The furnace is dirty. I recommend servicing by a qualified HVAC technician.

DEFICIENCY 7.2

Equipment

Cleaning/maintenance - Humidifier

Estimated Severity :  □□ Repair

The humidifier had excessive mineral deposits at the time of the inspection. Recommend replacing the pad.

Deficiencies

DEFICIENCY 7.3

Presence of Installed Heat Source in Each Room

Missing register cover

Estimated Severity :  Minor/Maintenance

Recommend replacement

Deficiencies

DEFICIENCY 7.4

Gas/LP Firelogs & Fireplaces

Foggy glass - Fireplace

Estimated Severity :  Minor/Maintenance

The glass on the gas fireplace was foggy at the time of the inspection. Recommend cleaning of glass.

To view more Heating photos, [CLICK HERE](#)

8: Cooling

Information

Cooling Equipment : Brand

Trane

Cooling Equipment : Energy Source/Type

Electric

Cooling Equipment : Location

Exterior Rear

Cooling Equipment : SEER Rating

Exterior Rear, Unknown

Normal Operating Controls : Thermostat

Yes

Distribution System : Configuration

Central

Presence of Installed Cooling Source in Each Room : Location

Ceiling, Floor Surface

To view more Cooling photos, [CLICK HERE](#)

9: Plumbing

Information

General : Filters

None

General : Water Source

Public

Main Water Shut-off : Location

Basement

Drain, Waste, & Vent Systems : Drain Size

1 1/2", 2", 3"

Drain, Waste, & Vent Systems : Material

PVC

Water Supply : Distribution Material

Copper, Pex

Water Supply : Water Supply Material

Copper, Pex

Water Heater : Manufacturer

Bradford & White

Water Heater : Power Source/Type

Gas

Water Heater : Capacity

Gas, 50 gallons

Water Heater : Location

Basement

Water Heater : Hot Water Function at Fixture

Working

Gas Supply : Main Gas Shut-Off Location

Left Side of Home

Fixtures : functioning at the time of the Inspection

Yes, Satisfactory

Sump Pump : Location

Basement

Limitations

LIMITATION 9.1

Sump Pump

Unable To Observe Sump Pump Discharge

I was unable to view where the sump pump discharge terminated. It is buried beneath the front porch and I was unable to find where it ends. Recommend asking seller pertinent information regarding sump pump discharge.

Deficiencies

DEFICIENCY 9.2

Water Heater

Water Stains - Leakage - Water Heater

Estimated Severity :  Repair

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber if necessary.

Deficiencies

DEFICIENCY 9.3

Fixtures

Loose - Toilet

Estimated Severity :  Repair

The toilet was loose at the base. This may be from a damaged flange or a failed wax seal. In any case, this should be remedied before a leak occurs.

DEFICIENCY 9.4

Fixtures

Whistling Coming From Fixture

Estimated Severity :  Minor/Maintenance

At the time of inspection I observed a soft whistling noise coming from one of the fixtures in the home. This is typically the result of some air in the supply line. Sometimes it will work its way out on its own, but if the problem persists, I recommend evaluation by a licensed plumber in any repairs to be made.

Custom

CUSTOM 9.5

Main Water Shut-off

Main Water Shutoff

Location of the main water shut off

To view more Plumbing photos, [CLICK HERE](#)

10: Doors Windows Interior

Information

Doors : Condition

Satisfactory but may need future adjustment

Windows : Window Type

Single-hung, Sliders

Windows : Window Manufacturer

Unknown

Floors : Floor Coverings

Carpet, Hardwood, Tile

Walls : Wall Material

Textured

Ceilings : Ceiling Material

Textured

Steps, Stairways & Railings : Location

2nd floor, basement

Countertops & Cabinets : Countertop Material

Granite, Hard Surface

Countertops & Cabinets : Cabinetry

Wood

Deficiencies

DEFICIENCY 10.1

Floors

Damaged - Tile

Estimated Severity : ■ Minor/Maintenance

When inspecting the home's flooring, I found that one or more tiles in the home were damaged. I recommend having the damaged tiles replaced.

DEFICIENCY 10.2

Floors

Re-stretch Carpet

Estimated Severity :  Repair

The carpet may need to be re stretched recommend repair as needed.

DEFICIENCY 10.3

Floors

Carpet - Typical Wear

Estimated Severity :  Repair

The carpet show signs of typical wear in the common areas and high traffic areas of the home.

Deficiencies

DEFICIENCY 10.4

Steps, Stairways & Railings

Handrail Loose - Interior Staircase

Estimated Severity :  Minor/Maintenance

I recommend securing the handrail.

Deficiencies

DEFICIENCY 10.5

Countertops & Cabinets

Maintain Caulking - Countertop

Estimated Severity :  Minor/Maintenance

The countertop was missing sufficient caulk/sealant at the wall or sink. This can lead to water damage. I recommend adding sealant at sides and corners where counters touch walls and sinks. Here is a helpful DIY video on caulking gaps.

Deficiencies

DEFICIENCY 10.6

Trim

Loose - Interior Trim

Estimated Severity :  Minor/Maintenance

One or more pieces of the interior trim appeared to be loose. I recommend having it re-secured to the wall.

DEFICIENCY 10.7

Trim

Minor damage - Interior Trim

Estimated Severity :  Minor/Maintenance

There was minor damage to one or more pieces of trim at the time of the inspection. Recommend repair or replacement.

To view more Doors Windows Interior photos, [CLICK HERE](#)

11: Appliances

Information

Dishwasher : Brand

GE

Range/Oven/Cooktop : Range/Oven Energy Source

Gas

Range/Oven/Cooktop : Range/Oven Brand

GE

Range/Oven/Cooktop : Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop : Working at Time of Inspection Range/Oven/Cooktop

Yes

Range Hood : Unable to Test Functionality - Range Hood

Yes

Range Hood : Functioning

Yes

Built-in Microwave : Brand

GE

Built-in Microwave : Working at time of inspection - Built-in Microwave

Yes

Garbage Disposal : Working condition

Yes

Clothes Dryer : Brand

None

Clothes Dryer : Power Source

220V Electric

Clothes Dryer : Vent Method

Metal - Flex

Clothes Dryer : Working condition at time of inspection

Yes

Clothes Washer : Brand

None

Clothes Washer : Working condition at time of inspection

Not tested

To view more Appliances photos, [CLICK HERE](#)

12: Insulation Ventilation

Information

Crawlspace / Basement Wall Insulation : R-Value

13

Crawlspace / Basement Wall Insulation : Insulation Type

Faced, Fiberglass

Flooring Insulation : R-Value

Faced, Fiberglass, NA

Flooring Insulation : Insulation Type

None

Exterior / Interior Wall Insulation : R-Value

None, Unknown

Exterior / Interior Wall Insulation : Insulation Type

Unobservable

Attic Insulation : Insulation Type

Blown

Attic Insulation : R-Value

Blown, 38

Ventilation : Ventilation Type

Soffit Vents, Roof Vents

Exhaust Systems : Exhaust Fans

Fan Only, Window in Bathroom

Radon Mitigation System : Condition

Functioning

To view more Insulation Ventilation photos, [CLICK HERE](#)

13: Lateral Sewer Line

Information

Sewer Scope : Distance Scoped

Functioning, 16 meters

Sewer Scope : Locations

Clean-out Exterior

Sewer Scope : Pipe Material

PVC

Sewer Scope : Overall Condition

Good

Custom

CUSTOM 13.1

Sewer Scope

Sewer Inspection Videos

This is where you can watch your sewer inspection.



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