



HOME INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

John Sample

1/15/2024 10:00AM



Inspector
Kevin Young



Buyer's Agent
Jane Agent
(555) 234-5678
buyer.agent@example.com



Listing Agent
Bob Broker
(555) 345-6789
listing.agent@example.com

InterNachi Certified Professional
Inspector - Lic. #HI13583
(941) 444-2080
office@integrityhomeinspectionsfl.com

TABLE OF CONTENTS

Click any section to jump to it in the report

Observations Summary

1. Inspection Details

2. Exterior

3. Lots & Grounds

4. Swimming Pools, Equipment, And Safety

5. Roof

6. Garage

7. Electrical

8. Doors, Windows & Interior

9. Built-in Appliances

10. HVAC

11. Plumbing

12. Attic, Insulation & Ventilation

13. Structural Components

14. Thermal Camera

OBSERVATIONS SUMMARY

 Material Safety or Functional Concerns
  Functional or Performance Observations
  Maintenance & Cosmetic Observations

EXTERIOR

-  2.6 Siding - Worn (Location: Rear)
-  2.7 Window Trim - Loose (Location: Front windows)
-  2.8 Weather Stripping - Worn (Location: Front door)

LOTS & GROUNDS

-  3.3 Driveway - Cracking
-  3.4 Gutter Downspout Extension missing (Location: Back left corner)

SWIMMING POOLS, EQUIPMENT, AND SAFETY

-  4.11 Screen Door - Not Self Latching
-  4.12 Surface Crack
-  4.13 Loose
-  4.14 Not Operating
-  4.15 Sub Panel - Rusted (Location: Rear)
-  4.16 Pool Equipment - No GFCI

ROOF

-  5.9 Tiles Cracked/Broken (Location: Rear)

ELECTRICAL

-  7.12 Double Tap(s) (Location: Left panel)
-  7.13 Missing Disconnect Cover (Location: By garage)
-  7.14 Light Inoperable (Location: Freezer, lanai)
-  7.15 Loose Receptacle (Location: Lanai)
-  7.16 Dimmer Light - Surging (Location: Master bathroom)
-  7.17 Switch - Missing Dimmer (Location: Hallway by kitchen)
-  7.18 GFCI outlets - Tripping (Location: Outdoor Bar)
-  7.19 Receptacle - Tripped And Not Resetting (Location: Master bathroom)

DOORS, WINDOWS & INTERIOR

-  8.8 Door - Rubs (Location: Bathroom by kitchen)
-  8.9 Door - Damaged Stationary Pin (Location: Office)
-  8.10 Door - Damaged Floor Track (Location: Master bedroom)
-  8.11 Broken/Loose Balance (Location: Master bathroom, front windows)
-  8.12 Failed Seal (Location: Back window)

8.13 Plantation Shutters - Damaged Magnets (Location: Most windows)

8.14 Window - Gap Sealant Needed (Location: Living room window)

8.15 Hairline Cracks (Location: Bathroom by kitchen)

8.16 Baseboards/Trim - Separated (Location: Master bedroom)

8.17 Bathroom Tile - Cracked (Location: Guest Bathroom)

8.18 Stain(s) on Ceiling (Location: Master closet)

HVAC

10.15 Unusually Noisy (Location: Left side)

10.16 End of Expected Service Life

10.17 Poor Insulation Wrap (Location: Above master closet attic access)

PLUMBING

11.17 Filter - Leaking (Location: Left side of home)

11.18 Sink Stopper - Stuck Down (Location: Bathroom by kitchen)

11.19 Toilet Loose (Location: Master bathroom)

11.20 Near End of Life

11.21 High Temperature (Location: Garage Water heater)

ATTIC, INSULATION & VENTILATION

12.7 Exhaust Vent - Loose

STRUCTURAL COMPONENTS

13.7 Water Staining (Location: Far left side of home)

1.0 INSPECTION DETAILS

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
1.1 Important Information / Limitations: Comment Key - Definitions	X	X	X	X	—
1.2 General	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

1.1 Important Information / Limitations: Comment Key - Definitions

Important Information / Limitations: Comment Key - Definitions

General Inspection Information

If you have any questions about this inspection, please call Integrity Home Inspections at 941-444-2080. This is a **VISUAL** inspection of accessible areas and components and was performed in accordance with the Florida Standards of Practice Administrative Code CH 61-30. The inspection and report are intended to provide the client with information regarding the readily accessible overall condition of installed systems and components of the home based by using normal operating controls and opening readily operable access panels. (Where multiple instances of the same component exist, a representative number shall be inspected.) The inspection is based on observation of the **VISIBLE** and **APPARENT** condition of the structure and components **AT THE TIME** of the home inspection, and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

YOU MUST READ THE ENTIRE REPORT ALONG WITH ANY OTHER INFORMATION SUPPLIED BY THE INSPECTOR TO UNDERSTAND ALL OF THE CONDITIONS ADDRESSED IN THE REPORT.

