



Inspection report for the property at
123 Main St., Indianapolis, IN 12345

This report is prepared exclusively for **Sample Customer**
Inspected On: **08-12-2026**

Company Information

A Woman's Eye Home Inspections
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[Published Report](#)



Inspected By:

Dana Renay, Indiana State License
#HI02600037

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just my opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic,

interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

What is outside the scope of the inspection.

Components and features that we cannot see. Blemishes, discolorations, minor damage, and unfinished trims, etc. Areas and components that have restricted access, cannot be safely accessed, or accessed without risk of damage to components as determined by the inspector, with the standard tools carried by the inspector. Outhouses, sheds, or other buildings on the property not specifically included in the SOP or contract. Components seasonally turned off or cannot be safely operated due to temperatures have limited inspections. Inspection does not include destructive testing or dismantling. This inspection does not constitute a home warranty, guarantee, insurance policy or substitute for real estate property disclosures. Elements maintained by a Home Owners Association (HOA) are not inspected. The inspector does not identify building code and zoning violations or every component that is or may be the subject of a lawsuit or recall.

You acknowledge that the following components shall not be covered, addressed or inspected during the inspection, and it is your responsibility to get appropriate experts to evaluate these components: Intercom, central vacuum, phone wiring, theater systems, security systems, tracing circuits, most low voltage systems, home networks, saunas, steam baths, radio-controlled devices, dumbwaiters, automatic gates, elevators, lifts, and thermostatic or time-clock controls, pools, spas, window coverings and blinds. Geological stability, soil conditions, site drainage, structural stability or engineering analysis, termites and other wood destroying organisms, pests, asbestos, radon gas, formaldehyde, lead, lead paint, mold, odors, water and air quality, electromagnetic radiation, "meth use and labs," and any other environmental hazards. Fence lines, sheds, detached buildings and barns, roofs above 15' high (ladder height), wells, septic systems, items winterized or turned off for the season, water softener/purifier systems, solar systems, furnace heat exchangers, ac evaporators, and other similar components. Effectiveness, adequacy, efficiency, and predicting the life expectancy of any appliance, system, and component beyond generalized comments. *(By prior written agreement, some of the above items may be inspected and reported for additional fees)*

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

This report is for your use only, and you will be the sole owner of the report and all rights to it. Unless instructed by you, I will not discuss observations with our observations with real estate agents, owners, repair persons, or any other unauthorized person. We are not responsible or have any liability for use or misinterpretation by third parties, and third parties who rely on this report in any way. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and reports are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. You may not assign this Agreement.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

If snow, rain, temperature, other weather, obstructions, uncooperative occupants, or other event prevents or limits inspection of normally inspected components, you may request a follow-up inspection and agree to pay an additional fee for this service.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels and Definitions

Where multiple sources define the same term, the definition from the Indiana Home Inspectors Licensing Board (878 IAC) or Indiana Home Inspection [Standards Of Practice](#) takes precedence.

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Significantly Deficient:** Unsafe or not functioning

 **Major Defect:** A defect that requires a qualified contractor or skilled professional to immediately further evaluate and repair, correct, or replace.

 **Defective:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

 **Minor Defect:** A defect that may be improved or repaired by the homeowner with average home maintenance skills as part of their routine home maintenance plan. Replacing the air filter, painting the wall, and applying silicone are examples of home maintenance tasks that a homeowner should be able to do.

 **Improve or Upgrade:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

 **Additional information:** Additional information and /or comments elaborating on descriptions of systems or findings

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Summary

Significantly Deficient

No significantly deficient concerns were noted during this visual inspection.

Major Defects

2.4.1 Site and Grounds - Driveways/Walkways/Flatwork:

There were several relatively large cracks on the driveway, some of which appear to have been previously repaired. These repairs were failing.

One of the slabs on the driveway had a large crack that appears to have been previously repaired; the repair was failing. The corner of the same slab was also cracked with loose concrete around it.

There were similar large cracks on the back patio.

Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork.

Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.

I recommend having a concrete professional evaluate this area and possibly replace this slab and determine what should be done with the other damaged areas.

 **2.4.2 Site and Grounds - Driveways/Walkways/Flatwork:** Where the driveway meets the garage apron there was significant spalling and cracking. The apron was higher than the driveway, which could indicate that the driveway had sank over time.

There was a large gap between the driveway and apron, which allows water to enter underneath both the garage and driveway slabs. This was a trip hazard.

I recommend having a concrete professional evaluate and repair.

8.2.1 Heating, Cooling, Fireplaces and Ventilation - Heating Systems:

I observed heavy surface corrosion / rust on the evaporator coil and stagnant water in the primary condensate collection pan. This could imply a malfunctioning or partially restricted drainage system.

I recommend having a licensed HVAC contractor evaluate and repair.

8.3.1 Heating, Cooling, Fireplaces and Ventilation - Vents, Ducts, and Flues:

There were several issues that should be evaluated including corroded pipes and ducts not being properly sealed.

Of particular note, the penetration of the ceiling by the open duct is was not properly sealed - there is no thimble, collar, or fire stop. This breaks the fire barrier between the attic and the house whether it is active or not.

I recommend having a licensed HVAC professional evaluate

 **8.5.1 Heating, Cooling, Fireplaces and Ventilation - Heat Pumps and Cooling Systems:** While the AC was still working, the condensing unit is close to the end of its life. Typically the service life for a condenser is between 15-20 years.

This, combined with the previous issue with the evaporator coils could indicate a new system will be needed relatively soon.

Defectives

 **Site and Grounds - Driveways/Walkways/Flatwork:** There was a gap between the front walkway and the front stoop that had been previously repaired. These repairs had failed, allowing water to enter. This can cause damage to both areas when water gets between them.

I recommend having a concrete professional evaluate and repair.

House Exterior - Exterior:

- Bricks around the house had cracked and/or missing mortar.
- There were areas where the flatwork meets the brick was not sealed
- The front and back door step were not sealed at the edges or bottom

I recommend having a masonry professional evaluate and repair

House Exterior - Exterior:

The trim above the first floor window was detached from the metal lintel. This allows water to enter and can corrode the lintel.

 **3.2.1 House Exterior - Siding and Trim:** Trim around the house (doors, windows,

trim) had deteriorated or needs to be repaired and sealed.

- Front porch post - further deterioration may cause structural damage
- Garage door trim - deteriorated
- Back door - not sealed, flaking paint, trim underneath door wasn't attached
- Back door trim (brick mould) was deteriorating

I recommend having a contractor evaluate and repair.

