

123 Sample Property Ln, Anywhere, IN 47018

# Home Inspection Report

PREPARED FOR:

Sample Client

INSPECTED BY:

Dan Tinsley / Valor Home Inspections



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## HOME INSPECTION REPORT

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**Summary**

# Inspection Details

**INSPECTOR 1**

**Dan Tinsley**

Valor Home Inspections

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**812-290-1901**

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**CLIENT**

**Sample Client**

Phone **555-123-4567**

Email **sample.client@example.com**

**BUYERS AGENT**

**Sample Buyers Agent**

Phone **555-987-6543**

Email **sample.agent@example.com**

**ADDITIONAL INFO**

📅 Inspection date **May 19th, 2026**

● Others Present **Buyer**

● Property Occupied **Occupied**

● Building Type **Single Family**

● Weather **Clear,Sunny**

● Temperature **73 °F**






● Year Built **1972**

● Water Source **City**

● Sewage/Disposal **City**

HOME INSPECTION REPORT

# Definitions

- 
**Inspected**  
 The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- 
**Maintenance**  
 The Item or component requires regular maintenance for continued optimal performance.
- 
**Recommendation**  
 The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- 
**Requires Attention**  
 The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- 
**Safety**  
 The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Grounds

The inspection of the grounds is a visual evaluation of the exterior features surrounding the home that directly impact its structural integrity, safety, and accessibility. This evaluation includes the driveway, walkways, patios, porches, and any retaining walls or fencing. Additionally, special attention is paid to the grading and drainage around the perimeter of the structure. Proper grading ensures that surface water sheds away from the foundation, minimizing the risk of water intrusion, soil erosion, and foundational settlement.

Note: This inspection is strictly visual and limited to components that are visible and accessible at the time of inspection. It does not include an evaluation of underground drainage systems, subterranean soil conditions, or property boundaries.

### 1.1 DRIVEWAY

 Inspected

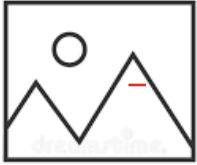
DESCRIPTION: Gravel

INFORMATION:

Appeared to be 3 stall gravel parking area in front of the home.

LOCATION: North

MEDIA:



**No image available**

## 1.2 WALKS

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DESCRIPTION: Concrete

LOCATION: North

MEDIA:



**No image available**



COMMENTS:



### Uneven and Cracked Walkway Creating Trip Hazard

The exterior walkway was observed to be uneven and cracked, creating a potential trip hazard. This condition may pose a safety risk to occupants and visitors, especially in low visibility conditions. It is recommended that the damaged sections be repaired, leveled, or replaced to provide a stable and even walking surface. A qualified contractor should evaluate the extent of the deterioration and perform appropriate corrective measures to reduce the risk of injury.

Location - North



### 1.3 GRADING/DRAINAGE

Recommendation Requires Attention

**DESCRIPTION:** Minor slope, Flat, Negative slope

**INFORMATION:**

West Side appeared to have negative slope towards foundation. Recommend evaluation by qualified contractor for any moisture issues.

North side appeared to have positive slope away from foundation.

East Side appeared to have positive slope away from foundation.

South side appeared to have negative slope toward foundation. Recommend evaluation by qualified contractor for any moisture issues.

**MEDIA:**



West Side



North Side



East Side

**COMMENTS:**

Requires Attention Recommendation

Improper slope. Pitch grading so that the water drains away from the house.

Location - West, South



West Side

Inspected

Ground grading appears to slope away from the foundation.

Location - East



No image available



## 1.4 FENCES/RETAINING WALLS

Recommendation

DESCRIPTION: Wood

MEDIA:





COMMENTS:

Recommendation

**Weathered Fence with Minor Warping and Gate Misalignment**

The wood privacy fence shows signs of weathering and deterioration, including discoloration and surface wear. Several sections appear slightly warped and uneven, and the gate appears misaligned with adjacent panels.

Location - East



Maintenance

**Weathered and Leaning Wood Fence with Moisture Damage**

The wood fence exhibits visible weathering and discoloration, with signs of aging including warped and uneven pickets. Some sections appear to be leaning slightly, and there is evidence of moisture-related deterioration along the lower portions of the boards.

Location - South



**Maintenance**

**Weathered and Leaning Wood Fence Sections**

Wood fencing shows signs of weathering and discoloration, with areas of green staining consistent with moisture exposure. Sections of the fence appear slightly leaning and some boards are warped or uneven, indicating minor structural movement and deterioration.

Location - South



**Maintenance**

**Weathered and Slightly Leaning Wood Fence with Vegetation Contact**

The wood fence is weathered, shows slight leaning, and has vegetation in contact along sections. These conditions can accelerate deterioration, reduce stability, and shorten the fence's service life. Recommend trimming back vegetation to prevent moisture retention and further damage. Evaluate posts and supports for integrity; repair or reinforce leaning sections as needed. Replacement of severely weathered or compromised components may be necessary to restore proper function and longevity.

Location - North, West



**Maintenance**

**Weathered Fence with Moisture Damage and Minor Leaning**

The wood fence exhibits noticeable weathering and discoloration, with sections showing uneven fading and staining. There is visible moisture-related deterioration at the lower portions, including dark staining consistent with algae or rot. Some boards appear slightly warped and misaligned, and the fence line shows minor leaning.

Location - West



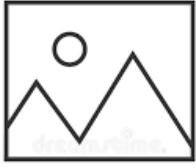
West Side

**Maintenance**

**Fence in Contact with Exterior Wall and Deterioration at Bottom**

A section of the fence is in direct contact with the exterior wall, and deterioration is visible at the bottom of the fence materials. This condition can trap moisture against the wall and accelerate decay or pest intrusion. It is recommended to separate the fence from the structure to allow proper airflow and prevent moisture buildup. Damaged portions of the fence should be repaired or replaced as needed. Monitor the adjacent wall area for any signs of moisture damage and address if observed.

Location - East



**No image available**

Recommendation

Damaged, recommend repair/replacement



East

## 1.5 PORCH/PATIO

Recommendation

**DESCRIPTION:** Concrete

**INFORMATION:**

Appeared to be a positive slope away from foundation.

**LOCATION:**

**MEDIA:**



Front Porch



No image available

Back Patio



Front Porch



Back Patio

COMMENTS:

**Recommendation**

Cracked and Separated Concrete at Porch Entry

Cracking and separation were observed in the concrete slab at the porch/patio area near the brick wall and entry door. The gap at the joint appears widened and may allow water intrusion, which can contribute to further deterioration or potential settlement. This condition also presents a potential trip hazard. Recommend sealing the joint and having the area evaluated and repaired by a qualified contractor to prevent further damage and improve safety.