Not a Code Inspection - The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection. Deficiencies and recommendations found by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

This report divides deficiencies into three categories; Material Safety or Functional Concerns (in red), Functional or Performance Observations (in orange), and Maintenance & Cosmetic Observations (Non-Defect Items) (colored in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

(Red) Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

(Orange) Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

(Blue) This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include observations, important

information, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Maintenance & Cosmetic Observations" or "Functional or Performance Observations" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

If this report indicates there are inspection conditions that need repair, replacement or additional evaluation. It is highly recommended further evaluation by an appropriately licensed/insured contractor will be needed to determine the full extent of repairs needed, and to verify there are no additional or hidden repairs required. Ensure only approved materials are used in repairs. Obtain documentation of all repairs and estimates concerning damage or hidden damage in writing. This is important, because the inspector may of had limited access to inspection components due to unsafe conditions, limited access or obstructions at the time of the inspection. Hold on to all documents and warranty information.

If item repairs are made, call Integrity Home Inspections to schedule a re-inspection. A re-inspection will ensure repaired items are satisfactorily completed. A re-inspection fee will apply.

1.2 General

In Attendance: Pest Inspector, Listing Agent, Client

1.3 General

Occupancy: Furnished, Vacant

1.4 General

Style: Modern

1.5 General

Type of Building: Single Family

1.6 General

Temperature (approximate)

88

1.7 General

Weather Conditions: Light Rain

If no rain within the last 3 days, possible leak detection (roof, siding, and openings) may be hindered.

1.8 General

Home OVER 3 Years Old

The homes age is considered by the home inspector while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water staining could be years old from a problem that no longer exists or it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look

for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

2.0 EXTERIOR

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
2.1 Section Overview	X	X	X	X	—
2.2 Siding, Flashing & Trim	X	X	X	X	1
2.3 Exterior Doors & Windows	X	X	X	X	2
2.4 Decks, Balconies, Porches & Steps	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

2.1 Section Overview

Exterior

Exterior components including siding, trim, eaves, soffits, exterior doors, windows, and attached structures were visually inspected and appeared serviceable at the time of inspection, unless otherwise noted.

2.2 Siding, Flashing & Trim

Siding Material: Stucco

2.3 Exterior Doors & Windows

Exterior Entry Door: Glass

Doors and window trims and joints require regular maintenance, and are prone to moisture and pest intrusion. They should be inspected annually and when required, sealed with a paintable/silicone based caulking. Additionally, you must repair any damaged / cracked siding if found, as this may lead to additional wood destroying organisms issues. Monitor windows and siding with periodic maintenance to include caulking trim, windows, piping, etc.

2.4 Decks, Balconies, Porches & Steps

Appurtenance: Front Porch, Lanai

2.5 Decks, Balconies, Porches & Steps

Material: Concrete

OBSERVATIONS

2.6 Siding, Flashing & Trim

Siding - Worn

Functional or Performance Observations

Observed damage and deterioration on the trim/siding of the exterior wall. Possible causes include weathering or physical impact. Repair/replace as needed.

Location: Rear



2.7 Exterior Doors & Windows

Window Trim - Loose

 Maintenance & Cosmetic Observations

Service: Qualified Professional

Loose trim was observed around one or more windows at the exterior. Repair or secure the loose trim to help maintain a proper weather-resistant seal. A qualified contractor should correct this condition as needed.

Location: Front windows



2.8 Exterior Doors & Windows

Weather Stripping - Worn

 Maintenance & Cosmetic Observations

Worn weather stripping was observed at an exterior door or window. This can allow air and moisture intrusion, and replacement or repair is recommended to help maintain a proper seal.

Location: Front door



3.0 LOTS & GROUNDS

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
3.1 Walkways, Patios & Driveways	X	X	X	X	1
3.2 Vegetation, Grading, Drainage & Retaining Walls	X	X	X	X	1

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

3.1 Walkways, Patios & Driveways

Driveway Material: Concrete

3.2 Vegetation, Grading, Drainage & Retaining Walls

Grading Conditions

Grading around the structure appeared to slope away from the foundation in visible areas at the time of inspection, unless otherwise noted.

OBSERVATIONS

3.3 Walkways, Patios & Driveways

Driveway - Cracking

Functional or Performance Observations

Service: General Contractor

Cracking was observed in the driveway surface. This condition may allow further deterioration, create uneven areas, and increase trip or vehicle-related wear concerns. Have the driveway evaluated and repaired by a qualified contractor to help prevent continued damage and improve safety.



3.4 Vegetation, Grading, Drainage & Retaining Walls

Gutter Downspout Extension missing



Maintenance & Cosmetic Observations

The gutter downspout lacks an extension at the termination point. The absence of a downspout extension may result in concentrated water discharge near the foundation, potentially leading to soil erosion. Consider installing a downspout extension to direct water away from the foundation. This may help to prevent water damage to the foundation or surrounding areas.

Location: Back left corner



4.0 SWIMMING POOLS, EQUIPMENT, AND SAFETY

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
4.1 Section Overview	X	X	X	X	—
4.2 General	X	X	X	X	—
4.3 Safety Devices	X	X	X	X	1
4.4 Pool Deck	X	X	X	X	—
4.5 Pool surface and walls	X	X	X	X	1
4.6 Pool Lighting	X	X	X	X	3
4.7 Pool/Spa pump	X	X	X	X	1
4.8 Pool/Spa Heater	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

4.1 Section Overview

Pool/Spa

The pool and spa components were visually inspected and visible components appeared serviceable and free of any visible defects at the time of inspection unless otherwise noted.