🔧 House Exterior - Siding and Trim: The trim along the roofline at the back of the house was damaged. This could be caused by woodpeckers or wood destroying insects (or both).

I recommend having the trim replaced to prevent water from getting in or further damage.

🔧 [4.3.1](#) Equipment and Utilities at Exterior - Exterior Hose Bibs:

The back hose bibb leaked when turned on. The hole next to the bibb should be sealed. The front hose bibb was loose. I was unable to test the pressure because I couldn't remove the attached hose.

I recommend having a plumber evaluate and repair.

🔧 [6.2.2](#) Electric Service - Electric Service Equipment:

Exterior fasteners / nails were noted penetrating the electric panel. A non-standard, rusted nail was observed inside the main electrical panel box, positioned in close proximity to sheathed branch circuit conductors.

Fasteners, especially those with sharp points, can scrape or puncture wire insulation over time due to thermal expansion, vibrations, or panel cover pressure. The nail was rusted which may indicate moisture exposure inside or around the enclosure, which can degrade electrical components.

I recommend additional inspection of this panel by a licensed electrician to make sure this panel will perform safely and as intended.

🔧 Heating, Cooling, Fireplaces and Ventilation - Heating and Cooling Distribution Systems: The ducts in the attic over the garage have holes due to corrosion. I recommend having an HVAC technician evaluate and replace.

🔧 [9.1.3](#) Water Heaters - Water Heater:

The discharge tube for the water heater relief valve is installed too high off the ground.

Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should terminate between 6-inches and 24-inches (UPC) off the ground, though specific requirements can vary by manufacturer and jurisdiction.

Additionally, there is no pan underneath the water heater, so if the relief valve opens, there is no where for the hot water to go other than onto the floor.

I recommend a licensed plumber evaluate and repair as needed.

 **11.3.1 Garage - Garage Floor:** There was significant spalling across the garage floor. Without repair, this can continue to damage the floor to the point it will need to be replaced.

I recommend having a concrete professional evaluate and possibly repair these areas.

 **General Interior - Windows:** The window in the cream room was difficult to open and easily came off of the track.

I recommend having a window specialist evaluate as needed.

 **Kitchen - Sinks and Faucets:** The sink surround was loose on the back. It should be secured.

 **Upstairs Bathroom - Toilet:** There are issues with the toilet. I recommend not using it until they are repaired, or the toilet is replaced.

- The toilet is not securely mounted onto the floor
- The toilet doesn't flush
- The seat is loose

 **Roof, Chimney and Gutters - Roof Materials:** The apron around the duct penetration above the garage attic had failed. There was an active water leak during a rainstorm.

Minor Defects

 **2.3.1 Site and Grounds - Grounds, Trees and Vegetation:**
Bushes are directly against the house. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact

which could trap moisture against the building.

🔧 **2.3.2 Site and Grounds - Grounds, Trees and Vegetation:** Rotting stumps are common areas that can attract wood destroying insects like termites. I recommend having the stumps completely removed or treated to avoid any infestation that could lead insects to the house.

🔧 **3.2.1 House Exterior - Exterior:** The sealant, in several areas around the doors and window, has cracked or pulled away. It is important to keep sealant tight to keep air from entering/escaping from the home, and to keep water out.

🔧 **3.2.2 House Exterior - Exterior:** The front door was incredibly difficult to open. The threshold is uneven which causes the door to stick. Also, the front door knob is only partially functional.

The storm door does not fully close, and the area where the door closer attaches to the frame is damaged. This can cause a serious hazard if the closer pulls away from the frame by allowing the storm door to slam.

I recommend having a contractor replace the knob and level the threshold. They can also repair the damaged wood on the frame

🔧 **3.4.1 House Exterior - Eaves, Soffits, and Fascias:** The soffits were somewhat dirty and looked like there was some paint spray on them.

I recommend having a contractor clean them to ensure that there is proper airflow in the attic.

🔧 **4.2.1 Equipment and Utilities at Exterior - Exterior Electric Receptacles and Fixtures:**

The exterior lights didn't work. This is likely due to bulbs being burned out but could be due to an inoperative fixture, circuit, or switch. Implement repairs as needed to make the lights operable.

I recommend replacing bulbs or repair lights as needed.

🔧 **4.4.1 Equipment and Utilities at Exterior - Gas:**

The pipe going into the house wasn't adequately sealed. I recommend having a contractor seal the penetration.

🔧 **6.2.1 Electric Service - Electric Service Equipment:**

There was debris on the bottom of the panel. This is a fire hazard if there is ever a spark.

This should be cleaned out.

The main panel is missing proper screws to secure the dead front cover. Install missing screws as needed for improved safety and please note that screws with sharp ends are not recommended.

7.3.1 Electric Distribution and Finish - Ceiling Fans:

These ceiling fans were poorly mounted and loose. This could pose a safety hazard. I do not inspect the ceiling fan mounting but It is important the ceiling fans get well-mounted to the ceiling with proper fan fixture boxes. I recommend have these appliance further evaluated and repaired as recommended by a qualified electrical contractor to ensure safe and reliable performance.

8.2.2 Heating, Cooling, Fireplaces and Ventilation - Heating Systems:

There was air leaking out of areas around the furnace. I recommend having an HVAC technician seal these.

10.1.1 Water Heaters - Water Heater:

There was no drain pan underneath the water heater. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. A pan without a drain is often of limited benefit/protection.

10.1.2 Water Heaters - Water Heater: Corroded connectors

11.1.1 Garage - Garage General: REPAIR GARAGE FINISHES

Damaged finishes were noted in the garage. The drywall on the ceiling is not properly secured and finished. The tape that seals the boards together had failed.

Recommendation

Repair garage finishes as needed.

11.3.1 Garage - Garage Floor:

The finish paint for the concrete garage slab is old and failing. This is a cosmetic defect. Update as desired.

12.7.1 General Interior - Stairs: The railing was loose

 **12.8.1 General Interior - Walls, Ceilings, Trim, Hallways and Closets:** There were some cracks on the corner of some windows.

I recommend having a contractor repair as needed.

✂ **12.8.2 General Interior - Walls, Ceilings, Trim, Hallways and Closets:** The ceiling paint/compound was peeling around the fan in the master bathroom. This indicates that the fan may not be pulling air as it should.

I recommend cleaning or replacing the fan.

✂ **14.4.1 Laundry Facilities - Dryer:** There were several minor issues, including:

- The duct termination on the exterior is covered with a screen (that is dirty).
- The corrugated dryer duct is too long and serpentine. This can act as a lint trap and cause the dryer to vent poorly. This can even become a fire hazard. I recommend using metal flex duct to connect and clean out the dryer vent.