Location - North



**Recommendation**

Cracked Concrete Porch Slab

Cracking was observed in the concrete porch slab, including a visible fracture extending across the surface near the entry area. Minor separation is also noted at the joint between slab sections.

Location - North



Front Porch

## 2. Exterior

The exterior components of a home serve as the primary protective shell against weather, moisture intrusion, and premature structural deterioration. This evaluation includes a visual assessment of the siding, trim, flashing, windows, and exterior doors. Additionally, it covers attached architectural features such as decks, balconies, porches, stoops, steps, and railings. Our inspection focuses on identifying areas of active wear, improper installation, or compromised seals that could lead to moisture damage or energy loss.

Note: This is a visual evaluation of the exterior surfaces visible from ground level or safe vantage points at the time of inspection. It does not include an assessment of internal wall cavities, hidden flashing layers, or the performance of storm windows and doors.

### 2.1 TYPE

Maintenance

DESCRIPTION: Brick

TRIM: Wood

MEDIA:



East



No image available

North



North

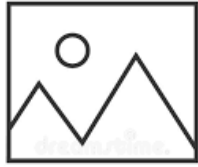


West



**No image available**

South



**No image available**

South

**COMMENTS:**

**Inspected**

**No Visible Issues Observed**

No visible issues were observed.

Location - East



**Maintenance**

**Improper Drainage**

Improper drainage was observed around the exterior, along with visible staining on adjacent surfaces. This condition can lead to moisture intrusion, material deterioration, and potential foundation concerns over time. Recommend improving site grading to direct water away from the structure and ensuring gutters and downspouts discharge properly. Monitor affected areas for further changes and consider consulting a qualified contractor to address drainage deficiencies.

Evidence of prolonged moisture exposure and organic growth staining was observed at the lower section of the brick veneer wall. Conditions may be associated with poor drainage, splash-back, elevated soil/moisture contact, or improper downspout discharge near the foundation. Recommend improving drainage away from the structure, monitoring for signs of moisture intrusion, and further evaluation/cleaning by a qualified masonry contractor as

needed. Continued moisture exposure can contribute to premature deterioration of masonry materials and mortar joints.

Location - West



**Maintenance**

**Items Stored Against Wall & Moisture Staining at Lower Brick Wall**

Items were observed stored directly against the exterior wall on the south side of the structure. This can trap moisture, restrict necessary airflow, and create conditions conducive to pest activity or material deterioration.

Additionally, moisture-related staining and discoloration are visible along the lower courses of the brick exterior wall near grade level, indicating potential prolonged exposure to water or inadequate drainage in this area.

**Recommendations:**

- **Relocate Stored Items:** Remove or relocate all items away from the exterior walls, maintaining a gap of several inches to allow for proper ventilation and clear inspection access.
- **Address Drainage:** Evaluate and improve site grading or downspout extensions to direct surface water away from the foundation.
- **Monitor & Evaluate:** Monitor the stained brick areas for further changes, and consider consulting a qualified masonry contractor to clean the brick and evaluate the mortar joints if conditions persist.

Location - South



**No image available**



**No image available**

## 2.2 SOFFITS/FASCIA

Maintenance

Recommendation

**DESCRIPTION:** Wood

**COMMENTS:**

Recommendation

### Deteriorated Fascia and Moisture Staining at Eave

Localized deterioration and weathering were observed at the fascia board, including peeling/failed paint, discoloration, and possible early-stage wood rot at the joint near the gutter. The soffit area below appears to show staining consistent with moisture exposure. These conditions may be related to water intrusion or inadequate drainage at the gutter edge. Recommend repairing or replacing damaged fascia sections, sealing and repainting all exposed wood, and verifying proper gutter alignment and drip edge installation to prevent further moisture damage.

Location - Northwest



Recommendation

### Rotted and Deteriorated Fascia/Soffit Components

Deterioration and apparent wood rot were observed at the fascia/soffit area, including peeling paint, decayed wood, and visible gaps. These conditions are consistent with prolonged moisture exposure and may allow for pest intrusion and further structural damage if left unaddressed. Recommend repair or replacement of the affected wood components, followed by proper sealing and painting to protect against future moisture intrusion. Evaluate adjacent areas for additional hidden damage.

Location - Southwest



**Recommendation**

**Deteriorated and Peeling Soffit Finish**

The soffit material exhibits significant paint deterioration and surface weathering, with areas of peeling and exposed wood. This condition can allow moisture intrusion and may lead to wood rot or further deterioration if not addressed. Recommend scraping and removing loose paint, sealing the surface, and repainting with an exterior-grade coating. Evaluate the wood for any soft or rotted sections and replace as needed. Regular maintenance is advised to prolong service life.

Location - North



**No image available**

**Recommendation**

**Deteriorated Soffit/Fascia with Early Rot**

The soffit/fascia wood shows significant weathering and deterioration, including peeling paint, surface degradation, and possible early-stage rot along the edge. The exposed wood is vulnerable to moisture intrusion and further decay. Recommend repairing or replacing damaged sections as needed, followed by proper sealing, priming, and painting to protect against future deterioration. Also advise verifying that adjacent flashing and drainage components are properly directing water away from this area.



**Recommendation**

**Soffit Finish Deterioration and Moisture Staining**

The soffit surfaces show visible staining and deterioration of the finish, consistent with prolonged moisture exposure. The protective coating appears worn, which can lead to wood decay if not addressed. Recommend cleaning, sealing, and repainting the affected areas, and further evaluating for any underlying moisture intrusion or ventilation issues to prevent future damage.

Location - North



**No image available**

**Recommendation**

**Warped and Deteriorated Fascia Board**

The fascia board at the roof edge shows signs of warping and deterioration, with visible separation and uneven alignment along the trim. The wood appears weathered with peeling or faded finish, indicating prolonged exposure to moisture. These conditions can allow water intrusion and lead to further structural damage if not addressed. Recommend repair or replacement of the affected fascia sections, followed by proper sealing and painting to protect against future moisture damage.

Location - Northeast

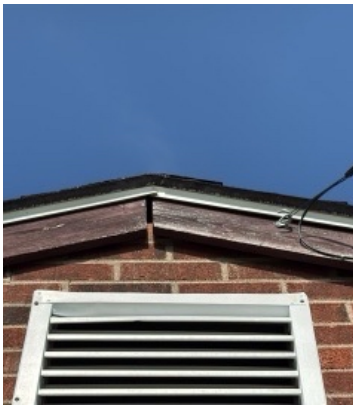



 Requires Attention

**Weathered and Deteriorating Fascia**

The fascia boards at the gable end show signs of weathering, including peeling paint and surface deterioration. There are minor gaps at the joints and exposed wood, which may allow moisture intrusion and lead to further decay if not addressed.