4.2 General

Pool/Spa Type: Below Ground

4.3 General

Material: Concrete

4.4 General

Filtration Type: Cartridge

4.5 General

Main Drain (Type): Single

4.6 Safety Devices

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

- [Pool Safely](#)
- [Red Cross Pool Safety](#)
- [Barrier Guidelines](#)

4.7 Safety Devices

Pool Barriers:: Screen Enclosure

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

4.8 Pool Deck

Surface Material: Concrete

4.9 Pool/Spa Heater

General

The gas heater appeared to operate using normal operating controls.

LIMITATIONS

4.10 Pool/Spa Heater

Not Tested

The pool heater was not tested. This unit has a code pop up indicating a wireless remote is used to control the unit. Recommend obtaining this from the homeowner.



OBSERVATIONS

4.11 Safety Devices

Screen Door - Not Self Latching

 Functional or Performance Observations

Service: Qualified Professional

The screen door was observed to not self-latch when closed. This condition may reduce the effectiveness of the barrier and can allow unintended access to the pool area. Proper self-latching is an important pool safety feature. I recommend repair or adjustment of the door latch so it closes and latches properly.



4.12 Pool surface and walls

Surface Crack Functional or Performance Observations**Service:** Qualified Professional

A surface crack was observed in the pool finish. This condition can allow water intrusion behind the surface and may lead to further deterioration over time. The crack should be evaluated and repaired as needed to help maintain the pool surface and reduce the chance of continued damage.



4.13 Pool Lighting

Loose Functional or Performance Observations

The pool light appeared loose at the time of inspection. A loose light can allow movement at the fixture and may affect proper sealing or secure attachment. This condition should be corrected to help maintain safe and reliable operation. I recommend repair by a qualified contractor.



4.14 Pool Lighting

Not Operating Functional or Performance Observations

The pool light was not operating at the time of the inspection. This limits visibility and may affect safe use of the pool area during low-light conditions. Have the light and related components evaluated and repaired by a qualified contractor as needed.

4.15 Pool Lighting

Sub Panel - Rusted Functional or Performance Observations

Rust was observed on the sub panel. Corrosion can affect panel components and may indicate moisture exposure, so evaluation and repair by a qualified electrician is recommended.

Location: Rear



4.16 Pool/Spa pump

Pool Equipment - No GFCI



Functional or Performance Observations

GFCI protection was not identified for the pool equipment circuit during the inspection. Recommend evaluation by a qualified electrician.



5.0 ROOF

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
5.1 Section Overview	X	X	X	X	—
5.2 General	X	X	X	X	—
5.3 Coverings	X	X	X	X	1
5.4 Roof Drainage Systems	X	X	X	X	—
5.5 Flashings	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

5.1 Section Overview

Roof

Roof coverings, flashings, and penetrations appeared serviceable with no visible signs of active leakage at the time of inspection unless otherwise noted.

5.2 General

Inspection Method: Walked Roof

Every attempt was made to access all areas of the roof, however, limited access may prohibit visibility to some areas of roof for inspection. This may have been due to a combination of hazards, to include: roof slope, Slippery conditions (wet roof or granular loss) or any unsafe condition.