✂ **14.4.2 Laundry Facilities - Dryer:** The dryer door hits the bi-fold door restricting it from opening completely.

✂ **15.3.1 Powder room - Faucets:** The faucet was loose. I recommend having a plumber tighten it so there won't be any future leaks.

✂ **16.2.1 Upstairs Bathroom - Floors / Walls / Ceiling:** The door to the bathroom sticks on the tile close to the wall.

✂ **16.3.1 Upstairs Bathroom - Faucets:** Loose / broken faucet handle. I recommend replacement.

✂ **16.4.1 Upstairs Bathroom - Sinks and Cabinets:** The sinks gurgled when they were both running. The drains were corroded and slow.

I recommend having a licensed plumber evaluate and repair as deemed necessary.

✂ **16.6.1 Upstairs Bathroom - Bathtub / Shower:** The following are issues with the shower:

- Handle is loose
- Bacterial growth behind sealant
- Insufficient sealant in and around shower, including where the shower meets the floor.

 16.7.1 Upstairs Bathroom - Bathroom Ventilation:

The bath fan is dirty. Cleaning is recommended to ensure reliable performance.

 17.3.1 Master Bathroom - Toilet: Toilet is loose and has a slow drain

 **17.4.1 Master Bathroom - Bathtub / Shower:** Areas around tub were not completely sealed, bacterial growth was observed.
I recommend having the entire area recaulked.

 **17.4.2 Master Bathroom - Bathtub / Shower:** The bathtub faucet still runs when the shower diverter is up.

 17.5.1 Master Bathroom - Bathroom Ventilation:

The bath fan appears to be working poorly and may no longer provide adequate air exchanges to keep this bathroom dry. I recommend cleaning or replacing the fan.

 **19.1.1 Attic - Above garage - Attic Access:** There is a whole in the attic access door.

 **19.3.1 Attic - Above garage - Attic Insulation:** There is wet insulation below the air duct penetration. I recommend replacing it to avoid any bacterial growth.

 **20.4.1 House Attic - Attic Fan Exhaust Vents:** I was not able to confirm that these vents were active or not. I recommend having an HVAC technician evaluate and ensure that if they are active, they properly vent outside.

SAMPLE Residential Home Inspection Report

General Information

- Building Characteristics, Conditions and Limitations

Site and Grounds

- General Site and Grounds Photos

- Site and Grounds

- Grounds, Trees and Vegetation

- Driveways/Walkways/Flatwork

House Exterior

- Exterior Photos

- Exterior

- Siding and Trim

- Eaves, Soffits, and Fascias

Equipment and Utilities at Exterior

- Electrical

- Exterior Electric Receptacles and Fixtures

- Exterior Hose Bibs

- Gas

Structure and Foundation

- Foundation

Electric Service

- Electric Service - Outside

- Electric Service Equipment

Electric Distribution and Finish

- Branch Wiring

- Smoke and Carbon Monoxide Alarm Systems

- Ceiling Fans

Heating, Cooling, Fireplaces and Ventilation

- Heating and Cooling System Overview

- Heating Systems

- Vents, Ducts, and Flues

Heating and Cooling Distribution Systems

Heat Pumps and Cooling Systems

Plumbing

Water Service Supply

Water Heaters

Water Heater

Water Temperature

Garage

Garage General

Attached Garage, Garage Doors and Automatic Openers

Garage Floor

General Interior

Interior Photos

Front Entrance

Hallway

Floors and Floor Materials

Interior Doors

Windows

Stairs

Walls, Ceilings, Trim, Hallways and Closets

Kitchen

General Kitchen Photos

Sinks and Faucets

Cabinets and Countertops

Disposers

Dishwasher

Ventilation Method

Ranges, Ovens and Cooktops

Refrigerators

Kitchen Electrical

Laundry Facilities

Laundry Photos

Location

Washer

Dryer

Laundry Ventilation

Powder room

Powder room

Floors / Walls / Ceiling

Faucets

Sinks and Cabinets

Toilet

Bathroom Plumbing

Bathroom Ventilation

Upstairs Bathroom

Bathroom

Floors / Walls / Ceiling

Faucets

Sinks and Cabinets

Toilet

Bathtub / Shower

Bathroom Ventilation

Master Bathroom

Bathroom

Sinks and Cabinets

Toilet

Bathtub / Shower

Bathroom Ventilation

Utility Room

General Details

Attic - Above garage

Attic Access

Roof Framing and Sheathing

Attic Insulation

House Attic

Attic Access

Roof Framing and Sheathing

Attic Insulation

Attic Fan Exhaust Vents

Roof, Chimney and Gutters

Roof Materials

Gutters and Downspouts

Safety Systems

Carbon Monoxide Detector

Smoke Detector

General Information

Building Characteristics, Conditions and Limitations

Type of Building : Residential Single Family

Approximate Square Footage: 1897

The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.

Number of stories: 2

Approximate Year of Original Construction: 1989

Attending the Inspection: Vacant (inspector only)

Occupancy: Unoccupied

Animals Present: None

Weather during the inspection: Cloudy

Approximate temperature during the inspection: Over 70[F]

Ground/Soil surface conditions: Dry when I arrived then large rain storm

For the Purposes of This Report, the Front Door Faces: West

This building was vacant/unoccupied at the time of inspection. Vacant and unoccupied buildings present unique challenges for inspection, especially the piping and wiring systems which have not been subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is different than regular use, and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to back up. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection.

Site and Grounds

General Site and Grounds Photos



Site and Grounds

Site Description: Uneven - higher in center of front yard

Grounds: Rotting trees / stumps, Uneven areas in yard, Areas of lower ground (holes)

Grade: Variable slope

Fencing : Present

Photos:



Grounds, Trees and Vegetation

Trees/Vegetation too near building: Yes - Prune Vegetation off House

✂️ (2.3.1) Minor Defect:

Bushes are directly against the house. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact which could trap moisture against the building.



✂️ (2.3.2) Minor Defect: Rotting stumps are common areas that can attract wood destroying insects like termites. I recommend having the stumps completely removed or treated to avoid any infestation that could lead insects to the house.



*Rotting stump by backyard fence
left side*



Rotting stump left side of house



Driveways/Walkways/Flatwork

Driveway: Concrete

Walkways: Concrete

Patios: Concrete

⚠️ (2.4.1) Major Defect:

There were several relatively large cracks on the driveway, some of which appear to have been previously repaired. These repairs were failing.