Location - East



 Recommendation

**Damaged and Splitting Fascia Board with Deteriorated Finish**

The fascia board at the roof edge shows visible cracking, splitting, and warping, with sections beginning to separate. The paint/finish is deteriorated, leaving the wood exposed to moisture intrusion and potential rot. These conditions can allow water penetration and pest entry if not addressed. Recommend repair or replacement of the damaged fascia sections, followed by proper sealing and repainting to protect against further deterioration. Evaluate adjacent soffit and roof edge components for any hidden moisture damage and repair as needed.

Location - Southeast

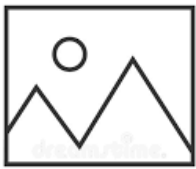


**Recommendation**

**Moisture-Damaged and Deteriorating Soffit**

The soffit material along the eave shows visible staining, discoloration, and signs of moisture intrusion. The wood appears weathered and may be deteriorating in areas, which can lead to further damage if not addressed. This condition may be due to improper ventilation, roof drainage issues, or prolonged exposure to moisture. It is recommended that the affected soffit sections be evaluated by a qualified contractor, repaired or replaced as needed, and properly sealed and painted. Additionally, roof drainage and ventilation should be assessed to prevent recurrence.

Location - South



**No image available**

**2.3 WINDOWS**

**Maintenance** **Recommendation**

**DESCRIPTION:** Vinyl, Wood, Single hung

**MEDIA:**



No image available

North Side - Wood Windows



North Side Living Room



North Side



North Side



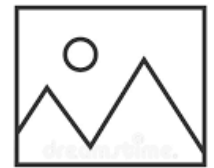
North Side - Vinyl



North Side



North Side



No image available

North Side



No image available

Kitchen



NW Bedroom



No image available

Kitchen

COMMENTS:

Maintenance

Deteriorated Window Head/ Perimeter Sealant and Gaps

Deterioration and gaps were observed at the top of the window trim where it meets the brick veneer. Sealant appears aged, cracked, or missing in areas, which can allow moisture intrusion and potential damage to surrounding materials. Recommend cleaning, properly sealing/caulking, and repainting the affected areas. Further evaluation for concealed moisture damage is advised if signs of water intrusion are present.



Maintenance

Deteriorated Window Frame and Sill with Paint Failure

Deterioration is visible on the window frame and sill, including peeling paint and apparent areas of wood rot. The lower sash track also shows signs of wear and possible corrosion.

Location - Northwest, Bedroom



**Maintenance**

**Deteriorated Sealant and Finish at Window Sill**

Deteriorated sealant and finish were observed at the window sill. This condition can allow moisture intrusion, which may lead to wood rot, interior damage, or reduced energy efficiency. Recommend removing failed materials, properly preparing the surface, and resealing/refinishing the sill with appropriate exterior-grade products. Monitor for any signs of water intrusion inside the home and repair as needed. Consider having a qualified contractor perform the work to ensure proper sealing and durability.

Location - North, Bedroom



**Maintenance**

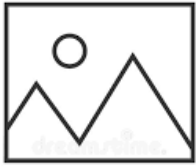
**Gap(s) around window(s) should be sealed**

**Recommendation**

**Bottom Section of glass is loose**

The lower section of the window glass was found to be loose at the time of inspection. This condition may allow air and moisture intrusion and presents a potential safety hazard if the glass shifts or falls. Recommend having the window evaluated and repaired or re-secured by a qualified contractor or glazier to ensure proper fit, sealing, and safe operation.

Location - Southeast, Kitchen



No image available

Kitchen Window

Maintenance

Missing screen(s)

Location - Northwest, Bedroom, Living room, Kitchen

2.4 EXTERIOR DOORS

DESCRIPTION: Metal

MEDIA:

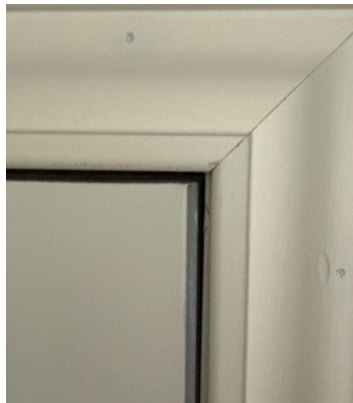


Storm Door Hinge



No image available

Front Door



Front Door



Kitchen Door

COMMENTS:

Recommendation

Missing Strike Plate and Improper Door Latching

The exterior door frame shows evidence of missing or removed strike plate hardware, with mounting holes filled or patched. This condition may prevent the door from latching and securing properly and can reduce overall security. Recommend installation of a proper strike plate and associated hardware, and repair of the door jamb as needed to ensure the door closes and latches securely.

Location - Kitchen



Back Door

Maintenance

**Loose and Worn Exterior Door Hinge**

The exterior door hinge shows signs of dirt buildup and wear, and one or more screws appear not fully seated, which may indicate loosening over time. This condition can affect proper door operation and alignment. Recommend cleaning the hinge, tightening all fasteners, and replacing any stripped or damaged screws. Lubrication of the hinge is also advised to ensure smooth operation and reduce further wear.

Location - Living room



Top Hinge Storm Door

Maintenance

**Door Trim Joint Separation at Upper Corner**

The exterior door trim at the upper corner shows separation at the miter joint, with visible gaps and minor cracking in the finish. This condition may allow moisture intrusion and can worsen over time if not addressed. Recommend sealing the joint with appropriate exterior-grade caulk and monitoring for further movement; repair or replacement of trim may be needed if separation increases.

Location - Living room



## 2.5 HOSE BIBS

Inspected

**DESCRIPTION:** Rotary

**INFORMATION:**

PSI appeared to be within normal ranges.

**LOCATION:** South

**MEDIA:**




## 3. Roof

The roof system is the structure's primary line of defense against weather elements, water intrusion, and environmental exposure. This evaluation includes a visual assessment of the roof covering materials, surface condition, flashing, valleys, and shedding components, as well as penetrations such as plumbing vents and chimneys. Our inspection focuses on identifying active wear, material degradation, improper installation, or compromised flashing seals that could jeopardize the water-tight integrity of the home.

Note: This inspection is a visual evaluation of the roof's condition from safe and accessible vantage points at the time of the inspection. It does not constitute a warranty or guarantee against future leaks, nor does it predict the remaining lifespan of the roofing materials. Defined structural elements or hidden layers beneath the surface materials cannot be verified.

