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Residential Inspection Report

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with larger pictures and interactive videos

123 Sample Drive, Anytown, USA 54321

April 15, 2024 10:30 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: Damaged (General) - Coverings
- DEFICIENCY 2.2 Roof Coverings and Drainage- Roof Drainage Systems: Downspouts Draining Near Foundation - Gutters
- DEFICIENCY 2.3 Roof Coverings and Drainage- Skylights, Chimneys & Other Roof Penetrations: Rusting Flue - Minor
- DEFICIENCY 3.1 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.2 Exterior- Walkways Patios Driveways: Negative Grading - Walkways Patios Driveways
- DEFICIENCY 3.3 Exterior- Walkways Patios Driveways: Settling - Walkways Patios Driveways
- DEFICIENCY 3.4 Exterior- Walkways Patios Driveways: Trip Hazard - Walkways Patios Driveways
- DEFICIENCY 3.5 Exterior- Vegetation Grading Drainage Retaining Walls: Overhanging Roof - Vegetation
- DEFICIENCY 3.6 Exterior- Vegetation Grading Drainage Retaining Walls: Rotten Timbers - Retaining Wall
- DEFICIENCY 3.7 Exterior- Siding Flashing Trim: Damaged Paint - Siding/Trim
- DEFICIENCY 3.8 Exterior- Siding Flashing Trim: Missing Trim
- DEFICIENCY 3.9 Exterior- Decks Balconies Porches Steps: Undermining - Decks, Balconies, Porches & Steps
- DEFICIENCY 3.10 Exterior- Fence: Damaged Fence
- DEFICIENCY 3.11 Exterior- Fence: Gap In Fence
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- DEFICIENCY 4.3 Garage- Garage Door: Inoperable - Garage Door
- DEFICIENCY 5.1 Electrical- Main Subpanels Service Grounding Main Overcurrent Device: Knockouts Missing - Service Entrance
- DEFICIENCY 5.2 Electrical- Main Subpanels Service Grounding Main Overcurrent Device: Missing Cover - Main Panel
- DEFICIENCY 5.3 Electrical- Branch Wiring Circuits Breakers Fuses: Breakers Tripping/sparking
- DEFICIENCY 5.4 Electrical- Branch Wiring Circuits Breakers Fuses: Loose and/or Exposed Wiring
- DEFICIENCY 5.5 Electrical- Branch Wiring Circuits Breakers Fuses: DIY Electrical Work
- DEFICIENCY 5.6 Electrical- Lighting Fixtures Switches Receptacles: Missing - Cover Plates
- DEFICIENCY 5.7 Electrical- Lighting Fixtures Switches Receptacles: Missing - Light Fixture
- DEFICIENCY 5.8 Electrical- Lighting Fixtures Switches Receptacles: Missing - Junction Box Cover
- DEFICIENCY 5.9 Electrical- Lighting Fixtures Switches Receptacles: Open Ground - Outlet
- DEFICIENCY 5.10 Electrical- Lighting Fixtures Switches Receptacles: Missing Bulbs - Light Fixture
- DEFICIENCY 5.11 Electrical- Smoke Detectors: Missing - Smoke Detectors
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- DEFICIENCY 10.5 Doors Windows Interior- Windows: Hardware Loose - Window
- DEFICIENCY 10.6 Doors Windows Interior- Floors: Squeak/Movement - Flooring
- DEFICIENCY 10.7 Doors Windows Interior- Walls: Missing Mirror - Bathroom
- DEFICIENCY 10.8 Doors Windows Interior- Walls: Damaged Drywall Texture - Walls/Ceiling
- DEFICIENCY 10.9 Doors Windows Interior- Ceilings: Water Stain - Tested Dry - Interior
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- DEFICIENCY 11.1 Appliances- Garbage Disposal: Solid Debris - Garbadge Disposal
- DEFICIENCY 11.2 Appliances- Garbage Disposal: Missing On/Off Switch
- DEFICIENCY 11.3 Appliances- Clothes Dryer: Dryer Needs Vent Pipe To Exterior
- DEFICIENCY 12.1 Insulation Ventilation- Attic Insulation: Insufficient Insulation - Attic Insulation