One of the slabs on the driveway had a large crack that appears to have been previously repaired; the repair was failing. The corner of the same slab was also cracked with loose concrete around it.

There were similar large cracks on the back patio.

Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork.

Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.

I recommend having a concrete professional evaluate this area and possibly replace this slab and determine what should be done with the other damaged areas.



Cracked and sunken piece poured concrete seems to have been repaired previously



Sunken in the middle



Back porch

⚠ (2.4.2) Major Defect: Where the driveway meets the garage apron there was significant spalling and cracking. The apron was higher than the driveway, which could indicate that the driveway had sank over time.

There was a large gap between the driveway and apron, which allows water to enter underneath both the garage and driveway slabs. This was a trip hazard.

I recommend having a concrete professional evaluate and repair.





Defective: There was a gap between the front walkway and the front stoop that had been previously repaired. These repairs had failed, allowing water to enter. This can cause damage to both areas when water gets between them.

I recommend having a concrete professional evaluate and repair.



Photos:



House Exterior

Exterior Photos



Exterior

Siding Materials: Brick, Vinyl

Front Door : ☒ Material ☒ Metal ☒ Trim Material ☒ Wood

Doorbell Present: Yes, Not functional

Back Door: Trim Material (Condition), Condition (Flaking Paint)

Windows - from exterior: Material (Vinyl), Sealed (Sealant is pulling / cracking), Sill (Damaged sealant)

Foundation: Type (Masonry brick)

Penetrations: Dryer Vent (Partially sealed)

Hose Bibb: ☒ Leaking

Defective:

- Bricks around the house had cracked and/or missing mortar.
- There were areas where the flatwork meets the brick was not sealed
- The front and back door step were not sealed at the edges or bottom

I recommend having a masonry professional evaluate and repair



Under front door



Crack And Brick under first story front window



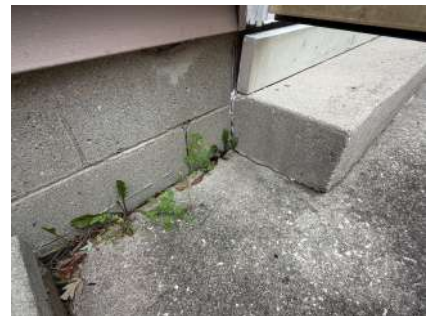
Under first floor window front of house



Left side of house by gas meter



Cracks in mortar right side front





Defective:

The trim above the first floor window was detached from the metal lintel. This allows water to enter and can corrode the lintel.



First floor left side of house vinyl trim, pulling away from lintel

✂ (3.2.1) Minor Defect: The sealant, in several areas around the doors and window, has cracked or pulled away. It is important to keep sealant tight to keep air from entering/escaping from the home, and to keep water out.



First floor left side needs to be sealed better



Gaps and sealant around sale first floor left side

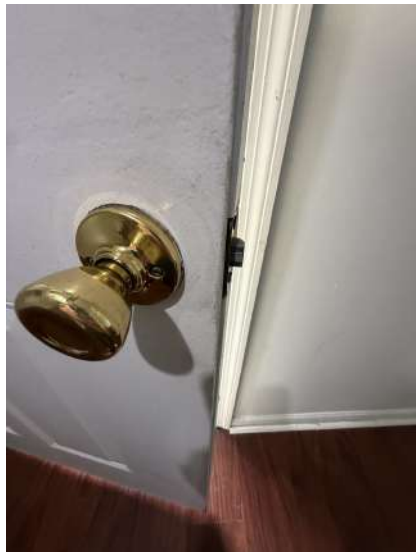


Right side garage door

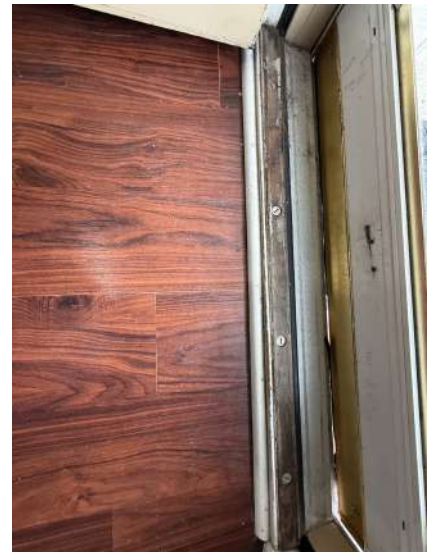
✂ (3.2.2) **Minor Defect:** The front door was incredibly difficult to open. The threshold is uneven which causes the door to stick. Also, the front door knob is only partially functional.

The storm door does not fully close, and the area where the door closer attaches to the frame is damaged. This can cause a serious hazard if the closer pulls away from the frame by allowing the storm door to slam.

I recommend having a contractor replace the knob and level the threshold. They can also repair the damaged wood on the frame



Front door knob





*Front storm door did not
securely close weatherstripping
on bottom was ragged*

Siding and Trim

🚧 **(3.2.1) Defective:** Trim around the house (doors, windows, trim) had deteriorated or needs to be repaired and sealed.

- Front porch post - further deterioration may cause structural damage
- Garage door trim - deteriorated
- Back door - not sealed, flaking paint, trim underneath door wasn't attached
- Back door trim (brick mould) was deteriorating

I recommend having a contractor evaluate and repair.



Right side, garage door, beginning to rot recommend raising the trim quote. Stop above the concrete to prevent water from entering.



Right side garage door



Behind front right downspout



Back door



Back door (Brick Mould)



Underneath back door





Defective: The trim along the roofline at the back of the house was damaged. This could be caused by woodpeckers or wood destroying insects (or both).

I recommend having the trim replaced to prevent water from getting in or further damage.



Back of house

Eaves, Soffits, and Fascias

Mesh

(3.4.1) Minor Defect: The soffits were somewhat dirty and looked like there was some paint spray on them.

I recommend having a contractor clean them to ensure that there is proper airflow in the attic.



Front porch soffits



Garage soffits





Back of house

Equipment and Utilities at Exterior

Electrical

Photos:



Exterior Electric Receptacles and Fixtures

Inspection Method: Tested All Accessible

Electric Receptacles: Three wire receptacles



(4.2.1) Minor Defect:

The exterior lights didn't work. This is likely due to bulbs being burned out but could be due to an inoperative fixture, circuit, or switch. Implement repairs as needed to make the lights operable.

I recommend replacing bulbs or repair lights as needed.