### 3.1 TYPE

 Recommendation

**DESCRIPTION:** Gable


**METHOD OF INSPECTION:** On roof

**MATERIAL:** Asphalt shingle

**MEDIA:**



**COMMENTS:**

 Recommendation

**Exposed Fasteners and Shingle Lifting Observed**

Exposed fasteners, which can allow water intrusion and increase the risk of wind damage. These conditions may lead to premature roof deterioration if not addressed. Recommend evaluation and repair by a qualified roofing contractor, including securing or replacing affected shingles and properly sealing or covering exposed fasteners to help prevent moisture penetration.

Location - West Ridge Cap

## 3.2 GUTTERS

Maintenance

DESCRIPTION: Aluminum

MEDIA:



COMMENTS:

Requires Attention

Standing Water in Gutter Due to Improper Slope

The gutter contains standing water and debris accumulation, indicating improper drainage and likely insufficient slope toward the downspout. Prolonged standing water can lead to

accelerated deterioration, overflow, and potential damage to the fascia and foundation areas below. Recommend cleaning the gutters and having a qualified contractor evaluate and correct the pitch to ensure proper drainage.

Location - North



No image available

**Requires Attention**

**Clogged Gutter with Standing Water and Improper Drainage**

The gutter contains standing water and accumulated debris, indicating improper drainage and likely blockage. Prolonged water retention can accelerate corrosion and may lead to overflow, potentially causing damage to the fascia, soffit, and foundation areas below. Recommend cleaning the gutters, ensuring proper slope toward downspouts, and evaluating for any obstructions or damage. Consider routine maintenance to prevent recurrence.

Location - North, South



No image available

**Maintenance**

Need cleaning

**3.3 DOWNSPOUTS/LEADERS/EXTENSIONS**

**Maintenance**

DESCRIPTION: Aluminum

MEDIA:



COMMENTS:

Maintenance

**Loose and Leaking Downspout Connection at Gutter Outlet**

The downspout elbow connection at the gutter outlet appears loosely fitted and inadequately sealed, with visible gaps and staining consistent with water leakage. Fastening at the connection also appears insufficient. This condition can allow water to escape at the joint and contribute to moisture intrusion and damage to adjacent components. Recommend properly securing the connection with appropriate fasteners and sealing the joint to ensure a water-tight fit.

Location - Northwest



Maintenance

**Downspout Extension Missing/Not Connected**

The downspout terminates at the foundation and is not properly connected to an extension to carry water away. Extension pieces were observed on the ground nearby but are not installed. This condition can allow water to accumulate at the foundation, increasing the risk of moisture intrusion or structural movement. Recommend installing and securing a proper downspout extension to direct water at least 4–6 feet away from the foundation and ensuring positive drainage away from the structure.

Location - Southeast



South East



North West

**Requires Attention**

**Missing Downspout and Improper Drainage at Gutter Outlet**

The gutter downspout is missing at this location, leaving an open outlet at the end of the gutter. This condition allows water to discharge directly at the roof edge and near the foundation, which can lead to soil erosion, moisture intrusion, and potential foundation damage. Debris buildup is also visible at the outlet, which may further restrict proper drainage. Recommend installing a properly connected downspout with an extension to direct water away from the structure and cleaning the gutter to ensure proper flow.

Location - Southwest



**3.4 FLASHING**

**Recommendation**

**DESCRIPTION:** Aluminum



**COMMENTS:**

**Recommendation**

**Missing/Deteriorated Roof Edge Flashing**

Exposed wood and deteriorated/missing flashing were observed along the roof edge. The drip edge/flashing appears incomplete or improperly installed, which can allow water intrusion and contribute to wood rot at the fascia. Recommend evaluation and repair by a qualified roofing contractor, including installation of proper flashing and replacement of any damaged wood to help prevent further deterioration.

Location - East



**Recommendation**

**Improper/Loose Roof Edge Flashing at Gutter**

Flashing at the roof edge above the gutter appears improperly installed and/or damaged, with visible gaps and lifting that can allow water intrusion behind the gutter. Exposed wood trim is present and may be susceptible to moisture damage and decay. Recommend evaluation and repair by a qualified contractor to properly install or secure flashing and seal all gaps to prevent water penetration.

Location - Northwest, Northeast, Southwest, Southeast



### 3.5 PLUMBING VENTS

Inspected

DESCRIPTION: PVC

COMMENTS:

Plumbing Vent Appears Properly Installed  
No visible issues were observed.



## 4. Structure

### 4.1 TYPE

DESCRIPTION: Wood frame, Unable to Inspect

### 4.2 FOUNDATION

Inspected

DESCRIPTION: Block, Poured slab

INFORMATION:

The foundation was inspected from visible exterior areas only. The full foundation system could not be completely evaluated. Conditions concealed by finishes, stored items, grading, vegetation, or inaccessible areas were beyond the scope of this inspection.

**MEDIA:****COMMENTS:**

Structure / Foundation Limitation: Slab-on-Grade / No Basement

The home is constructed on a slab-on-grade or block foundation with no basement present. Because there is no full basement or below-grade cavity, a comprehensive interior inspection of the foundational walls, underlying footings, and structural sub-flooring is not possible. The foundation evaluation was strictly limited to the visible sections of the exterior perimeter walls and the exposed finished floor surfaces inside the living spaces. Conditions concealed by floor coverings, drywall, built-in cabinetry, landscaping, or stored items are beyond the scope of this inspection.

**Recommendations:**

- **Monitor Exterior:** Periodically check the visible exterior foundation walls or exposed slab edges for cracks, movement, or signs of moisture distress.
- **Maintain Grading:** Ensure that exterior soil grading slopes away from the foundation to prevent water from pooling against the structure.

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The foundation areas were not fully accessible and portions were not inspected

## 4.3 FLOOR/SLAB

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**DESCRIPTION:** Concrete

**MEDIA:**



**COMMENTS:**

Recommendation

**Minor Foundation Crack and Moisture Concern at Base of Wall**

A small crack and separation were observed at the base of the foundation wall where the concrete meets the brick veneer. This condition may allow moisture intrusion and could worsen over time if not addressed. Additionally, the presence of landscaping stones in direct contact with the foundation may contribute to moisture retention against the wall. Recommend sealing the crack with an appropriate masonry sealant and maintaining proper clearance between the foundation and landscaping materials. Monitor the area for any signs of movement or water intrusion and consult a qualified contractor if the condition worsens.

Location - North



Floor covering(s) prevents view of slab

**4.4 JOISTS/TRUSSES**

**DESCRIPTION:** Not visible

**COMMENTS:**

Finishes block visual inspection of joist(s)/truss(es)

## 4.5 BEARING WALLS

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**DESCRIPTION:** Wood frame, Not Visible During Inspection

**COMMENTS:**

Framing is not accessible for inspection

## 4.6 SUBFLOOR

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**DESCRIPTION:** Not visible During Inspection

**COMMENTS:**

Finishes block visual inspection of subfloor

# 5. Electrical

The home was equipped with an Eaton BR series electrical distribution panel rated for up to 200 amps. The panel appeared to be a modern residential load center at the time of inspection. An evaluation of visible panel components and accessible branch wiring was performed in accordance with the inspection standards of practice.