1: Inspection Details

Information

General : In Attendance

None

General : Occupancy

Vacant

General : Style of Home

Multi-Level

General : Utilities

On

General : Weather

Clear

General : Temperature

Clear, 65

2: Roof Coverings and Drainage

Information

General : Inspection Method

Roof

General : Roof Type / Style

Combination

Coverings : Material

Asphalt

Roof Drainage Systems : Gutter Material

Aluminum

Flashings : Material

Metal

Skylights, Chimneys & Other Roof Penetrations : Plumbing Vents

Yes

Skylights, Chimneys & Other Roof Penetrations : Roof Vents

Yes

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

No

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

Damaged (General) - Coverings

Estimated Severity : ■ □□ Repair



The roof coverings showed signs of damage, and wear. I recommend a qualified roofing professional to evaluate and repair.

Deficiencies

DEFICIENCY 2.2

Roof Drainage Systems

Downspouts Draining Near Foundation - Gutters

Estimated Severity : ■ □□ Repair



One or more downspouts drain too close to the home's foundation, or are damaged resulting in run-off spillage. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. I recommend adjusting the downspout extensions to drain at least 6 feet from the foundation.

Deficiencies

DEFICIENCY 2.3

Skylights, Chimneys & Other Roof Penetrations

Rusting Flue - Minor

Estimated Severity : ■ Minor/Maintenance



The metal flue shows signs of rust

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, concrete

Siding Flashing Trim : Siding Material

Stucco

Siding Flashing Trim : Siding Style

Cement stucco

Eaves Soffits Fascia : Material

Vinyl

Exterior Doors : Exterior Entry Door Types

Metal

Windows : Windows

Vinyl

Decks Balconies Porches Steps : Structure

Front Porch

Decks Balconies Porches Steps : Material

Concrete

Fence : Fence

Yes

Deficiencies

DEFICIENCY 3.1

Walkways Patios Driveways

Cracking/Settling - Minor - Walkways Patios Driveways

Estimated Severity : ■ Minor/Maintenance



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.

DEFICIENCY 3.2

Walkways Patios Driveways

Negative Grading - Walkways Patios Driveways

Estimated Severity : ■ □□ Repair



It appeared that the concrete showed negative slope and drains towards the structure. Run-off leading to the home can have negative effects on foundation structural integrity over time. I recommend a concrete contractor evaluate and repair.

DEFICIENCY 3.3

Walkways Patios Driveways

Settling - Walkways Patios Driveways

Estimated Severity : ■ □□ Repair



While inspecting the home, concrete appeared to be settling and separating from other sections of the foundation. This is often due to poor compaction of soil before concrete pouring or erosion. I recommend sealing joints if minor to prevent moisture intrusion and further settling and separation. If major settling has occurred, I recommend concrete contractor evaluate for repair or replacement.

DEFICIENCY 3.4

Walkways Patios Driveways

Trip Hazard - Walkways Patios Driveways

Estimated Severity : ■ □ Potential Safety Concern



While inspecting the home, I found that one or more areas had a trip hazard. If driveways, sidewalks, patios, etc. have a height difference of more than about 3/4 of an inch, I recommend having the trip hazard repaired.

Deficiencies

DEFICIENCY 3.5

Vegetation Grading Drainage Retaining Walls

Overhanging Roof - Vegetation

Estimated Severity : ■ □□ Repair



Trees observed overhanging the roof. This can cause damage to the roof when large limbs fall during high winds or other adverse weather. It can also clog gutters/downspouts if debris is not cleaned out regularly. I recommend trimming trees which overhang roofs.

DEFICIENCY 3.6

Vegetation Grading Drainage Retaining Walls

Rotten Timbers - Retaining Wall

Estimated Severity : ■ □□ Repair



Rotten timbers were observed at the time of the inspection. Recommend evaluation and repair as necessary.