Exterior Hose Bibs

Some not operating

Water Pressure: 55 PSI

🚩 (4.3.1) Defective:

The back hose bibb leaked when turned on. The hole next to the bibb should be sealed. The front hose bibb was loose. I was unable to test the pressure because I couldn't remove the attached hose.

I recommend having a plumber evaluate and repair.



(This video is only viewable online.)



Front hose bibb



Gas

🔧 (4.4.1) Minor Defect:

The pipe going into the house wasn't adequately sealed. I recommend having a contractor seal the penetration.



Structure and Foundation

Foundation

Building Configuration: Slab on grade

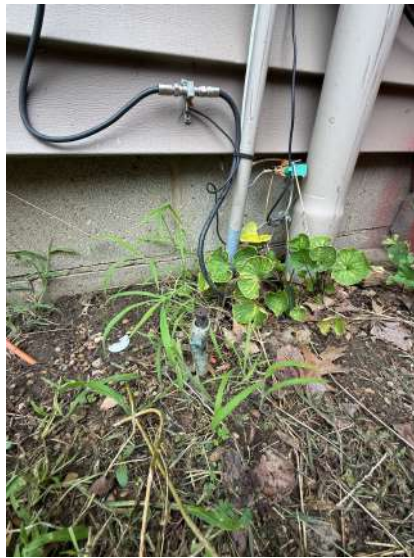
Foundation Description: Masonry block

Electric Service

Electric Service - Outside

Service Entrance: Below Ground

Photos:



Electric Service Equipment

Electric Service Amperage: 200 amps

Main Electric Panel Location: Garage

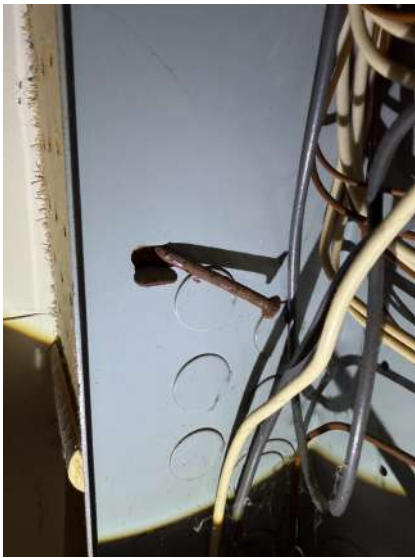
Panel Manufacturer: Siemens

🚩 (6.2.2) Defective:

Exterior fasteners / nails were noted penetrating the electric panel. A non-standard, rusted nail was observed inside the main electrical panel box, positioned in close proximity to sheathed branch circuit conductors.

Fasteners, especially those with sharp points, can scrape or puncture wire insulation over time due to thermal expansion, vibrations, or panel cover pressure. The nail was rusted which may indicate moisture exposure inside or around the enclosure, which can degrade electrical components.

I recommend additional inspection of this panel by a licensed electrician to make sure this panel will perform safely and as intended.



(6.2.1) Minor Defect:

There was debris on the bottom of the panel. This is a fire hazard if there is ever a spark. This should be cleaned out.

The main panel is missing proper screws to secure the dead front cover. Install missing screws as needed for improved safety and please note that screws with sharp ends are not recommended.

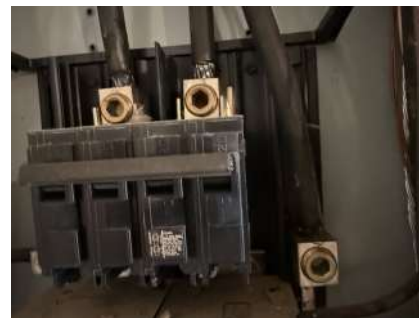


Photos:



Deadfront cover





Electric Distribution and Finish

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable

Smoke and Carbon Monoxide Alarm Systems

CO Alarms: None Noted

*The installation of [carbon monoxide](#) detectors is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cooktops, gas or fireplaces, and wood stoves. The location should be: **at least one alarm outside of all sleeping areas and one on each floor of the house**. Best practices are to have these alarms hardwired with a battery back-up - though requirements are for the installation to meet the manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea, and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended.*

Smoke Alarms Noted: ☒ On Main Floor ☒ On 2nd Floor

Smoke Alarms: Old, Updating Recommended



Improve or Upgrade: NO CARBON MONOXIDE ALARMS FOUND

The installation of [carbon monoxide](#) alarms is recommended for all homes that have fuel-

burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces, and wood stoves. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea, and even death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) Modern standards in many states now recommend one CO alarm outside of all bedrooms and at least 1 per floor of the house.

Improve or Upgrade: OLDER SMOKE ALARMS NOTED

There appear to be some old smoke alarms. Fire marshals recommended updating smoke alarms every 10 years to ensure reliable performance. Systematic updating of smoke and CO alarms is recommended.

I recommend upgrading the smoke alarms, perhaps having a combo Smoke and CO detector. Have the smoke and carbon monoxide alarms further evaluated and repaired and upgraded for safety.

Ceiling Fans

Ceiling Fans: Present and Tested, Loose

(7.3.1) Minor Defect:

These ceiling fans were poorly mounted and loose. This could pose a safety hazard. I do not inspect the ceiling fan mounting but It is important the ceiling fans get well-mounted to the ceiling with proper fan fixture boxes. I recommend have these appliance further evaluated and repaired as recommended by a qualified electrical contractor to ensure safe and reliable performance.



Gray bedroom fan was slightly noisy



Yellow room fan was loose

The ceiling fans were tested and operating during the inspection. I do not inspect the ceiling fan mounting as this is inaccessible to inspection. It is important the ceiling fans get well-mounted to the ceiling with proper [fan fixture boxes](#).

Heating, Cooling, Fireplaces and Ventilation

Heating and Cooling System Overview

Photos:



Heating Systems

Energy Source: Natural gas

Heating Method: Electric forced air furnace

Manufacturer: Trane

Data Plate: Not accessible

Thermostat Location(s): ☒ Front room

⚠ (8.2.1) Major Defect:

I observed heavy surface corrosion / rust on the evaporator coil and stagnant water in the primary condensate collection pan. This could imply a malfunctioning or partially restricted drainage system.

I recommend having a licensed HVAC contractor evaluate and repair.



Evaporator coil



Evaporator coil

✂ (8.2.2) Minor Defect:

There was air leaking out of areas around the furnace. I recommend having an HVAC technician seal these.



Need better seal



Air leaking out

Vents, Ducts, and Flues

⚠ (8.3.1) Major Defect:

There were several issues that should be evaluated including corroded pipes and ducts not being properly sealed.

