



# Top Choice Inspectors

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<https://www.topchoiceinspectors.com/>



## Residential Inspection Report

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with larger pictures and interactive videos

123 Sample Drive, Anytown, USA 54321

November 03, 2022 09:30 am



Inspector  
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*Mark Jones*

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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- Roof Drainage Systems: Detached Downspout - Gutters
- DEFICIENCY 3.1 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.2 Exterior- Vegetation Grading Drainage Retaining Walls: Negative Grading - Landscaping
- DEFICIENCY 3.3 Exterior- Siding Flashing Trim: Water Intrusion and Dry Rot - Siding/Trim
- DEFICIENCY 3.4 Exterior- Siding Flashing Trim: Seal Maintenance - Siding/Trim
- DEFICIENCY 3.5 Exterior- Siding Flashing Trim: Typical Wear For The Age - Siding/Trim
- DEFICIENCY 3.6 Exterior- Siding Flashing Trim: Damaged - Siding/Trim
- DEFICIENCY 3.7 Exterior- Windows: Debris - Window Wells
- DEFICIENCY 3.8 Exterior- Windows: Damaged/Failure - Window Well
- DEFICIENCY 3.9 Exterior- Fence: Typical Wear For The Age - Fence
- DEFICIENCY 4.1 Garage- Garage Door: Weatherstripping Damaged/missing - Garage Door
- DEFICIENCY 4.2 Garage- Garage Door Opener & Safety: Reduce Resistance Setting - Garage Door Opener
- DEFICIENCY 5.1 Electrical- Main Subpanels Service Grounding Main Overcurrent Device: Improperly Wired Sub Panel
- DEFICIENCY 5.2 Electrical- Branch Wiring Circuits Breakers Fuses: Loose and/or Exposed Wiring
- DEFICIENCY 5.3 Electrical- GFCI AFCI: GFCI Protection Not Installed
- DEFICIENCY 5.4 Electrical- Lighting Fixtures Switches Receptacles: Damaged - Cover Plates
- DEFICIENCY 5.5 Electrical- Lighting Fixtures Switches Receptacles: Inoperable - Light Fixture
- DEFICIENCY 5.6 Electrical- Lighting Fixtures Switches Receptacles: Inoperable - Ceiling Fan
- DEFICIENCY 5.7 Electrical- Lighting Fixtures Switches Receptacles: Improperly Wired 3 Way - Switch
- DEFICIENCY 5.8 Electrical- Smoke Detectors: Missing - Smoke Detectors
- DEFICIENCY 5.9 Electrical- Smoke Detectors: Expired - Smoke Detectors
- DEFICIENCY 5.10 Electrical- Smoke Detectors: Hanging - Smoke Detector
- DEFICIENCY 5.11 Electrical- Smoke Detectors: Battery Missing - Smoke Detector
- DEFICIENCY 7.1 Heating- Equipment: Clean/Service - Furnace
- DEFICIENCY 7.2 Heating- Gas/LP Firelogs & Fireplaces: Foggy glass - Fireplace
- DEFICIENCY 8.2 Cooling- Cooling Equipment: Corrosion - Exterior Condenser
- DEFICIENCY 8.3 Cooling- Cooling Equipment: Damaged Fins - Major - Exterior Condenser
- DEFICIENCY 8.4 Cooling- Cooling Equipment: Damaged fins- Minor - Exterior Condenser
- DEFICIENCY 8.5 Cooling- Cooling Equipment: Missing/Damaged - Insulation for A/C
- DEFICIENCY 8.6 Cooling- Cooling Equipment: Dirty Fins - Exterior Condenser
- DEFICIENCY 9.2 Plumbing- Water Supply: Corrosion - Supply Pipes
- DEFICIENCY 9.3 Plumbing- Water Heater: Dated Water Heater
- DEFICIENCY 9.4 Plumbing- Fixtures: Loose - Toilet
- DEFICIENCY 9.5 Plumbing- Fixtures: Maintain Caulking - Plumbing fixture
- DEFICIENCY 9.6 Plumbing- Fixtures: Not Functioning - Drain Assembly