Deficiencies

DEFICIENCY 3.7

Siding Flashing Trim

Damaged Paint - Siding/Trim

Estimated Severity : ■ □□ Repair



The exterior of the home (all sides) are in need of repainting recommend evaluation and repair prior to closing.

DEFICIENCY 3.8

Siding Flashing Trim

Missing Trim

Estimated Severity : ■ □□ Repair



One or more locations were observed where trim was missing on the siding. Recommend installation to properly seal the exterior.

Deficiencies

DEFICIENCY 3.9

Decks Balconies Porches Steps

Undermining - Decks, Balconies, Porches & Steps

Estimated Severity : ■ □□ Repair



There appears to be undermining of the soil underneath the cement pad. I recommend monitoring or replacing soil if needed.

Deficiencies

DEFICIENCY 3.10

Fence

Damaged Fence

Estimated Severity : ■ Repair



Areas of the fence were damaged at time of inspection. Recommend further evaluation and repair as needed

DEFICIENCY 3.11

Fence

Gap In Fence

Estimated Severity : ■ Repair



Recommend repair as needed.

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

Garage Door Opener & Safety : Resistance Settings

Not tested due to door damage

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

Good

Garage Door Opener & Safety : Sensors

Not tested

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

Could Not Identify Fire Rating

Deficiencies

DEFICIENCY 4.1

Floor

Staining - Garage Floor

Estimated Severity : ■ Minor/Maintenance



Garage floor shows visible staining from oil/grease. I recommend scrubbing with a degreaser or cleaning solution. Here is a DIY resource to help.

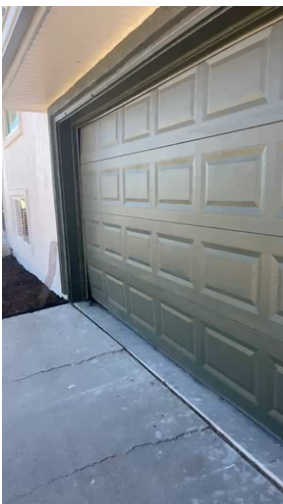
Deficiencies

DEFICIENCY 4.2

Garage Door

Damage - Garage Door

Estimated Severity : ■□□ Repair



The garage door has slight damage which was not causing any problems with the opening of the door at the time of inspection.

DEFICIENCY 4.3

Garage Door

Inoperable - Garage Door

Estimated Severity : ■ □□ Repair



One or more garage doors was inoperable at the time of the inspection. Recommend repair by qualified garage door contractor.

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

5: Electrical

Information

Service Entrance Conductors : Electrical Service Conductors

Overhead, 240V

Main Subpanels Service Grounding Main Overcurrent Device : Main Panel Location

Basement

Main Subpanels Service Grounding Main Overcurrent Device : Panel Capacity

Unknown

Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer

Square D

Main Subpanels Service Grounding Main Overcurrent Device : Panel Type

Circuit Breaker

Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location

Basement

Branch Wiring Circuits Breakers Fuses : Branch Wiring

Copper, Aluminum Strand

Branch Wiring Circuits Breakers Fuses : Wiring Method

Romex

GFCI AFCI : Location tested

On outlets

Lighting Fixtures Switches Receptacles : Representative Number Tested

Yes

Lighting Fixtures Switches Receptacles : Ceiling fans

Yes

Smoke Detectors : Type of smoke detectors

missing

Carbon Monoxide Detectors : Type of CO

missing, missing

Deficiencies

DEFICIENCY 5.1

Main Subpanels Service Grounding Main Overcurrent Device

Knockouts Missing - Service Entrance

Estimated Severity : ■ □ Potential Safety Concern



"Knockouts" are missing on the service entrance. This poses a safety hazard and it is recommended that the opening caused by the missing knockout(s) be properly sealed by a licensed electrician.