Of particular note, the penetration of the ceiling by the open duct is was not properly sealed - there is no thimble, collar, or fire stop. This breaks the fire barrier between the attic and the

house whether it is active or not.

I recommend having a licensed HVAC professional evaluate



 **Additional information:** The curtain between the laundry room and the utility closet is a fire hazard. I recommend removing it.

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

 **Defective:** The ducts in the attic over the garage have holes due to corrosion. I recommend having an HVAC technician evaluate and replace.



Heat Pumps and Cooling Systems

A/C or Heat Pump: Air Conditioning Present

Manufacturer: Trane

System Type: Air Source

Listed Refrigerant : R-410A

Listed Nominal Capacity: 2.5 Tons

Energy Source: Electric

Age: 2004

⚠️ **(8.5.1) Major Defect:** While the AC was still working, the condensing unit is close to the end of its life. Typically the service life for a condenser is between 15-20 years.

This, combined with the previous issue with the evaporator coils could indicate a new system will be needed relatively soon.

Photos:



Plumbing

Water Service Supply

Pipe Material: Plastic

Water Supply: Public water

Water Heaters

Water Heater

System Type: Tank

Manufacturer: Rheem

Size: 40 gal

Age: 2020

Energy Source: Gas

Drain Pan: None Noted - Recommended

Relief Valve: Inadequate Discharge - General Note, Terminates Too High

🔧 (9.1.3) Defective:

The discharge tube for the water heater relief valve is installed too high off the ground. Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should terminate between 6-inches and 24-inches (UPC) off the ground, though specific requirements can vary by manufacturer and jurisdiction.

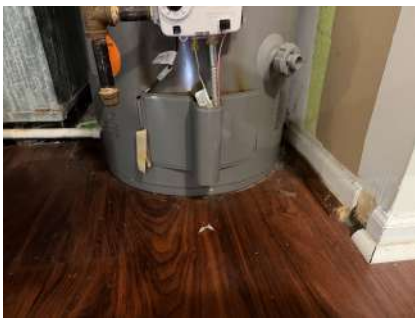
Additionally, there is no pan underneath the water heater, so if the relief valve opens, there is no where for the hot water to go other than onto the floor.

I recommend a licensed plumber evaluate and repair as needed.



🔧 (10.1.1) Minor Defect:

There was no drain pan underneath the water heater. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. A pan without a drain is often of limited benefit/protection.



No drain pan

✂️ (10.1.2) Minor Defect: Corroded connectors



Photos:



Water Temperature

Water Temperature Measured During Inspection: Could Not Accurately Test Water Temperature Today

✈️ **Additional information:** Although I couldn't officially measure the water temperature, it seemed hotter than it should be. I recommend having the water temperature set to below 120 degrees to prevent scalding. This can be changed when the water heater is serviced.

Garage

Garage General

Garage Type: Two Car Garage

✂ (11.1.1) Minor Defect: REPAIR GARAGE FINISHES

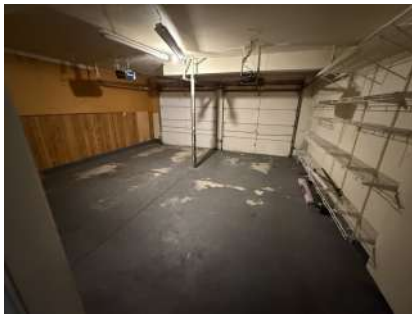
Damaged finishes were noted in the garage. The drywall on the ceiling is not properly secured and finished. The tape that seals the boards together had failed.

Recommendation

Repair garage finishes as needed.



Photos:



Attached Garage, Garage Doors and Automatic Openers

Overhead Garage Door Type: Metal

Automatic Garage Opener: Present

Garage Occupant Door: Metal

Garage Floor

Garage Slab: Concrete, Failing Paint

🚧 (11.3.1) Defective: There was significant spalling across the garage floor. Without repair, this can continue to damage the floor to the point it will need to be replace.

I recommend having a concrete professional evaluate and possibly repair these areas.



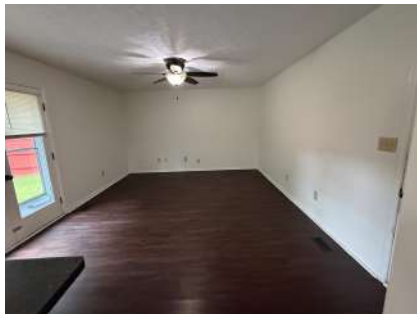
✂ (11.3.1) Minor Defect:

The finish paint for the concrete garage slab is old and failing. This is a cosmetic defect. Update as desired.

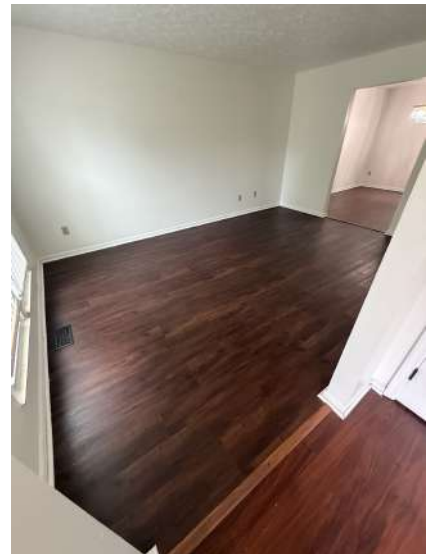
General Interior

Interior Photos

Photos:



Main room



Front room



Dining room



Gray bedroom



Cream Room



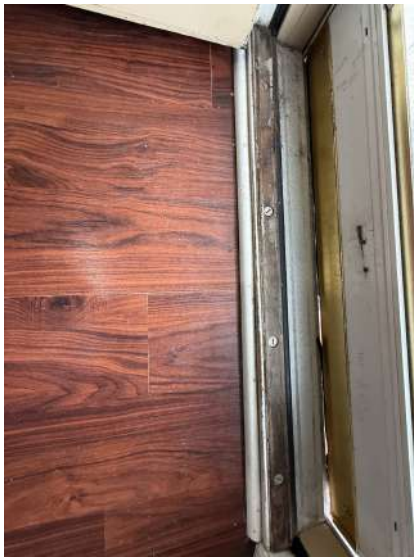
Pink room



Yellow room

Front Entrance

Photos:



Hallway

Photos:



7 foot ceiling in foyer and front hallway

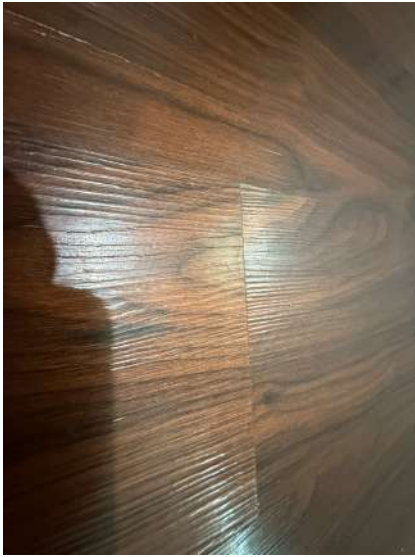
Floors and Floor Materials

Floor Materials: Laminate

Additional information:

The top/bottom of some of the boards was beginning to peak. It is important to remember to keep the floors dry as this material can quickly warp.