5.3 General

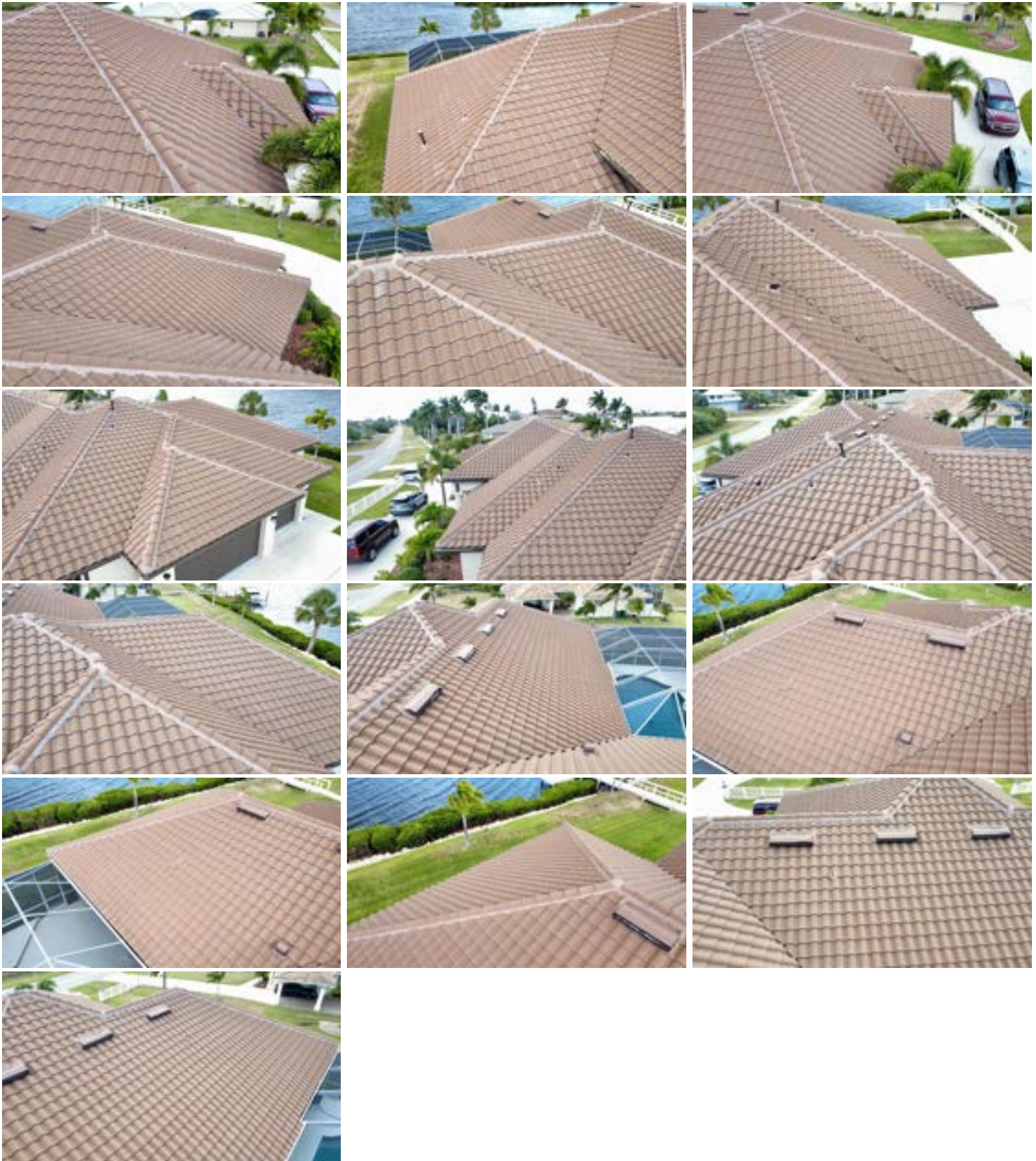
Roof Type/Style: Hip

5.4 Coverings

Material (Overview Pictures): Tile

Solar panels and other secondary installed systems are not inspected.





5.5 Coverings

Type: Concrete

5.6 Roof Drainage Systems

Gutter Material: Aluminum

Gutter Maintenance Tips:

The following should be performed periodically as a preventative maintenance:

- **Clean Gutters:** Check gutters regularly to make sure they are clean, and remove any leaves or other debris.
- **Secure Gutters:** To repair sagging or loose gutters, replace the gutter spikes with gutter screws, using a cordless drill. Gutter screws hold much better than standard gutter spikes, providing support and security.
- **Seal Leaks:** Use a hose to check the joints and seams for leaks. To repair a leaking joint, clean the area thoroughly and apply silicone caulk to seal it.
- **Repair Downspouts:** Make sure that downspouts are clear of leaves and other debris, and that any joints fit together properly.

5.7 Flashings

Material: Aluminum**LIMITATIONS**

5.8 General

General Roof Condition: Roof Inspection Limitations

The roof of the home was inspected and reported on with the information enclosed, at the time of the inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, penetration's and skylights can appear to be leak proof during the inspection conditions. Our inspection makes an attempt to find a defect that may lead to a leak, but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

OBSERVATIONS

5.9 Coverings

Tiles Cracked/Broken

Functional or Performance Observations

Cracked and/or broken roof tiles were observed at the time of inspection. Damaged tiles can allow water intrusion and may lead to leakage or deterioration of underlying roof materials. I recommend repair or replacement of the affected tiles by a qualified roofing professional. Corrections should be made to help maintain the roof covering and reduce the potential for moisture-related damage.

Location: Rear

6.0 GARAGE

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
6.1 Section Overview	X	X	X	X	—
6.2 Garage Door	X	X	X	X	—
6.3 Garage Door Opener	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

6.1 Section Overview

Garage

The garage, including visible walls, ceiling, floor, doors, and fire separation components, was visually inspected and appeared serviceable at the time of inspection, unless otherwise noted.

6.2 Garage Door

Material: Metal

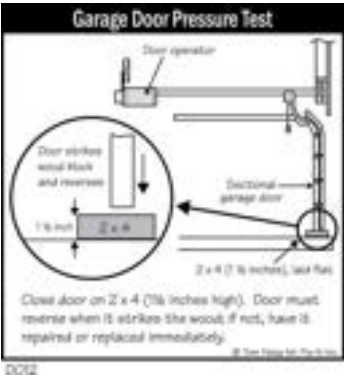
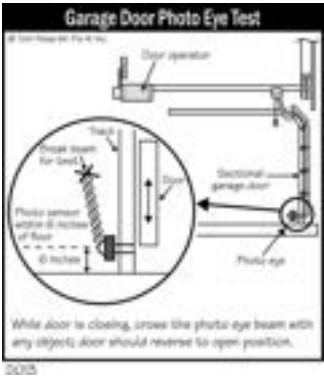
6.3 Garage Door

Type: Automatic

6.4 Garage Door Opener

Garage Door Operation: Door Reversed

The garage door(s) reversed when met with resistance and/or with reversing photo eye sensors.