- DEFICIENCY 9.7 Plumbing- Fixtures: Grout Maintenance
- DEFICIENCY 10.1 Doors Windows Interior- General: Damage drywall
- DEFICIENCY 10.2 Doors Windows Interior- Windows: Failed Seal - Window
- DEFICIENCY 10.3 Doors Windows Interior- Windows: Damaged Screen - Window
- DEFICIENCY 10.4 Doors Windows Interior- Windows: Missing Screen - Window
- DEFICIENCY 10.5 Doors Windows Interior- Windows: Caulk Maintenance - Window
- DEFICIENCY 10.6 Doors Windows Interior- Walls: Paint touch up
- DEFICIENCY 12.1 Insulation Ventilation- Crawlspace / Basement Wall Insulation: Insulation missing or damaged - Basement
- DEFICIENCY 12.2 Insulation Ventilation- Attic Insulation: Uneven Insulation - Attic
- DEFICIENCY 13.1 Lateral Sewer Line- Sewer Scope: Blockage - Lateral Sewer Line
- DEFICIENCY 14.1 Radon Testing- Test Results: High Levels - Radon

# 1: Inspection Details

## Information

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### **General : In Attendance**

Buyer Agent

### **General : Occupancy**

Occupied

### **General : Style of Home**

2 story, With Basement

### **General : Utilities**

Water, Gas, Electric, On

### **General : Weather**

Clear

### **General : Temperature**

Clear, 51

## 2: Roof Coverings and Drainage

### Information

---

**General : Inspection Method**

Ground, Ladder, At Gutters

**General : Roof Type / Style**

Gable

**Coverings : Material**

Asphalt, Architectural

**Roof Drainage Systems : Gutter Material**

Aluminum

**Flashings : Material**

Steel

**Skylights, Chimneys & Other Roof Penetrations : Plumbing Vents**

Yes, Satisfactory

**Skylights, Chimneys & Other Roof Penetrations : Roof Vents**

Yes, Satisfactory

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

Yes, Satisfactory

**Skylights, Chimneys & Other Roof Penetrations : Skylight**

No

**Skylights, Chimneys & Other Roof Penetrations : Chimney**

No

**Skylights, Chimneys & Other Roof Penetrations : Flue**

Yes, Satisfactory

**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

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## DEFICIENCY 2.1

### Roof Drainage Systems

Detached Downspout - Gutters

Estimated Severity : ■ Minor/Maintenance



One or more downspouts around the property were detached at the time of the inspection. Recommend repair or replacement.

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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**

Brick, Composite hardboard

**Siding Flashing Trim : Siding Style**

Panels, Brick

**Eaves Soffits Fascia : Material**

Fiber Cement

**Exterior Doors : Exterior Entry Door Types**

Storm Door, Metal

**Windows : Windows**

Vinyl

**Decks Balconies Porches Steps : Structure**

Front Porch, Back Patio

**Decks Balconies Porches Steps : Material**

Concrete

**Fence : Fence**

Yes

### Deficiencies

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**DEFICIENCY 3.1****Walkways Patios Driveways**

Cracking/Settling - Minor - Walkways Patios Driveways

Estimated Severity : <span style="background-color: blue; color: white;">■</span> 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.

## Deficiencies

### DEFICIENCY 3.2

#### Vegetation Grading Drainage Retaining Walls

Negative Grading - Landscaping

Estimated Severity :  □□ Repair





POSITIVE DRAINAGE

NEGATIVE DRAINAGE

Grading is sloping toward the home in one or more areas. This could lead to water intrusion and foundation issues. I recommend qualified landscaper or foundation contractor re-grade so water flows away from home.

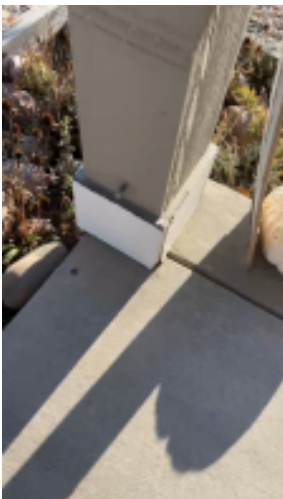
## Deficiencies

### DEFICIENCY 3.3

#### Siding Flashing Trim

Water Intrusion and Dry Rot - Siding/Trim

Estimated Severity : ■ Minor/Maintenance



Siding showed signs of water intrusion. This could lead to further siding deterioration. Recommend a qualified siding contractor evaluate and repair.