I recommend contacting general contractor to repair or update this finish flooring as needed.



Very slight lifting at edges of flooring

Interior Doors

Interior Doors: Hollow Core

Windows

Window Glazing: Double pane

Interior Window Frame: Vinyl

Window Styles: Double hung

 **Defective:** The window in the cream room was difficult to open and easily came off of the track.

I recommend having a window specialist evaluate as needed.



Cream room window does not lock misaligned coming off of track

✚ **Additional information:** I raised and lowered all windows, and except for the window in the cream room, they were all functional.

Stairs

✂ (12.7.1) **Minor Defect:** The railing was loose



Loose banister

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall

✂ (12.8.1) **Minor Defect:** There were some cracks on the corner of some windows.

I recommend having a contractor repair as needed.



Crack on the right of master bathroom window. Most likely drywall tape.



Vertical crack on inside of master bathroom



Front room



Kitchen ceiling over stove has discolored because of lack of ventilation

✂ (12.8.2) **Minor Defect:** The ceiling paint/compound was peeling around the fan in the master bathroom. This indicates that the fan may not be pulling air as it should.

I recommend cleaning or replacing the fan.



Ceiling is peeling around fan



*drywall compound is peeling
around that fan
That fan is very dirty and not
pulling Erin*

Kitchen

General Kitchen Photos



Sinks and Faucets

Kitchen Sinks: Tested, Caulking around sink needed

Kitchen Sink Plumbing: No observable active leaks

 **Defective:** The sink surround was loose on the back. It should be secured.



(This video is only viewable online.)



Cabinets and Countertops

Countertop Material: Plastic laminate

Cabinet Material: Wood

✦ **Additional information:** At the corners, the pieces of countertop had separated a bit. It seemed like the countertops were securely fastened.

✦ **Additional information:** The cabinets underneath the sink do not close properly



Cabinets underneath kitchen sink didn't close

Photos:



Disposers

Disposer: Operated

Photos:

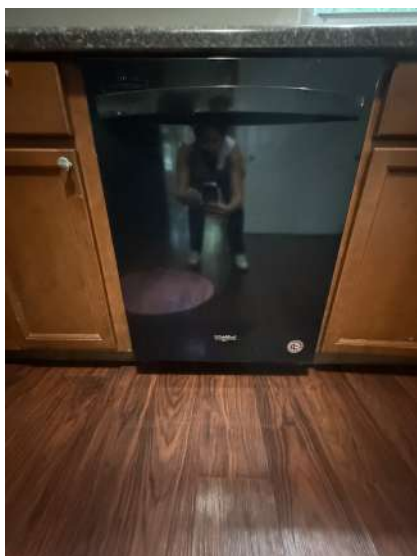


Dishwasher

Dishwasher: Present, Operated

Hot Water Supply: Present

Photos:



Ventilation Method

Ventilation: Microwave fan

✦ **Additional information:** I was unable to know if the fan underneath the microwave was pulling appropriately, but it was dirty.

Cleaning is recommended for improved reliability and safety as you do not want to allow for extensive grease build-up.



Range/ Oven /Cook-tops: Gas

✦ **Additional information:** Long after the cooktop was off and cool, the "Surface Hot" indicator remained on.



Photos:



Refrigerators

Refrigerator: Operating

Photos:



Kitchen Electrical

Kitchen Electrical : Lights and Receptacles Tested

GFCI: GFCI had open ground

Laundry Facilities

Laundry Photos



Front hall closet

Location

Location: Closet

Washer

Tested

During inspection, I try and run the clothes washing machine. This is mostly so that I can push water down the drain to test the waste piping system. Running the clothes washer during an inspection is not a reliable test of the appliance. I am not actually doing a load of laundry, so please note the limitations of this test.



Dryer

Tested

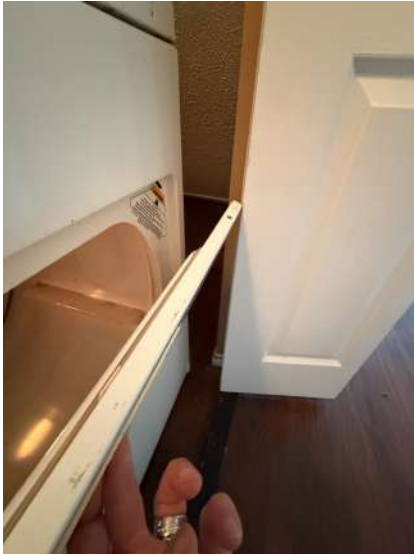
Power Source: Electric

Exhaust Duct: Behind Dryer (Foil / Mylar Transition Duct, Serpentine and Obstructed)

- ✂ (14.4.1) **Minor Defect:** There were several minor issues, including:
- The duct termination on the exterior is covered with a screen (that is dirty).
 - The corrugated dryer duct is too long and serpentine. This can act as a lint trap and cause the dryer to vent poorly. This can even become a fire hazard. I recommend using metal flex duct to connect and clean out the dryer vent.



✂️ **(14.4.2) Minor Defect:** The dryer door hits the bi-fold door restricting it from opening completely.



The dryer door hit the bifold door, restricting it from opening

⚡ **Additional information:** The electric receptacle to the dryer is three-prong or three -wire system. This is an older configuration. Modern electric dryers circuits require a four-wire system. These older three-wire circuits are still allowed, but be sure to tell your appliance installer that you have a three prong outlet so the cord can be swapped out and the appliance appropriately bonded.

Laundry Ventilation

Type: None noted

🌿 **Improve or Upgrade: LAUNDRY FAN RECOMMENDED**

No ventilation fan was found for the laundry facilities. This is common in older buildings and recommended in newer buildings. Installing a ventilation fan is recommended to help control indoor relative humidity. This fan can be run during operation of the laundry and/or placed on a timer to come on automatically throughout the day.