7.0 ELECTRICAL

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
7.1 Section Overview	X	X	X	X	—
7.2 Service Entrance Conductors	X	X	X	X	—
7.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device	X	X	X	X	2
7.4 Branch Wiring Circuits, Breakers & Fuses	X	X	X	X	—
7.5 Lighting Fixtures, Switches & Receptacles	X	X	X	X	1 3
7.6 GFCI & AFCI	X	X	X	X	2
7.7 Smoke Detectors	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

7.1 Section Overview

Electrical

The electrical system, including service equipment, panels, visible wiring, devices, and fixtures, was visually inspected using normal operating controls and appeared serviceable at the time of inspection, unless otherwise noted.

7.2 Service Entrance Conductors

Electrical Service Conductors: Below Ground

7.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Main Panel Location (Overview Pictures): Garage





7.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Capacity: (2) 200 Amp

7.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Manufacturer: Square D

7.6 Main & Subpanels, Service & Grounding, Main Overcurrent Device
Panel Type: Circuit Breaker

7.7 Branch Wiring Circuits, Breakers & Fuses
Branch Wire 15 and 20 AMP: Copper

7.8 Branch Wiring Circuits, Breakers & Fuses
Wiring Method: Romex

7.9 GFCI & AFCI
No AFCI

AFCI protection was not observed. This may be common depending on the age of the home.

7.10 GFCI & AFCI

Devices & Protection

A representative number of accessible receptacles were visually inspected and tested using normal operating controls, including GFCI devices where present, and appeared serviceable at the time of inspection, unless otherwise noted.

7.11 Smoke Detectors

Smoke Detectors

Smoke alarms were observed in installed locations. Functional testing was limited.

[Alarms should be tested by the occupant upon move-in and maintained per manufacturer recommendations.](#)

OBSERVATIONS

7.12 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Double Tap(s) Functional or Performance Observations

Service: Electrical Contractor

Observed one or more double-tapped conductors at the circuit breaker. Two conductors are connected to a single terminal. This configuration can result from modifications or additions to the electrical system without proper planning. Unless specifically listed by the breaker manufacturer for multiple conductors. Recommend evaluation by a qualified electrician to determine if the breaker is rated for multiple conductors and to correct the wiring as needed.

Location: Left panel



7.13 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Missing Disconnect Cover Functional or Performance Observations

The cover was missing at the electrical disconnect at the time of inspection. This leaves energized components more accessible and can allow dirt, moisture, or accidental contact at the disconnect. I recommend having a qualified electrical contractor install the proper cover to help restore safe protection for this equipment.

Location: By garage



7.14 Lighting Fixtures, Switches & Receptacles

 Maintenance & Cosmetic Observations**Light Inoperable**

A light fixture was observed to be inoperable at the time of the inspection. This may indicate a failed bulb, fixture component, switch issue, or another electrical problem, and the fixture may not function as intended. Repair or further evaluation by a qualified electrical contractor is recommended.

Location: Freezer, lanai



7.15 Lighting Fixtures, Switches & Receptacles

 Maintenance & Cosmetic Observations**Loose Receptacle**

A receptacle was observed to be loose at its mounting location. Loose receptacles can shift during use, which may lead to damaged wiring connections or unreliable operation. I recommend having this receptacle secured and repaired by a qualified electrician. Correction will help improve safety and proper function.

Location: Lanai



7.16 Lighting Fixtures, Switches & Receptacles

 Functional or Performance Observations**Dimmer Light - Surging**

A dimmer-controlled light was observed surging during operation. This may indicate a problem with the dimmer, bulb compatibility, or the fixture. Repair or replacement by a qualified electrician is recommended.

Location: Master bathroom



7.17 Lighting Fixtures, Switches & Receptacles

Switch - Missing Dimmer

The dimmer control was missing. Recommend replacement switch.

Location: Hallway by kitchen

 Maintenance & Cosmetic Observations



7.18 GFCI & AFCI

GFCI outlets - Tripping

 Functional or Performance Observations

Service: Qualified Professional

One or more GFCI outlets were tripping under load. This condition may leave the outlet without proper ground-fault protection or may indicate the outlet is not functioning correctly. This is a safety concern, especially in areas where moisture may be present. I recommend repair or replacement by a qualified electrical contractor.

Location: Outdoor Bar



7.19 GFCI & AFCI

Receptacle - Tripped And Not Resetting

Functional or Performance Observations

A receptacle was tripped and the reset location could not be identified at the time of inspection. This should be evaluated and corrected by a qualified electrician to restore proper operation and confirm the circuit is functioning safely.

Location: Master bathroom



8.0 DOORS, WINDOWS & INTERIOR

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
8.1 Section Overview	X	X	X	X	—
8.2 Doors	X	X	X	X	21
8.3 Windows	X	X	X	X	31
8.4 Floors	X	X	X	X	2
8.5 Walls	X	X	X	X	1
8.6 Ceilings	X	X	X	X	1
8.7 Countertops & Cabinets	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

8.1 Section Overview

Interior

Interior components including walls, ceilings, floors, doors, windows, and built-in features were visually inspected and appeared serviceable at the time of inspection, unless otherwise noted.