### DEFICIENCY 3.4

## Siding Flashing Trim

Seal Maintenance - Siding/Trim

Estimated Severity : ■ Minor/Maintenance



Caulking is failing at seams where siding meets trim, transitions, or is penetrated. I recommend monitoring and replacing caulk when needed.

### DEFICIENCY 3.5

## Siding Flashing Trim

Typical Wear For The Age - Siding/Trim

Estimated Severity : ■ Minor/Maintenance



The siding and trim had minor signs of wear, peeling paint and maintenance needed typical for the age of the home. Recommend monitoring and performing all maintenance as needed.

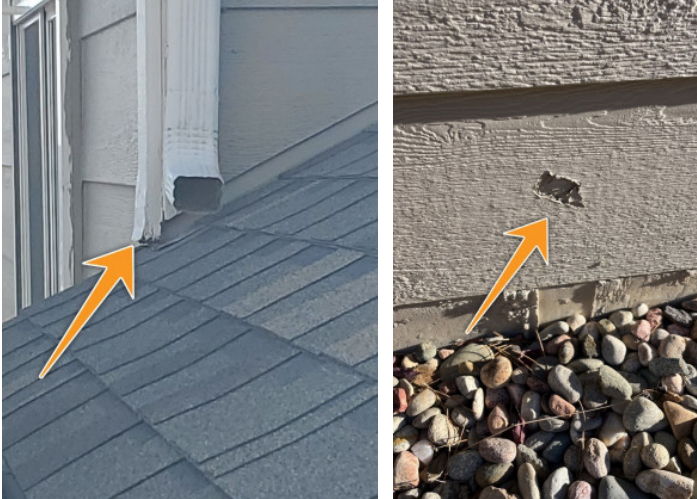
---

## DEFICIENCY 3.6

### Siding Flashing Trim

Damaged - Siding/Trim

Estimated Severity : ■ □□ Repair



There appears to be one or more areas of damaged siding. Recommend replacement or repair of siding.

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## Deficiencies

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## DEFICIENCY 3.7

### Windows

Debris - Window Wells

Estimated Severity : ■ Minor/Maintenance



Debris has accumulated in the window wells. I recommend removal before mold, flooding, deterioration or other issues occur.

### DEFICIENCY 3.8

#### Windows

Damaged/Failure - Window Well

Estimated Severity : ■ ☐ Repair



Window wells show signs of failure. Recommend having evaluated by landscaper / gardener for repair or replacement.

## Deficiencies

### DEFICIENCY 3.9

#### Fence

## Typical Wear For The Age - Fence

Estimated Severity : ■ Minor/Maintenance



The fence showed signs of typical wear, splitting, sagging and aging. I recommend repair as needed.

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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**

Exposed wall

**Fire Rated Walls & Ceilings : Fire wall condition**

Satisfactory

**Garage Door : Material**

Wood, Wood Composite

**Garage Door : Type**

Sectional

**Garage Door Opener & Safety : Resistance Settings**

Needs Adjustment

**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

### Deficiencies

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#### DEFICIENCY 4.1

**Garage Door**

Weatherstripping Damaged/missing - Garage Door

Estimated Severity : ■ ☐ ☐ Repair



I recommend repair or replace.

---

## Deficiencies

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### DEFICIENCY 4.2

#### Garage Door Opener & Safety

Reduce Resistance Setting - Garage Door Opener

Estimated Severity : ■ ☐ ☐ Repair



The garage door opener's safety settings was not functioning properly during the inspection. When the opener is bringing the door down and upward pressure is applied, the door should go back up. I recommend having the resistance settings adjusted to ensure proper safety. This can usually be accomplished by consulting the user manual for the opener equipment. It is usually a very simple adjustment.