DEFICIENCY 5.2

Main Subpanels Service Grounding Main Overcurrent Device

Missing Cover - Main Panel

Estimated Severity : ■ □ Potential Safety Concern



At the time of inspection there was no front cover for the electrical panel. This typically has all the labels for the panel as well as the legend listing what breakers are acceptable to be installed per manufacturer standards. Recommend a qualified electrician evaluate and properly cover and label panel.

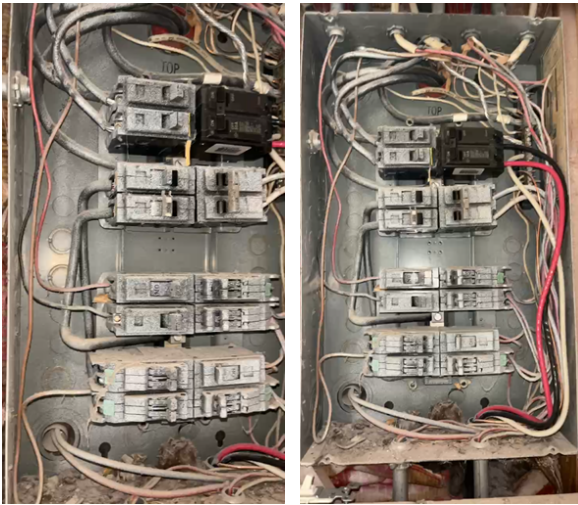
Deficiencies

DEFICIENCY 5.3

Branch Wiring Circuits Breakers Fuses

Breakers Tripping/sparking

Estimated Severity : ■ □ Potential Safety Concern



Breaker tripping with sparks when light switch is turned on in the entryway.

DEFICIENCY 5.4

Branch Wiring Circuits Breakers Fuses

Loose and/or Exposed Wiring

Estimated Severity : ■ □ Potential Safety Concern



There is unsafe and exposed wiring visible and present during the home inspection. I recommend a licensed electrician repair and secure properly.

DEFICIENCY 5.5

Branch Wiring Circuits Breakers Fuses

DIY Electrical Work

Estimated Severity : ■ Repair



It appears that electrical work was done by someone unfamiliar with proper building practices. Recommend evaluation and repair by a licensed electrician.

Deficiencies

DEFICIENCY 5.6

Lighting Fixtures Switches Receptacles

Missing - Cover Plates

Estimated Severity : ■ □ Potential Safety Concern



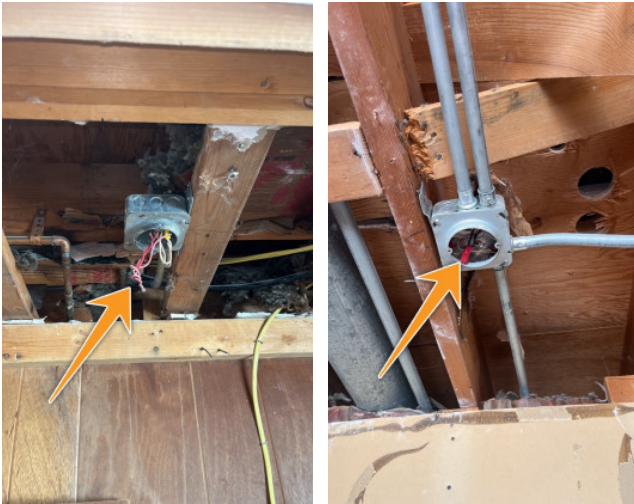
One or more light switches/receptacles are missing a cover plate. This causes short and shock risk. I recommend installation of plates.

DEFICIENCY 5.7

Lighting Fixtures Switches Receptacles

Missing - Light Fixture

Estimated Severity : ■ □□ Repair



There appears to be a missing light fixture with exposed wiring recommend repair or replacement of light fixture.