8.2 Windows

Window Type: Single-hung

8.3 Floors

Floor Coverings: Tile

8.4 Walls

Wall Material: Drywall

8.5 Ceilings

Ceiling Material: Gypsum Board

8.6 Countertops & Cabinets

Cabinetry: Wood

8.7 Countertops & Cabinets

Countertop Material: Granite

OBSERVATIONS

8.8 Doors

Door - Rubs Maintenance & Cosmetic Observations

The door was rubbing against the door frame along the top edge. This may be due to normal settling of the house, changes in humidity, loose hinges, or an improperly installed door frame. Adjusting the strike plate, tightening hinge screws, or shimming the hinges may resolve the issue. If the problem persists, recommend evaluation by a qualified carpenter.

Location: Bathroom by kitchen



8.9 Doors

Door - Damaged Stationary Pin Functional or Performance Observations

The stationary pin at the door was observed to be damaged. This can affect proper operation and security, and repair or replacement by a qualified contractor is recommended.

Location: Office



8.10 Doors

Door - Damaged Floor Track Functional or Performance Observations

The door floor track was observed to be damaged. This can affect smooth operation and proper alignment of the door; repair or replacement by a qualified contractor is recommended.

Location: Master bedroom



8.11 Windows

Broken/Loose Balance

Functional or Performance Observations

Service: Window Repair Installation Contractor

The window balance is detached from its track. The balance coil is visible and no longer providing tension to assist with window operation. The balance may have detached due to age, wear, or damage to the attachment points. Recommend evaluation and repair or replacement of the window balance by a qualified window specialist.

Location: Master bathroom, front windows



8.12 Windows

Failed Seal

Functional or Performance Observations

One or more window panes show clouding and reduced visibility, which is an indication of seal failure. Window seal failure is often caused by age, thermal stress, and exposure to the elements, leading to condensation between the panes. This leads to poor energy efficiency. Consider replacing the affected windows or contacting a window repair specialist for seal replacement.

Location: Back window



8.13 Windows

Plantation Shutters - Damaged Magnets

 Functional or Performance Observations

Damaged magnets were observed on the plantation shutters. This can prevent the shutters from staying properly closed or aligned, and repair or replacement of the affected magnets is recommended.

Location: Most windows



8.14 Windows

Window - Gap Sealant Needed

 Maintenance & Cosmetic Observations

Gaps were observed at window sealant areas, and additional sealing is needed. This can allow air and moisture intrusion; have the gaps properly sealed to help maintain energy efficiency and reduce the chance of moisture-related damage.

Location: Living room window



8.15 Floors

Hairline Cracks Maintenance & Cosmetic Observations

Hairline cracks are observed in some of the floor tiles. Cracks may be due to settling, improper installation, or lack of support beneath the tiles. Monitor the cracks for changes. Consider consulting a qualified flooring contractor to evaluate the cause and recommend appropriate repairs.

Location: Bathroom by kitchen



8.16 Floors

Baseboards/Trim - Separated Maintenance & Cosmetic Observations

The baseboard was observed separated from the wall/floor in one or more areas. This can be a sign of movement, minor damage, or loose attachment. There was no moisture detected at the time of inspection. Underlying conditions unknown.

Location: Master bedroom



8.17 Walls

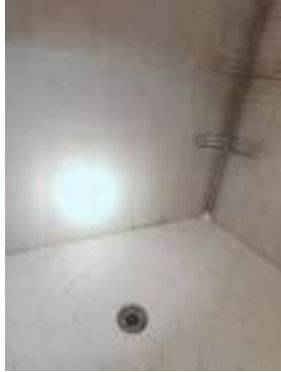
Bathroom Tile - Cracked Functional or Performance Observations

Service: Qualified Professional

Cracked tile was observed in the bathroom. This condition can allow moisture to enter behind the finished surface and may lead to further damage over time. Damaged tile can also become loose or more difficult to keep clean. Repair or replacement of the

affected tile is recommended.

Location: Guest Bathroom



8.18 Ceilings

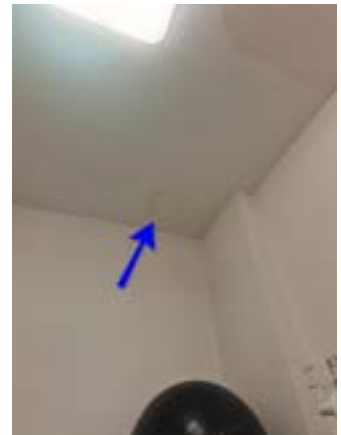
Stain(s) on Ceiling



Maintenance & Cosmetic Observations

Staining is visible on the ceiling in one or more areas. No active moisture was detected at the time of inspection. The staining may be due to a past leak, condensation, or other source of moisture.

Location: Master closet



9.0 BUILT-IN APPLIANCES

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
9.1 Section Overview	X	X	X	X	—
9.2 Oven/Range/Cooktop	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

9.1 Section Overview

Appliances

Built-in kitchen and laundry appliances were visually inspected using normal operating controls and appeared serviceable at the time of inspection, unless otherwise noted.

Appliances were tested using normal operating controls. Specialty features and full cycles were not tested.

9.2 Oven/Range/Cooktop

Range/Oven Energy Source: Electric

10.0 HVAC

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
10.1 Section Overview	X	X	X	X	—
10.2 Cooling/Heating Equipment	X	X	X	X	1
10.3 Normal Operating Controls	X	X	X	X	1
10.4 Distribution System	X	X	X	X	1

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

10.1 Section Overview

HVAC

The heating, cooling, and distribution systems were visually inspected using normal operating controls and appeared serviceable at the time of inspection, unless otherwise noted.