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

# 5: Electrical

## Information

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**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**

200 AMP

**Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer**

General Electric

**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**

Conduit, Romex

**GFCI AFCI : Location tested**

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, outlet

## Deficiencies

---

### DEFICIENCY 5.1

## Main Subpanels Service Grounding Main Overcurrent Device

Improperly Wired Sub Panel

Estimated Severity : ■ Potential Safety Concern □



The sub panel does not appear to be wired properly on the neutral buss bar recomend repair.

## Deficiencies

### DEFICIENCY 5.2

#### 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.

---

## Deficiencies

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### DEFICIENCY 5.3

#### **GFCI AFCI**

GFCI Protection Not Installed

Estimated Severity :  ☐ ☐ Repair



There are receptacles in the home that aren't protected by GFCI when they should be. Receptacles near water sources, in garages, and outside need to be GFCI in order to prevent accidental shocks. I recommend having an electrician evaluate the home's receptacles in order to ensure safety. Here is a link to read about how GFCI receptacles keep you safe.

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## Deficiencies

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### DEFICIENCY 5.4

#### **Lighting Fixtures Switches Receptacles**

Damaged - Cover Plates

Estimated Severity :  ☐ ☐ Repair



I found one or more receptacles that had damaged cover plates. The cover plates are important to prevent electrical shock and to protect the electrical connections, so I recommend replacing the plates.

## DEFICIENCY 5.5

### Lighting Fixtures Switches Receptacles

Inoperable - Light Fixture

Estimated Severity : ■ Minor/Maintenance



Light was not operating during the inspection. It could be just a simple light bulb that is burnt out, but I recommend communicating with the seller to determine if the light does actually function.

## DEFICIENCY 5.6

### Lighting Fixtures Switches Receptacles

Inoperable - Ceiling Fan

Estimated Severity : ■ ☐ Repair



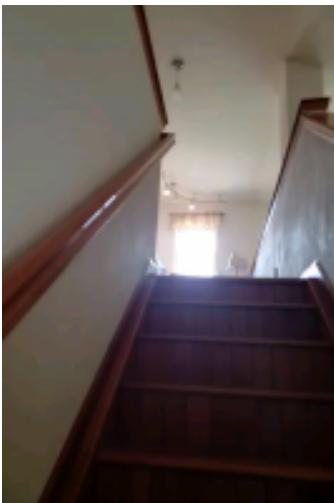
There is a ceiling fan that was inoperable at time of inspection recommend repair.

## DEFICIENCY 5.7

### Lighting Fixtures Switches Receptacles

Improperly Wired 3 Way - Switch

Estimated Severity : ■ Potential Safety Concern ☐



A 3 way switch is improperly wired. I recommend a licensed electrician repair or replace.

## Deficiencies

## DEFICIENCY 5.8

## Smoke Detectors

Missing - Smoke Detectors

Estimated Severity : ■ Potential Safety Concern □



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

### DEFICIENCY 5.9

## Smoke Detectors

Expired - Smoke Detectors

Estimated Severity : ■ Potential Safety Concern □



The smoke detectors appeared older as evidenced by the yellowing of the plastic and may be expired. I recommend replacing every 10 years per manufacturers requirements.

### DEFICIENCY 5.10

## Smoke Detectors

Hanging - Smoke Detector

Estimated Severity : ■ ☐ Repair



One or more smoke detectors were hanging from the power wires at the time of the inspection. Recommend ensuring they work and properly installing them.

### DEFICIENCY 5.11

## Smoke Detectors

Battery Missing - Smoke Detector

Estimated Severity : ■ Potential Safety Concern ☐



One or more smoke detectors had the battery missing at the time of the inspection. Recommend replacement.

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

# 6: Foundation and Structure

## Information

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### General : Inspection Method

Visual

### Foundation : Material

Concrete

### Foundation : Style

Slab on Grade

### Floor / Ceiling Structure : Material

TJIs

### Floor / Ceiling Structure : Sub-floor

OSB

### Floor / Ceiling Structure : Basement/Crawlspace Floor

Unobservable

### Wall Structure : wall construction type

Non Floating Walls, Floating Walls

### Wall Structure : Material

2 x 4 Wood Studs

### Roof Structure : Decking Material

OSB

### Roof Structure : Truss Type

Manufactured Truss

## Limitations

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### 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.