DEFICIENCY 5.8

Lighting Fixtures Switches Receptacles

Missing - Junction Box Cover

Estimated Severity : ■ Repair



Recommend repair

DEFICIENCY 5.9

Lighting Fixtures Switches Receptacles

Open Ground - Outlet

Estimated Severity : ■ Repair



One or more receptacles have an open ground at the time of inspection. I recommend a qualified electrician evaluate the receptacles and make any repairs necessary.

DEFICIENCY 5.10

Lighting Fixtures Switches Receptacles

Missing Bulbs - Light Fixture

Estimated Severity : ■ □□ Repair



Recommend installing bulbs.

Deficiencies

DEFICIENCY 5.11

Smoke Detectors

Missing - Smoke Detectors

Smoke detectors were missing at the time of inspection. I recommend installation.

Deficiencies

DEFICIENCY 5.12

Carbon Monoxide Detectors

Not Installed - CO Detector(s)

Unless the CO Detector is tied in with the smoke alarm, I did not observe any CO Detectors in the Home. I recommend installation of carbon monoxide detectors on every level of the home, outside bedrooms and near fireplaces and gas vented appliances. This is a safety hazard and should be addressed.

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

Wood Joists

Floor / Ceiling Structure : Sub-floor

Plank

Floor / Ceiling Structure : Basement/Crawlspace Floor

Concrete

Wall Structure : wall construction type

Non Floating Walls

Wall Structure : Material

2 x 4 Wood Studs

Roof Structure : Decking Material

OSB, Plywood

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

Foundation

Cracks - Minor - Foundation

Estimated Severity : ■ Minor/Maintenance



Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. I recommend sealing then monitoring for more serious shifting/displacement. Here is an informational article on foundation cracks. If you are concerned with the structural integrity of the home, I recommend consulting a structural engineer.

Deficiencies

DEFICIENCY 6.3

Roof Structure

Daylight in Mechanical Room

Estimated Severity : ■ □□ Repair



At the time of inspection there was daylight visible in one or more areas of the mechanical room Recommend evaluation and repair.

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

Goodman

Equipment : Energy Source

Gas

Equipment : Heat Type

Forced Air

Normal Operating Controls : Thermostat

Yes

Distribution Systems : Ductwork

Non-insulated, Non-observable

Presence of Installed Heat Source in Each Room : Location

Ceiling, In-floor

Presence of Installed Heat Source in Each Room : Type

Register

Deficiencies

DEFICIENCY 7.1

Equipment

Moisture Staining/Corrosion - Furnace

Estimated Severity : Repair



There was moisture staining/corrosion present inside and/or outside the furnace cabinet at the time of the inspection. Recommend further evaluation by a qualified HVAC professional

Deficiencies

DEFICIENCY 7.2

Presence of Installed Heat Source in Each Room

Missing register cover

Estimated Severity : ■ Repair



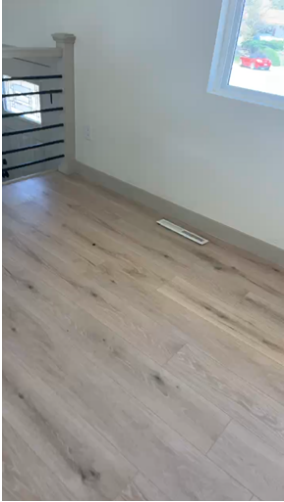
Recommend replacement

DEFICIENCY 7.3

Presence of Installed Heat Source in Each Room

Register Cover Doesn't Fit On Duct

Estimated Severity : ■ □□ Repair



Recommend repairs so that the register cover is flush with the floor.