## 5.1 SERVICE

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**DESCRIPTION:** Unable to determine

**SERVICE AMPS AND VOLTS:** 200 amps

**GROUND:** Not visible at time of inspection

**COMMENTS:**

Maintenance

**Corroded Electrical Service Mast**

The overhead electrical service mast shows visible corrosion and deterioration at the attachment point and along the mast surface. These conditions can lead to premature failure, water intrusion, or unsafe electrical connections. Recommend evaluation and repair by a licensed

electrician, including replacement of corroded components, proper securing of conductors, and verification of a watertight, code-compliant installation.

Location - West



## 5.2 MAIN PANEL

Recommendation

**DESCRIPTION:** Eaton

**CAPACITY:** 200 amps

**LOCATION:** Northwest, Bedroom, Closet

**NAMEPLATE:**



**MEDIA:**



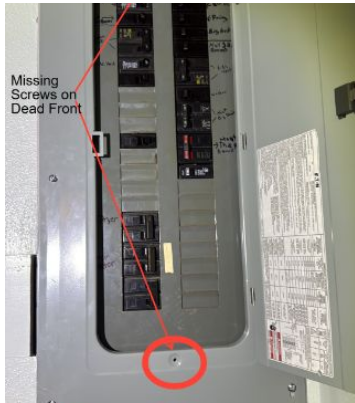
COMMENTS:

Recommendation

Mixed Breaker Types and Incomplete Panel Labeling

The main electrical panel appears generally intact; however, there are breakers installed that appear to be of differing brands/types, which may not be listed or approved for use within this specific panel. Mixing incompatible breakers can lead to poor connections, overheating, or unreliable circuit protection. Additionally, the circuit directory is handwritten and somewhat unclear in areas, which may make it difficult to quickly identify and safely shut off individual circuits during an emergency or when servicing is needed. It is recommended that a qualified licensed electrician evaluate the panel to confirm that all breakers are properly matched and approved for this panel model, and replace any incompatible components as needed. The electrician should also provide a clear, legible, and accurate circuit directory for improved safety and usability.

Location - Northwest, Bedroom, Closet



Evaluation by a licensed electrician is recommended

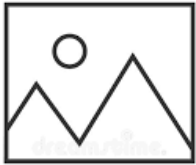
5.3 GFCI/AFCI

Recommendation

Requires Attention

DESCRIPTION: At GFCI receptacle(s) only, Kitchen, Bathroom(s)

MEDIA:



**No image available**

**COMMENTS:**

**Requires Attention**

**Receptacle Lacks Verified AFCI Protection**

A standard receptacle was observed in this location without visible AFCI protection. While not all areas require GFCI protection, modern safety standards typically call for AFCI protection in living areas. The absence of visible protection could indicate the circuit is not adequately protected or protection may be located upstream and not labeled. Recommend verification of proper GFCI/AFCI protection and upgrading as needed by a qualified electrician to enhance safety. Additionally, this particular outlet appeared, according to tester, to not be energized.

Location - Living room

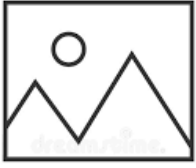


**Recommendation**

**Open Ground GFCI Protection at Receptacle**

An open ground condition was observed at a receptacle utilizing GFCI protection. While GFCI devices can provide shock protection without a ground, the absence of a proper equipment grounding conductor may reduce overall safety and may not meet current standards for certain applications. Additionally, an open ground was observed at the outlet outside the kitchen on adjacent wall. This condition can also affect the performance of surge protectors and sensitive electronics. Recommend evaluation by a qualified electrician to determine appropriate corrections, which may include proper grounding, labeling, or circuit upgrades as needed.

Location - Kitchen, Outdoors Adjacent to Kitchen



No image available

AFCI not present

Evaluation by a licensed electrician is recommended

### 5.4 BRANCH CIRCUITS

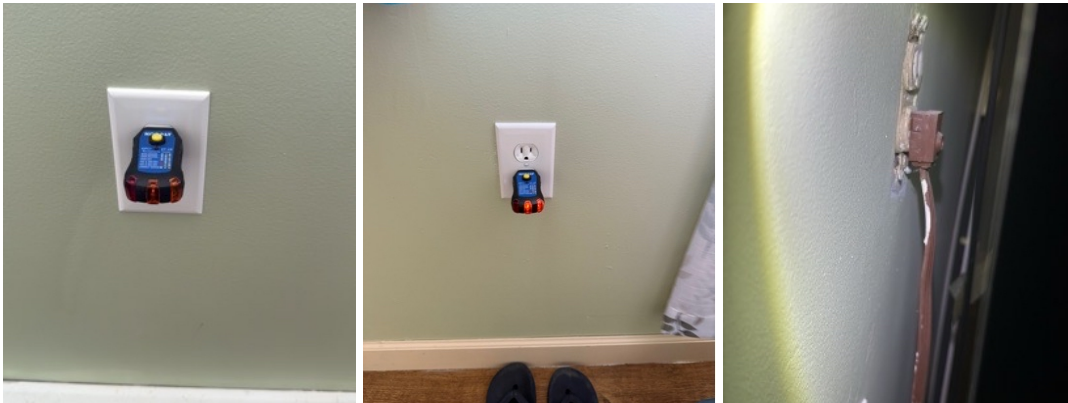
Requires Attention  Recommendation

**DESCRIPTION:** Unable to Determine

**INFORMATION:**

no power to outlet, recommend licensed electrician evaluate

**MEDIA:**



Living Room Wall Under Windows

**COMMENTS:**

Recommendation

Cover missing from box

An electrical outlet was observed without a cover plate. This condition exposes wiring and terminals, increasing the risk of electrical shock and potential damage to the outlet. It is rec-

ommended that a proper cover plate be installed to protect the outlet and restore safe conditions. Repair should be completed by a qualified individual prior to normal use.

Location - Kitchen behind Refrigerator



**Requires Attention**

Outlet appears to not be energized

An electrical outlets were found to be not energized at the time of inspection. No tripped breakers were observed at the main panel, suggesting a possible wiring issue, loose connection, or a fault within the circuit. This condition may limit usability and could indicate an underlying defect. Recommend evaluation and repair by a qualified licensed electrician to determine the cause and restore proper function.