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

# 7: Heating

## Information

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### 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

Carrier

### 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, Floor Surface

### Presence of Installed Heat Source in Each Room : Type

Register

### Gas/LP Firelogs & Fireplaces : Working condition

Yes

## Deficiencies

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### DEFICIENCY 7.1

#### Equipment

Clean/Service - Furnace

Estimated Severity :  <input type="checkbox"/> <input type="checkbox"/> Repair
---



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

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## Deficiencies

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### DEFICIENCY 7.2

#### 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

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**Cooling Equipment : Brand**

Carrier

**Cooling Equipment : Energy Source/Type**

Electric, Central Air Conditioner

**Cooling Equipment : Location**

Left Side of Home

**Cooling Equipment : SEER Rating**

Left Side of Home, unknown

**Normal Operating Controls : Thermostat**

Yes

**Distribution System : Configuration**

Central

**Presence of Installed Cooling Source in Each Room : Location**

Ceiling, Floor Surface

## Limitations

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### LIMITATION 8.1

**General**

Unable to Test Functionality



Due to the temperature being below 65, or the condenser being covered, it could not be tested at the time of the inspection.

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## Deficiencies

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### 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

Damaged Fins - Major - Exterior Condenser

Estimated Severity : ■ □□ Repair

While inspecting the AC condenser, I found major damage to the fins. I suspect that the damage was done by hail and I recommend having the damage evaluated by an HVAC technician to determine whether repair or replacement is necessary.

---

### DEFICIENCY 8.4

#### Cooling Equipment

Damaged fins- Minor - Exterior Condenser

Estimated Severity : ■ □□ Repair



While inspecting the condenser, I found minor damage to the fins. This type of damage can typically be repaired by an HVAC technician by using a special comb to straighten the fins back out. I recommend having an HVAC do an evaluation and repair as necessary.

#### DEFICIENCY 8.5

##### Cooling Equipment

Missing/Damaged - Insulation for A/C

Estimated Severity : ■ Minor/Maintenance



Missing or damaged insulation on refrigerant line can cause energy loss and condensation. I recommend having condensate lines insulated to improve unit efficiency.

#### DEFICIENCY 8.6

##### Cooling Equipment

## Dirty Fins - Exterior Condenser

Estimated Severity : ■ ☐ Repair



Recommend cleaning fins to ensure proper airflow.

---

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

# 9: Plumbing

## Information

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### 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

### Water Heater : Manufacturer

GE

### Water Heater : Power Source/Type

Gas

### Water Heater : Capacity

Gas, 50

### Water Heater : Location

Basement

### Water Heater : Hot Water Function at Fixture

Working

### Gas Supply : Main Gas Shut-Off Location

Gas Meter

### Fixtures : functioning at the time of the Inspection

Yes, Satisfactory

### Sump Pump : Location

Basement

## Limitations

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### LIMITATION 9.1

#### Sprinkler System

Not tested - Sprinkler System



Irrigation system not tested

---

## Deficiencies

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### DEFICIENCY 9.2

#### Water Supply

Corrosion - Supply Pipes

Estimated Severity : ■ Minor/Maintenance



Pipe and/or fittings were observed to have corrosion. This can lead to a shortened lifespan.

Recommend a qualified plumber repair.

---

## Deficiencies

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### DEFICIENCY 9.3

#### Water Heater

Dated Water Heater

Estimated Severity : ■ Minor/Maintenance



The expected lifespan of a water heater is 8 to 12 years. One or more of the water heaters in the home fell within that range or past.

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## Deficiencies

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### DEFICIENCY 9.4

#### 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 9.5

#### Fixtures

Maintain Caulking - Plumbing fixture

Estimated Severity : ■ Minor/Maintenance



The caulking around the fixture was in need of repair and/or maintenance. Water intrusion can become a costly repair. I recommend sealing with a flexible caulk or silicone and then annual maintenance.