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

8: Cooling

Information

Cooling Equipment : Brand

Goodman

Cooling Equipment : Energy Source/Type

Electric

Cooling Equipment : Location

Left Side of Home

Cooling Equipment : SEER Rating

Left Side of Home, na

Normal Operating Controls : Thermostat

Yes

Distribution System : Configuration

Central

Presence of Installed Cooling Source in Each Room : Location

Ceiling, Floor Surface

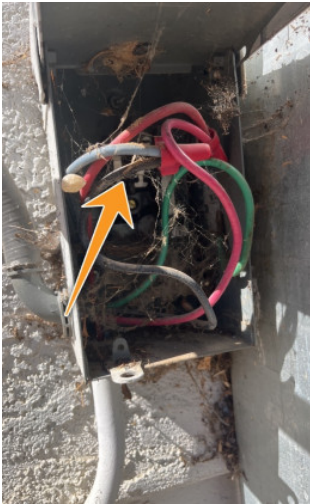
Deficiencies

DEFICIENCY 8.1

Cooling Equipment

Missing/Damaged - Emergency Shut Off

Estimated Severity : □□ Repair



Cooling system shut off is missing or damaged. Recommend professional electrician service.

DEFICIENCY 8.2

Cooling Equipment

Corrosion - Exterior Condenser

Estimated Severity : ■ □□ Repair



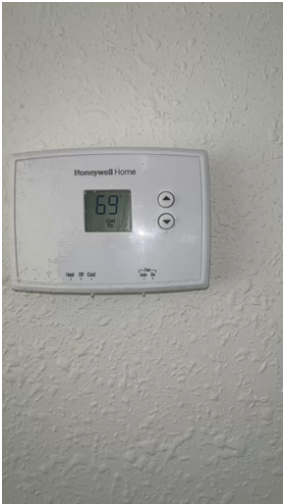
There are signs of exterior wear and rust on the unit recommend an evaluation and repair if needed.

DEFICIENCY 8.3

Cooling Equipment

Inoperable - Exterior Condenser

Estimated Severity : ■ □□ Repair



At the time of inspection the air conditioner failed to turn on. I recommend having a qualified hvac contractor evaluate and make any repairs necessary.

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

2", 3"

Drain, Waste, & Vent Systems : Material

PVC

Water Supply : Distribution Material

Copper, Pex

Water Supply : Water Supply Material

Copper

Water Heater : Manufacturer

Envirotemp

Water Heater : Power Source/Type

Gas

Water Heater : Capacity

Gas, 40 gal

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

Satisfactory

Sprinkler System : Working condition

not tested

Sprinkler System : Irrigation clock - Sprinkler System

No

Deficiencies

DEFICIENCY 9.1

Water Heater

Missing TPR Valve Extension - Water Heater

Estimated Severity : ■ Repair



Recommend installation of a TPR valve extensions so it terminates 6 inches from the floor.

Deficiencies

DEFICIENCY 9.2

Fixtures

Grout Maintenance

Estimated Severity : ■ Repair



Recommend re-grouting.

DEFICIENCY 9.3

Fixtures

Damaged Toilet Seat

Estimated Severity : ■ Minor/Maintenance



Recommend repair or replacing on toilet seat.

DEFICIENCY 9.4

Fixtures

Hose Spigot Handle Needs Securing

Estimated Severity : ■ □□ Repair



The hose spigot handle was loose. recommend securing. The spigot was functional.

DEFICIENCY 9.5

Fixtures

Loose Handle - Plumbing Fixture

Estimated Severity : ■ □□ Repair



Recommend repair

DEFICIENCY 9.6

Fixtures

Missing Collar-Toilet

Estimated Severity : ■ □□ Repair



At the time of inspection, the collar was missing that covers up the hole in the wall from the supply line going to the toilet. Recommend installation.

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

Windows : Window Manufacturer

Unknown

Floors : Floor Coverings

Carpet, Vinyl

Walls : Wall Material

Textured

Ceilings : Ceiling Material

Textured

Steps, Stairways & Railings : Location

basement

Countertops & Cabinets : Countertop Material

Hard Surface

Countertops & Cabinets : Cabinetry

Wood

Deficiencies

DEFICIENCY 10.1

General

Damage drywall

Estimated Severity : Repair



minor drywall damage was present at time of inspection

Deficiencies

DEFICIENCY 10.2

Doors

Missing - Interior Door

Estimated Severity : □□ Repair



One or more of the interior doors in the home was missing at the time of the inspection. I recommend replacing the missing door.