Location - Living room below windows



Below Living Room Windows

## 5.5 SMOKE DETECTORS

**Safety**

**DESCRIPTION:** None Present

**INFORMATION:**

No smoke detectors were observed at the time of the inspection. Modern safety standards recommend smoke alarms be installed in each sleeping room, outside each separate sleeping area, and on every level of the home. Recommend installation by a qualified professional for improved life safety.

COMMENTS:



Recommend installation of smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

## 5.6 CARBON MONOXIDE DETECTORS

---

DESCRIPTION: None Visible

INFORMATION:

No carbon monoxide detectors were observed at the time of the inspection. Current safety standards recommend carbon monoxide alarms be installed outside sleeping areas and on each level of the home, especially where fuel-burning appliances or attached garages are present. Recommend installation for improved occupant safety.

COMMENTS:



Recommend installation of carbon monoxide detector(s)

# 6. Plumbing

The plumbing system was visually inspected for leaks, functional concerns, material deficiencies, and visible defects. This section includes observations of supply lines, drain systems, fixtures, water heaters, and other accessible plumbing components.

## 6.1 SERVICE LINE

---

DESCRIPTION: Not Visible During Inspection

COMMENTS:

Service line not visible

## 6.2 MAIN WATER SHUTOFF

**DESCRIPTION:** Front of house, Not Observed During Inspection

**COMMENTS:**

Maintenance

Not found

The main water meter was located at the northwest corner of the property. A readily accessible main water shutoff valve was not identified at the time of inspection. It is recommended that the location of the primary shutoff be confirmed and clearly marked for emergency use. If no shutoff is present, a qualified plumber should install one to allow for quick isolation of the water supply in the event of a leak or plumbing failure.

## 6.3 WATER LINES

Inspected

**DESCRIPTION:** Copper

**LOCATION:** Utility room, Kitchen

**MEDIA:**



No image available



No image available

**COMMENTS:**

Inspected

Water Lines: No Active Leaking Observed

A visual inspection of the accessible water supply lines throughout the structure was performed. At the time of the inspection, there were no visible signs of active leaking, corrosion, or major deterioration at the exposed pipe joints and connections.

**Note:** Because a significant portion of the plumbing supply network is concealed behind dry-wall, ceilings, insulation, and sub-flooring, this evaluation is strictly limited to the sections of piping that are clearly visible.

Finishes block visual inspection of water line(s)

## 6.4 DRAIN PIPES

Inspected  Recommendation

DESCRIPTION: PVC

MEDIA:



COMMENTS:

Inspected

No Visible Leaks at time of inspection

Recommendation

Finishes block visual inspection of drain/sewer lines. Recommend a sewer scope inspection.

## 6.5 FUEL SERVICE LINES

DESCRIPTION: Unable to Determine

COMMENTS:

Finishes block a complete visual inspection of line(s)

## 6.6 WATER HEATER

Inspected

**DESCRIPTION:** Tank

**MANUFACTURER:** Whirlpool

**CAPACITY:** 40 gal

**FUEL:** Electric

**LOCATION:** Utility Room in Hallway

**LOCATION:** Utility room

**NAMEPLATE:**

Model number - ES40R92-45D

Serial number - 1127T468573



**MEDIA:**



**No image available**

## 7. Attic

### 7.1 METHOD OF INSPECTION

Recommendation

**DESCRIPTION:** Unable to Inspect

**ATTIC ACCESS:** Hatch

**UNABLE TO INSPECT:** 100%

**INFORMATION:**

Attic access was located behind an exterior louvered panel secured with screws. The attic space was not inspected because the access was not readily accessible at the time of the inspection. Removal of the panel was not performed due to the potential for damage to the panel, surrounding materials, or improper reinstallation concerns associated with mismatched or non-original fasteners. Evaluation of the attic space was limited accordingly.

Recommend a qualified contractor evaluate options for providing safe and readily accessible attic access while maintaining proper weather resistance and avoiding damage to exterior components.

**LOCATION:** West

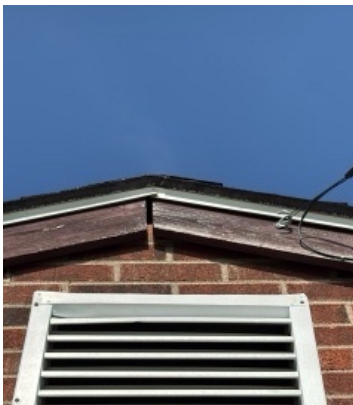
**COMMENTS:**

Recommendation

**Unable to Access**

The attic space was not accessible at the time of inspection due to restricted or blocked entry. As a result, the condition of the attic, including insulation, ventilation, and structural components, could not be evaluated. It is recommended that access be provided and the attic be inspected once entry is made available. Consider having a qualified professional assess the area to ensure there are no hidden issues such as moisture intrusion, pest activity, or structural concerns.

Location - Attic



## 7.2 VENTILATION

---

**DESCRIPTION:** Unable to Determine

## 7.3 MOISTURE PENETRATION

---

**DESCRIPTION:** Unable to Determine

## 8. Heating/Cooling

The heating system was operated using normal controls when weather conditions and system operation permitted. This section includes observations regarding the visible condition and performance of the heating equipment and related components at the time of inspection.

The cooling system was inspected and operated when outdoor temperatures and conditions permitted safe operation. This section documents visible conditions and general performance observations of the cooling equipment and associated components.

### 8.1 THERMOSTAT(S)

Inspected

**DESCRIPTION:** Individual

**LOCATION:** Each Room EXCEPT Bathroom

### 8.2 HEATING SYSTEM

Inspected

Recommendation

**DESCRIPTION:** Baseboard

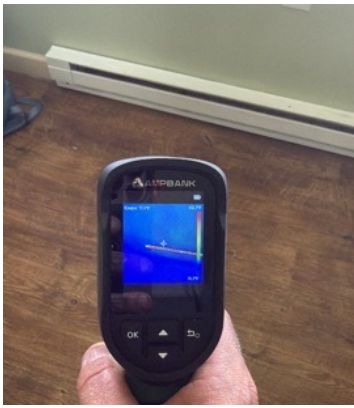
**MANUFACTURER:** Unknown

**FUEL TYPE:** Electric

**INFORMATION:**

A thermal imaging camera was utilized during the evaluation of the heating system solely as a supplementary diagnostic tool to verify that the baseboard heating units were actively radiating heat and functioning under normal operating conditions. The infrared scans were used to confirm heat distribution at the individual units and should not be interpreted as a comprehensive thermal or energy audit of the structure. This thermal evaluation is strictly limited to verifying equipment operation at the time of inspection and does not scan for hidden defects, insulation gaps, or latent structural issues behind walls and ceilings unless specifically noted. Furthermore, no direct heat source was observed in the bathroom.