### DEFICIENCY 9.6

#### Fixtures

Not Functioning - Drain Assembly

Estimated Severity : ■ Minor/Maintenance



The drain stopper at the fixture was missing or not functioning. Repair or replace.

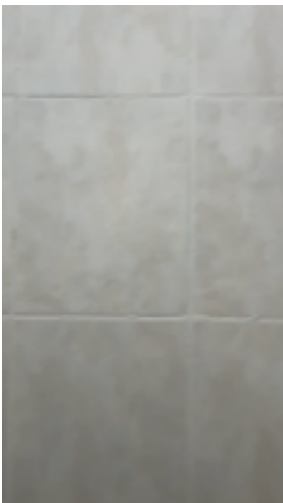
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## DEFICIENCY 9.7

### Fixtures

Grout Maintenance

Estimated Severity : ■ Minor/Maintenance



Recommend re-grouting.

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

# 10: Doors Windows Interior

## Information

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### Doors : Condition

Satisfactory but may need future adjustment

### Windows : Window Type

Double-hung, Single-hung

### Windows : Window Manufacturer

Champion, Alenco

### Floors : Floor Coverings

Hardwood, Tile

### Walls : Wall Material

Textured

### Ceilings : Ceiling Material

Textured

### Steps, Stairways & Railings : Location

2nd floor, basement

### Countertops & Cabinets : Countertop Material

Quartz, Hard Surface

### Countertops & Cabinets : Cabinetry

Wood

## Deficiencies

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### DEFICIENCY 10.1

#### General

Damage drywall

Estimated Severity :  Minor/Maintenance
--



minor drywall damage was present at time of inspection

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## Deficiencies

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### DEFICIENCY 10.2

#### Windows

Failed Seal - Window

Estimated Severity : ■ □□ Repair



I observed condensation between the window panes, which indicates a failed seal. The windows have lost efficiency and have a cloudy look. I recommend having a qualified window contractor evaluate.

---

### DEFICIENCY 10.3

#### Windows

## Damaged Screen - Window

Estimated Severity : ■ Minor/Maintenance



I recommend repair or replacement of the screen.

---

### DEFICIENCY 10.4

## Windows

### Missing Screen - Window

Estimated Severity : ■ Minor/Maintenance



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

---

### DEFICIENCY 10.5

## Windows

Estimated Severity : ■ Minor/Maintenance



I did find one or more windows in the home that need to be caulked on the interior side. Caulking on the interior side is not only for cosmetic reasons, but also to weatherize the window. I recommend using a flexible and paintable caulking, and maintain over the years.

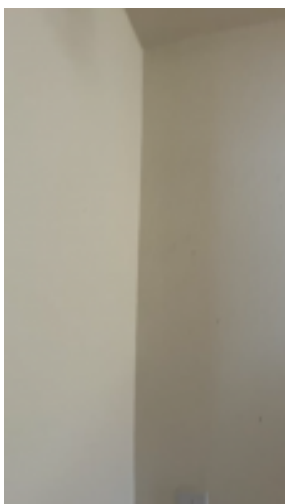
## Deficiencies

### DEFICIENCY 10.6

#### Walls

Paint touch up

Estimated Severity : ■ Minor/Maintenance



At the time of inspection there were one or more locations that were in need of paint touch

up on the walls.