10.2 Cooling/Heating Equipment

Brand (Overview Picture): Trane, Ruud

10.3 Cooling/Heating Equipment

Approximate Age (Year of Manufacture): 2007, 2020

10.4 Cooling/Heating Equipment

Energy Source/Type: Electric

10.5 Cooling/Heating Equipment

Location: Exterior Right, Exterior Left

10.6 Normal Operating Controls

Thermo-stat Location: Hallway

10.7 Normal Operating Controls

Heating Method: Heat Strip

10.8 Normal Operating Controls

Cooling - Tested?: Yes

10.9 Normal Operating Controls

Temperature (AC Differentials)

Temperature differentials were checked at representative locations and appeared within expected ranges at the time of inspection.

10.10 Normal Operating Controls

Heating - Tested?: No

Heat is typically not tested when exterior temperature is above 80 degrees.

10.11 Distribution System

Configuration: Central

10.12 Distribution System

Air Handler Location: Interior Closet, Garage

10.13 Distribution System

Filter - Change

The air handler/return filter should be replaced upon moving in and every 1-2 months afterwards.

10.14 Distribution System

HVAC System Maintenance Tips

Condensation drain line should be cleaned periodically as a preventative maintenance, every 45-90 days, along with the air handler filter replacement. Access is found at the air handler and may be a T-shaped pipe which has a PVC cap. Remove the cap to access the drain. Using 1 cup distilled white vinegar, let sit for 20 minutes. Then flush out the drain line with 3 cups very hot water. If able, monitor the exterior condensate line exit to ensure water moves through the lines freely. If any blockage occurs, contact a licensed HVAC technician ASAP. Recommend a full system check up and cleaning at least every 2 years.

OBSERVATIONS

10.15 Cooling/Heating

Equipment



Functional or Performance Observations

Unusually Noisy

The cooling/heating equipment was observed to be unusually noisy during operation. Excessive noise can indicate wear, loose components, or other mechanical issues that may affect performance over time. I recommend having the unit evaluated and serviced by a qualified HVAC contractor. Repairs or maintenance should be made as needed to help ensure proper operation.

Location: Left side



10.16 Normal Operating Controls

End of Expected Service Life



Functional or Performance Observations

Service: Qualified Professional

The master bedroom HVAC system is at or near the end of their expected service life. Components in this condition may continue to function for a period of time, but reliability is reduced and failure can occur without much warning. This can affect normal operation and may lead to loss of heating or cooling control. I recommend budgeting for replacement and having the controls evaluated by a qualified HVAC contractor.



10.17 Distribution System

Poor Insulation Wrap

Functional or Performance Observations

Service: Qualified Professional

Poor insulation wrap was observed at the HVAC distribution system. Inadequate or damaged insulation can reduce energy efficiency and may allow condensation to form on the duct surface. Repair or replacement of the affected insulation wrap is recommended to help improve system performance and reduce the potential for moisture-related issues.

Location: Above master closet attic access

11.0 PLUMBING

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
11.1 Section Overview	X	X	X	X	—
11.2 General	X	X	X	X	1
11.3 Main Water Shut-off Device	X	X	X	X	—
11.4 Drain, Waste, & Vent Systems	X	X	X	X	1
11.5 Water Supply, Distribution Systems & Fixtures	X	X	X	X	1
11.6 Hot Water Systems, Controls, Flues & Vents	X	X	X	X	1 1
11.7 Fuel Storage & Distribution Systems	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

11.1 Section Overview

Plumbing

The plumbing system, including visible supply, distribution, fixtures, water flow, drainage, and water heating components, were visually inspected and appeared serviceable at the time of inspection, unless otherwise noted.

11.2 General

Filters: Sediment Filter

11.3 General

Water Source: Public

11.4 General

Water Pressure

Water pressure was observed to be serviceable at the time of inspection.

11.5 Main Water Shut-off Device

Location: Left side of home

The main water shut-off valve was observed and appeared accessible at the time of inspection.



11.6 Main Water Shut-off Device

Material: Copper

Main water supply material

11.7 Drain, Waste, & Vent Systems

Drain Size: 1 1/2", [']

11.8 Drain, Waste, & Vent Systems

Distribution Material: PVC

11.9 Water Supply, Distribution Systems & Fixtures

Interior Distribution Material: Copper

If seller items were present, they may have obstructed the view of the piping and cabinet. The inspector will not move sellers items.

Drain pipes may be bumped when moving sink cabinet items, out and in, of home. This may cause the drain line fittings to become loose or not aligned, which may cause leakage. Valves may leak at any time when they are turned on or off. It is advised to not over tighten valves off, or turn on to the full open stop positions. If leakage was to occur on move in, check alignment, and tighten all fittings/valves as required.

Any plumbing leakage defects noted in the report should be brought to the attention of the homeowner ASAP.