Deficiencies

DEFICIENCY 10.3

Windows

Missing Screen - Window

Estimated Severity : ■ Repair



When inspecting the windows, I did find that one or more of them did not have screens. I recommend replacing the missing screens.

DEFICIENCY 10.4

Windows

Window Won't Lock/Latch

Estimated Severity : ■ Repair



One or more windows in the home or unable to lock or latch properly. Recommend evaluation and repair by a window professional.

DEFICIENCY 10.5

Windows

Hardware Loose - Window

Estimated Severity : ■ □□ Repair



Loose window hardware was observed at the time of the inspection. Recommend evaluation and repair as necessary.

Deficiencies

DEFICIENCY 10.6

Floors

Squeak/Movement - Flooring

Estimated Severity : ■ □□ Repair



The floor moved and squeaked at the time of the inspection. Recommend evaluation and repair.

Deficiencies

DEFICIENCY 10.7

Walls

Missing Mirror - Bathroom

Estimated Severity : ■ □□ Repair



Recommend installation.

DEFICIENCY 10.8

Walls

Damaged Drywall Texture - Walls/Ceiling

Estimated Severity : ■ Repair



One or more locations on the walls and ceiling had damaged texture on the drywall. Recommend touching up as needed.

Deficiencies

DEFICIENCY 10.9

Ceilings

Water Stain - Tested Dry - Interior

Estimated Severity : ■ Repair



While inspecting the interior of the home, I noticed one or more water stains. I recommend monitoring the area for the moisture to return.

Deficiencies

DEFICIENCY 10.10

Countertops & Cabinets

Maintain Caulking - Countertop

Estimated Severity : ■ Repair



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.

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

11: Appliances

Information

Dishwasher : Brand

Whirlpool

Refrigerator : Brand

N/A

Refrigerator : Ice and Water Dispenser

No, Unable to test

Refrigerator : Working at Time of Inspection

Unable to test

Range/Oven/Cooktop : Range/Oven Energy Source

Electric

Range/Oven/Cooktop : Range/Oven Brand

Whirlpool

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

Whirlpool

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

None

Clothes Dryer : Working condition at time of inspection

No

Clothes Washer : Brand

None

Clothes Washer : Working condition at time of inspection

Yes

Deficiencies

DEFICIENCY 11.1

Garbage Disposal

Solid Debris - Garbadage Disposal

Estimated Severity : Repair



Solid debris was in garbage disposal. Recommend removal for operation.

DEFICIENCY 11.2

Garbage Disposal

Missing On/Off Switch

Estimated Severity : Repair



The garbage disposal was missing. It's on/off switch at the time of inspection. I recommend installing for easy operation.

Deficiencies

DEFICIENCY 11.3

Clothes Dryer

Dryer Needs Vent Pipe To Exterior

Estimated Severity : ■ Repair



The flex pipe material was not installed at the time of inspection. Recommend installing to properly vent dryer to exterior.

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

12: Insulation Ventilation

Information

Crawlspace / Basement Wall Insulation : R-Value

na

Crawlspace / Basement Wall Insulation : Insulation Type

Unobservable

Flooring Insulation : R-Value

Unobservable, na

Flooring Insulation : Insulation Type

None

Exterior / Interior Wall Insulation : R-Value

None, na

Exterior / Interior Wall Insulation : Insulation Type

Unobservable

Attic Insulation : Insulation Type

Mineral Wool

Attic Insulation : R-Value

Mineral Wool, na

Ventilation : Ventilation Type

Gable Vents, Roof Vents

Exhaust Systems : Exhaust Fans

Window in Bathroom

Deficiencies

DEFICIENCY 12.1

Attic Insulation

Insufficient Insulation - Attic Insulation

Estimated Severity : Repair



Insulation depth was inadequate. I recommend a qualified attic insulation contractor install additional insulation. Adding insulation in your attic is one of the easiest and most cost effective ways to increase your home's energy efficiency and reduce your utility bills.

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



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