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

# 11: Appliances

## Information

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**Dishwasher : Brand**

Miele

**Refrigerator : Brand**

Samsung

**Refrigerator : Ice and Water Dispenser**

Yes

**Refrigerator : Working at Time of Inspection**

Yes

**Range/Oven/Cooktop : Range/Oven Energy Source**

Electric

**Range/Oven/Cooktop : Range/Oven Brand**

Frigidaire

**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**

LG

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

Yes

**Garbage Disposal : Working condition**

Yes

**Clothes Dryer : Brand**

LG

**Clothes Dryer : Power Source**

220V Electric

**Clothes Dryer : Vent Method**

Metal - Flex

**Clothes Dryer : Working condition at time of inspection**

Yes

**Clothes Washer : Brand**

LG

**Clothes Washer : Working condition at time of inspection**

Yes

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

# 12: Insulation Ventilation

## Information

---

**Crawlspace / Basement Wall Insulation : R-Value**

11

**Crawlspace / Basement Wall Insulation : Insulation Type**

Batt

**Flooring Insulation : R-Value**

Batt

**Flooring Insulation : Insulation Type**

None

**Exterior / Interior Wall Insulation : R-Value**

None, na

**Exterior / Interior Wall Insulation : Insulation Type**

Unobservable

**Attic Insulation : Insulation Type**

Fiberglass

**Attic Insulation : R-Value**

Fiberglass, na

**Ventilation : Ventilation Type**

Gable Vents

**Exhaust Systems : Exhaust Fans**

Fan Only

**Radon Mitigation System : Condition**

none

## Deficiencies

---

### DEFICIENCY 12.1

**Crawlspace / Basement Wall Insulation**

Insulation missing or damaged - Basement

Estimated Severity :  Minor/Maintenance
--



Insulation covering foundation walls was missing, damaged, or had fallen down in one or more places. Recommend repair or replacement to fully insulate foundation walls.

---

## Deficiencies

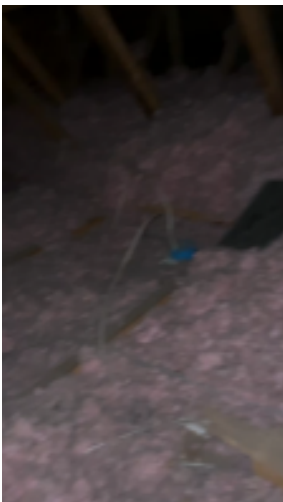
---

### DEFICIENCY 12.2

#### Attic Insulation

Uneven Insulation - Attic

Estimated Severity : ■ Minor/Maintenance



Recommend leveling insulation for even insulating properties throughout the attic space.

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

# 13: Lateral Sewer Line

## Information

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### Sewer Scope : Distance Scoped

none, 38 meters

### Sewer Scope : Locations

Clean-out Basement

### Sewer Scope : Pipe Material

PVC

### Sewer Scope : Overall Condition

Needs Cleaning, Needs Further Evaluation

## Deficiencies

---

### DEFICIENCY 13.1

#### Sewer Scope

Blockage - Lateral Sewer Line

Estimated Severity : ■ Potential Safety Concern □



The lateral sewer line had major debris or blockage at the time of inspection. This is restricting sewage flow and will lead to a backup. Recommend cleaning and re-inspection of the lateral line by a qualified professional.

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To view more Lateral Sewer Line photos, [CLICK HERE](#)

# 14: Radon Testing

## Information

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### Test Results : Duration of Test

95

### Test Results : Time set

95

### Test Results : Average Radon Level

95, 4.98

### Test Results : Summary

A full PDF breakdown of the radon test results is attached to this report.

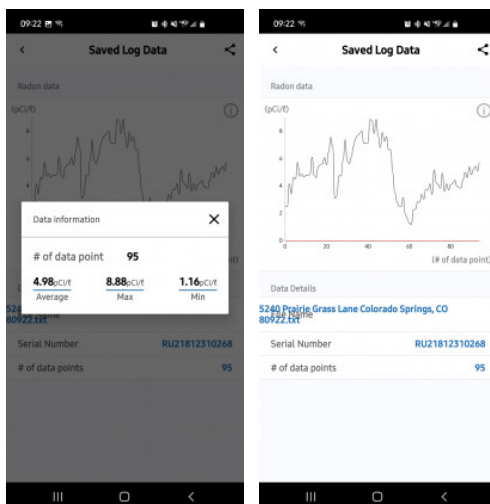
## Deficiencies

---

### DEFICIENCY 14.1

### Test Results

High Levels - Radon



Average radon levels of 4.98pCi/L exceeded the 4 pCi/l EPA threshold. I recommend a longer test, up to 90 days, or installation of a mitigation system in the home.

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



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