11.10 Hot Water Systems, Controls, Flues & Vents

Manufacturer: Rinnai, Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

11.11 Hot Water Systems, Controls, Flues & Vents

Capacity (Gallons): 40

11.12 Hot Water Systems, Controls, Flues & Vents

Age (Manufacturing Year): 2023

11.13 Hot Water Systems, Controls, Flues & Vents

Power Source/Type: Electric

11.14 Hot Water Systems, Controls, Flues & Vents

Location: Outside, Garage

11.15 Fuel Storage & Distribution Systems

Main Gas Shut-off Location: At Tank**LIMITATIONS**

11.16 Hot Water Systems, Controls, Flues & Vents

T&P Not Tested

The T&P (Temperature and Pressure) valve on the water heater is NOT tested.

OBSERVATIONS

11.17 General

Filter - Leaking Functional or Performance Observations

A leak was observed at the filter. This can lead to water damage and may affect system performance; repair or replacement by a qualified plumber is recommended.

Location: Left side of home



11.18 Drain, Waste, & Vent Systems

Sink Stopper - Stuck Down Functional or Performance Observations

The sink stopper did not pop back up when operated, which can interfere with normal drainage and use of the fixture. Repair or adjustment by a qualified plumber is recommended.

Location: Bathroom by kitchen

11.19 Water Supply, Distribution
Systems & Fixtures Functional or Performance Observations**Toilet Loose**

Service: Plumbing Contractor

The toilet exhibits movement at the base. Possible causes include loose mounting bolts, deteriorated wax ring, or underlying floor damage. Recommend a qualified plumber inspect and repair the toilet mounting and seal to prevent potential leaks and further damage.

Location: Master bathroom



11.20 Hot Water Systems, Controls, Flues & Vents

Near End of Life Functional or Performance Observations

The tankless water heater appears to be near the end of its typical service life based on its age. Older units are more likely to develop leaks, reduced efficiency, or other performance issues as components wear over time. While the unit may be operating at the time of inspection, budgeting for replacement in the near term is recommended. A qualified plumbing contractor should repair or replace the unit as needed.

11.21 Hot Water Systems,
Controls, Flues & Vents**High Temperature** Material Safety or Functional Concerns

Service: Qualified Professional

The water heater was observed to be set at a high temperature at the time of inspection. Water that is too hot can increase the risk of scalding and may also place added stress on the system. I recommend having the temperature setting adjusted to a safe range and monitoring performance afterward.

Location: Garage Water heater



12.0 ATTIC, INSULATION & VENTILATION

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
12.1 Section Overview	X	X	X	X	—
12.2 General	X	X	X	X	—
12.3 Attic Insulation	X	X	X	X	—
12.4 Ventilation	X	X	X	X	—
12.5 Exhaust Systems	X	X	X	X	1

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

- 12.1 Section Overview

Attic, Insulation & Ventilation

The attic was visually inspected in accessible areas; access was limited due to insulation and clearance conditions. Insulation was observed in visible areas and appeared generally evenly distributed. Attic ventilation consisted of soffit and passive vents with no obvious deficiencies observed. No visible signs of moisture intrusion or microbial growth were observed at the time of inspection, unless otherwise indicated in another section.
- 12.2 General

Dryer Power Source: 220 Electric
- 12.3 General

Dryer Vent: Metal
- 12.4 Attic Insulation

Insulation Type: Batt
- 12.5 Ventilation

Ventilation Type: Off-Ridge Vents, Soffit Vents
- 12.6 Exhaust Systems

Exhaust Fans: Fan with Light

OBSERVATIONS

- 12.7 Exhaust Systems

Exhaust Vent - Loose

Functional or Performance Observations

The water heater vent was observed to be loose at the time of inspection. This condition should be repaired and properly secured by a qualified contractor. Corrections are recommended to help the vent operate as intended.



13.0 STRUCTURAL COMPONENTS

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
13.1 Section Overview	X	X	X	X	—
13.2 Foundation	X	X	X	X	—
13.3 Floor Structure	X	X	X	X	—
13.4 Wall Structure	X	X	X	X	—
13.5 Roof Structure & Attic	X	X	X	X	1

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

13.1 Section Overview

Foundation & Structure

The foundation, foundation walls, floor structure, wall structure, and roof structure were visually inspected in accessible areas and appeared serviceable at the time of inspection and free of any visible settlement or cracking , unless otherwise noted.

13.2 Foundation

Material: Slab on Grade, Concrete

13.3 Floor Structure

Floor Structure: Concrete

13.4 Wall Structure

Wall Structure: Block

13.5 Roof Structure & Attic

Material: Plywood

13.6 Roof Structure & Attic

Type: Hip

OBSERVATIONS

13.7 Roof Structure & Attic

Water Staining

Maintenance & Cosmetic Observations

Service: Qualified Professional

There was water staining along the roof decking in the attic. There was no moisture at the time of inspection and this appears to be as a result of a previous roof leak. Recommend monitoring this condition.

Location: Far left side of home



14.0 THERMAL CAMERA

SUBSECTION	IN	NI	NP	D	# OBSERVATIONS
14.1 Thermal Scan	X	X	X	X	—

Rating Legend: IN: Inspected NI: Not Inspected NP: Not Present D: Defect/ Deficiency

INFORMATION

14.1 Thermal Scan

Thermal Camera Inspection

Thermal imaging was used as a supplemental tool during the inspection. No significant anomalies observed unless otherwise noted.