**MEDIA:**



Living Room



Southwest Bedroom



Kitchen

COMMENTS:

Recommendation

Unable to test due to combustible materials in contact with electric baseboard heat

Unable to test due to combustible materials in contact with electric baseboard heat

Electric baseboard heaters were obstructed by combustible materials at the time of inspection, preventing safe operation and testing. This condition presents a potential fire hazard. Recommend removing all combustible items and maintaining proper clearances per manufacturer guidelines. After corrections, have the system evaluated and tested by a qualified HVAC professional to confirm safe operation.

Location - Bedroom



**No image available**

Master Bedroom



**No image available**

North Central Bedroom



**No image available**

Northwest Bedroom

### 8.3 COOLING SYSTEM

---

**DESCRIPTION:** Wall unit

**MANUFACTURER:** Gold Star

**FUEL TYPE:** 110 VAC

**INFORMATION:**

The wall-mounted cooling unit located in the Living Room was turned on and observed operating at the time of the inspection. The unit appeared to cool down under normal operating conditions, and the inspector physically verified the discharge of cool air from the unit. A thermal imaging camera was utilized solely as a supplementary diagnostic tool to assist in confirming temperature differentials at the unit's vents. This infrared scan was used for immediate operational verification only and does not constitute a comprehensive HVAC performance evaluation or energy audit. **Please note:** testing, internal component evaluation, and detailed performance analysis of specialized wall-mounted or window air conditioning units are strictly outside the scope of a standard home inspection. The unit is reported on as a courtesy based on its visual and operational condition at the time of the inspection.

**LOCATION:** Living room

**MEDIA:**



# 9. Bathroom

## 9.1 ELECTRICAL

Inspected

DESCRIPTION: 110 volts, GFCI

## 9.2 COUNTER/CABINET

Inspected

DESCRIPTION: Composite

MEDIA:



**No image available**

## 9.3 SINK/BASIN

DESCRIPTION: Single

LOCATION: Bathroom

MEDIA:



**No image available**

COMMENTS:

Maintenance  Recommendation

Draining slowly

### 9.4 FAUCETS/TRAPS

---

COMMENTS:

Inspected

Fixture(s) was operated and appeared functional at the time of inspection

### 9.5 TOILETS

Inspected

---

DESCRIPTION: Unknown

### 9.6 TUB/SHOWER/SURROUND

Inspected

---

DESCRIPTION: Fiberglass tub, Fiberglass surround

MEDIA:



**No image available**

### 9.7 VENTILATION

Inspected

---

DESCRIPTION: Electric fan

## 10. Kitchen

## 10.1 ELECTRICAL

Recommendation Safety

**DESCRIPTION:** 110 volts, GFCI

**MEDIA:**



**No image available**

**COMMENTS:**

Safety

Replace faulty GFCI outlet with open ground

A GFCI receptacle in the kitchen was found to have an open ground condition, which can prevent proper operation and reduce shock protection. This is a safety concern. Recommend evaluation and repair by a qualified electrician to ensure proper grounding and correct installation. The outlet should be tested after repair to confirm safe and reliable operation.

Location - Kitchen



**No image available**

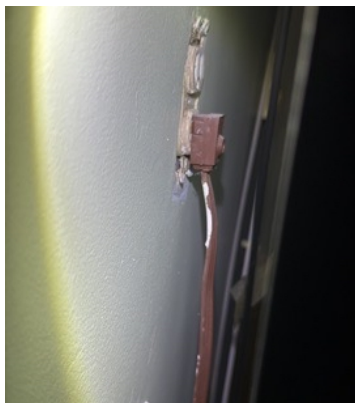
Recommendation

Install missing outlet cover plate

An outlet in the kitchen is missing its cover plate, leaving wiring components exposed. This condition poses a potential shock hazard and should be addressed promptly. Recommend installing a proper cover plate to ensure safety and protect the outlet from damage. If the

outlet appears damaged or loose, a qualified electrician should evaluate and repair as needed.

Location - Kitchen



Recommend that a qualified contractor evaluate and estimate repairs

## 10.2 COUNTERTOPS

Maintenance

DESCRIPTION: Laminate

LOCATION: Kitchen

MEDIA:



**No image available**



**No image available**

COMMENTS:

Maintenance

Caulk the edge(s) of the counter and backsplash



---

Surface laminate loose or peeling



**No image available**

---

### 10.3 CABINETS

Inspected

DESCRIPTION: Wood

MEDIA:



**No image available**

---

### 10.4 SINK

Inspected

**DESCRIPTION:** Double, Stainless steel

**MEDIA:**



## 10.5 PLUMBING/FIXTURES

---

**DESCRIPTION:** PVC

**MEDIA:**



**No image available**

**COMMENTS:**

Inspected

Fixture(s) was operated and appeared functional at the time of inspection

## 10.6 DISHWASHER

Inspected

---

**DESCRIPTION:** Whirlpool

**MEDIA:**



No image available

COMMENTS:

Maintenance

Interior Residue in Dishwasher

Standing water observed in the bottom of the dishwasher along with visible debris and residue accumulation around the drain area. Mineral buildup appeared to be present on interior surfaces.

Location - Kitchen



Inspected

Ran cycle at time of inspection

10.7 RANGE/OVEN

Inspected

DESCRIPTION: General Electric

FUEL SOURCE: Electric

INFORMATION:

A thermal imaging camera was utilized during the evaluation of the range/oven solely as a supplementary diagnostic tool to verify that the heating elements (burners and oven cavity) were actively radiating heat and functioning under normal operating conditions. The infrared scans were used strictly to confirm surface heat distribution and should not be interpreted as a calibrated calibration test of the appliance's precise temperature settings, a energy efficiency analysis, or a comprehensive internal component audit. This thermal evaluation is limited to verifying basic equipment operation at the time of inspection and does not scan for hidden latent electrical or mechanical defects.

LOCATION: Kitchen

COMMENTS:

Inspected

Appeared functional at the time of the inspection



## 10.8 MICROWAVE

Inspected

DESCRIPTION: Whirlpool

MEDIA:



No image available

COMMENTS:

Appeared functional at the time of the inspection

## 10.9 REFRIGERATOR

Inspected

**DESCRIPTION:** General Electric

**LOCATION:** Kitchen

**MEDIA:**



**No image available**

**COMMENTS:**

Inspected

Appeared functional at the time of the inspection

Ice and water dispenser were not inspected

# 11. Interior

The interior inspection includes visible and readily accessible components such as walls, ceilings, floors, doors, windows, stairs, and other interior features. Cosmetic imperfections are common; emphasis is placed on material defects, functional concerns, and safety-related observations.