Powder room

Powder room

Bathroom Location: Hallway.- Downstairs

Photos:



Floors / Walls / Ceiling

Common Observations: Tile Floor

Faucets

Faucet Handles: Faucet Handles (Faucet Handle Loose)

🔧 **(15.3.1) Minor Defect:** The faucet was loose. I recommend having a plumber tighten it so there won't be any future leaks.



Sinks and Cabinets

Water : Tested

🌱 **Improve or Upgrade:** The caulk around the sink and wall had cracked. I recommend

having a professional re-caulk this area.

Photos:



Toilet

General : ☒ Flushed and Tested

Photos:



Bathroom Plumbing

Photos:



Bathroom Ventilation

Type: Bath fan

Upstairs Bathroom

Bathroom

Bathroom Location: Master

Photos:



Floors / Walls / Ceiling

Common Observations: Tile Floor

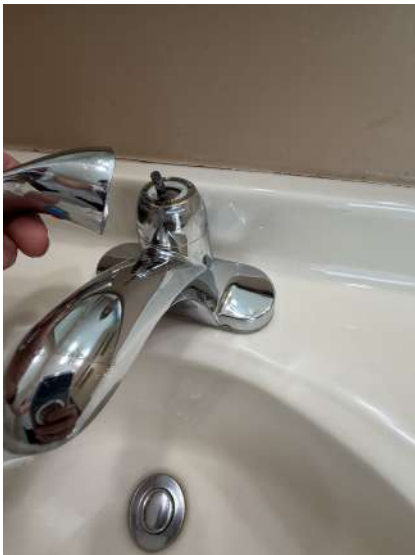
✂ (16.2.1) **Minor Defect:** The door to the bathroom sticks on the tile close to the wall.



Master bedroom door sticks to tile when open

Faucets

✂ (16.3.1) **Minor Defect:** Loose / broken faucet handle. I recommend replacement.



Sinks and Cabinets

Water : Tested

✂ (16.4.1) **Minor Defect:** The sinks gurgled when they were both running. The drains were

corroded and slow.

I recommend having a licensed plumber evaluate and repair as deemed necessary.



Left sink drain bubble



Corroded drain right side

Toilet

General : ☒ Flushed and Tested ☒ Inoperative

Defective: There are issues with the toilet. I recommend not using it until they are repaired, or the toilet is replaced.

- The toilet is not securely mounted onto the floor
- The toilet doesn't flush
- The seat is loose



Toilet is loose and does not flush



Bathtub / Shower

Tested

Shower Type: Tile

✂ (16.6.1) **Minor Defect:** The following are issues with the shower:

- Handle is loose
- Bacterial growth behind sealant
- Insufficient sealant in and around shower, including where the shower meets the floor.



Bacterial growth behind caulk



*Feel around metal piece
connected wall
Handle is loose*



Bathroom Ventilation

Type: Bath fan, Operable window

✂ (16.7.1) Minor Defect:

The bath fan is dirty. Cleaning is recommended to ensure reliable performance.



*drywall compound is peeling
around that fan
That fan is very dirty and not
pulling Erin*

Master Bathroom

Bathroom

Bathroom Location: Hallway - Upstairs

Photos:



Upstairs bathroom

Sinks and Cabinets

Water : Tested

Toilet

General : ☒ Flushed and Tested

🔧 (17.3.1) **Minor Defect:** Toilet is loose and has a slow drain



*Hall bathroom toilet loose
Slow drain*

Bathtub / Shower

Shower Type: Tile

✂️ **(17.4.1) Minor Defect:** Areas around tub were not completely sealed, bacterial growth was observed.

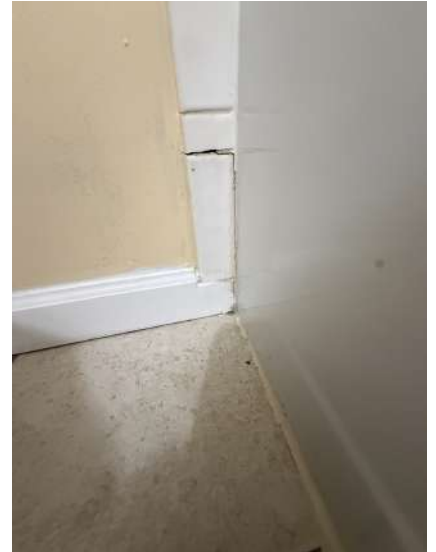
I recommend having the entire area recaulked.



Bacterial growth behind caulk



*Caulk between floor and tub
cracked trim next to tub*



Tile needs to be secured

✂️ **(17.4.2) Minor Defect:** The bathtub faucet still runs when the shower diverter is up.



*Faucet still runs when shower is
on*

Photos:



Bathroom Ventilation

Type: Bath fan

✂ (17.5.1) Minor Defect:

The bath fan appears to be working poorly and may no longer provide adequate air exchanges to keep this bathroom dry. I recommend cleaning or replacing the fan.



Fan in Hall bathroom may not be pulling

Utility Room

General Details

Location: First Floor

Utilities: ☒ Water Heater ☒ Furnace

Photos:



Utility closet doors were not on bottom track leaving them to swing into utilities

Attic - Above garage

Attic Access

Inspection method: Crawled

🔧 (19.1.1) **Minor Defect:** There is a whole in the attic access door.



Garage door access

Roof Framing and Sheathing

Rafters: 2x4

Sheathing: OSB

Attic Insulation

Insulation Type: Rock wool

✂ (19.3.1) **Minor Defect:** There is wet insulation below the air duct penetration. I recommend replacing it to avoid any bacterial growth.



Photos:



House Attic

Attic Access

Inspection method: Crawled

Roof Framing and Sheathing

Rafters: Truss

Sheathing: OSB

Attic Insulation

Insulation Type: Rock wool

Attic Fan Exhaust Vents

🔧 **(20.4.1) Minor Defect:** I was not able to confirm that these vents were active or not. I recommend having an HVAC technician evaluate and ensure that if they are active, they properly vent outside.



Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Viewed at top of ladder

Roof Style: Gable

Roof Covering Materials: Architectural grade composition shingle

Defective: The apron around the duct penetration above the garage attic had failed. There was an active water leak during a rainstorm.

Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

Additional information: I recommend replacing the downspout extensions that have holes or are damaged to ensure water flows away from the house.



*Front right side downspout
replace extension*

Safety Systems

Carbon Monoxide Detector

Present: No

Smoke Detector

Present: Yes

Location(s): ☒ On each level including basement



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