## 11.1 ELECTRICAL

**DESCRIPTION:** 110 volts

**MEDIA:**



COMMENTS:

- Recommendation
- Requires Attention

Exposed and Unprotected Electrical Wiring

Exposed and improperly terminated wiring was observed at the wall surface, with no protective junction box or cover in place. The wall opening around the wiring is damaged, and the conductor appears unsecured and vulnerable to physical damage. This condition presents a potential safety hazard and does not meet typical electrical safety standards. Recommend evaluation and repair by a qualified electrician to properly enclose, secure, and protect the wiring, and to repair the wall surface as needed.

Location - Kitchen



Non-GFCI circuit.

11.2 CEILING

Inspected

DESCRIPTION: Paint

MEDIA:



**No image  
available**

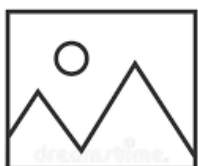
### 11.3 WALLS

Inspected

---

**DESCRIPTION:** Paint, Drywall

**MEDIA:**



**No image  
available**

### 11.4 FLOOR

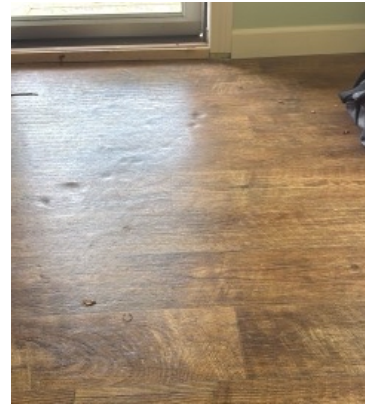
---

**DESCRIPTION:** Carpet, Vinyl, Tile

**MEDIA:**



No image available



COMMENTS:

Inspected

Typical wear

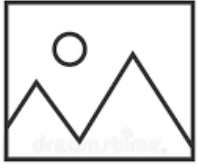
11.5 DOORS

Inspected

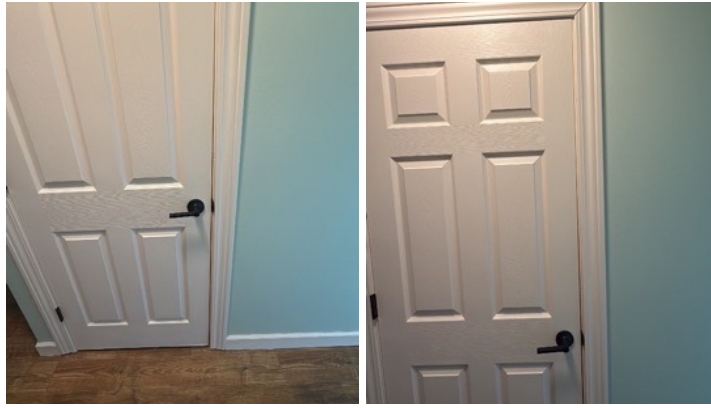
---

DESCRIPTION: Hollow wood

MEDIA:



No image available

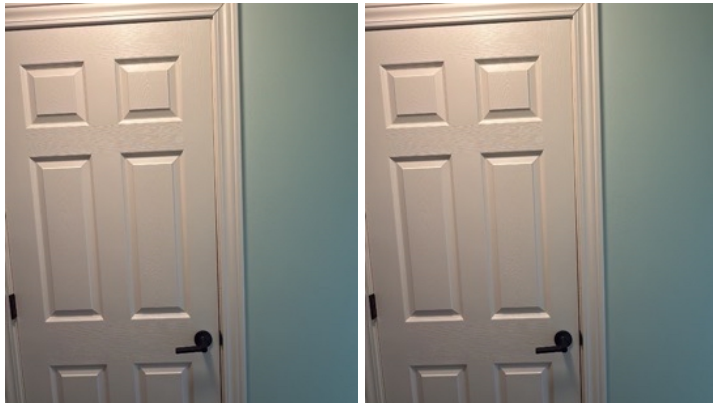


COMMENTS:

Maintenance

The door is sticking

Location - Utility Closet



No image available

Maintenance

Recommend evaluation by licensed contractor

11.6 WINDOWS

Recommendation

Requires Attention

COMMENTS:

Requires Attention

Will not open

Location - Far East Living Room Window



**Recommendation**

**Loose window**

A window was found to be loose and able to move freely side-to-side and at angles, indicating it is not properly secured within the frame. This condition may lead to air and moisture intrusion, reduced energy efficiency, and potential safety concerns. Recommend evaluation and repair by a qualified contractor to properly secure and seal the window as needed.

Location - Master Bedroom



**No image available**

**Recommendation**

**Window panes missing seals**

**Window panes missing seal**

One or more window panes were observed with failed or missing seals. This condition can allow air and moisture infiltration, reducing energy efficiency and potentially leading to condensation or fogging between panes. It is recommended that a qualified window contractor evaluate the affected units and repair or replace the seals or glazing as needed to restore proper performance.

Location - Kitchen, Bedroom, Living room



## 11.7 INSULATION/ VENTILATION

---

### INFORMATION:

A comprehensive evaluation of the insulation levels and ventilation systems could not be fully determined at the time of inspection. Due to finished wall and ceiling coverings, localized structural design, or restricted physical access, the specific type, thickness, and distribution of insulation and the layout of concealed ventilation pathways were obstructed from view.

The inspection was strictly limited to readily visible and accessible components. This limitation blocks a complete assessment of the thermal envelope's efficiency or hidden condensation issues.

### Recommendations:

- **Monitor Performance:** Monitor the interior living spaces for unusual temperature variations, drafts, or signs of localized moisture/mold growth.
- **Further Evaluation:** If efficiency issues or hidden defects are suspected, consider consulting a qualified insulation or weatherization specialist to perform a destructive or advanced thermal audit.

### COMMENTS:

Unable to determine

A full evaluation of insulation and ventilation was not possible due to finished surfaces and limited access. The type, thickness, and distribution of insulation, as well as concealed ventilation pathways, could not be verified. This limits assessment of energy efficiency and potential hidden moisture issues. Monitor interior areas for uneven temperatures, drafts, or signs of condensation or mold. If concerns arise, consider hiring a qualified insulation or weatherization specialist to perform a more invasive inspection or thermal imaging analysis.

## 12. Laundry

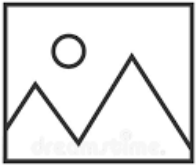
## 12.1 LOCATION

---

**DESCRIPTION:** First floor

**LOCATION:** Bathroom

**MEDIA:**



**No image available**

**COMMENTS:**

Not Tested

Laundry components were not tested as they are outside the inspection scope.

Location - Bathroom

## 12.2 DRYER VENT

---

**DESCRIPTION:** Metal flex

**COMMENTS:**

Maintenance

**Dryer Vent Lint Buildup and Damper Obstruction**

Lint buildup was observed at the exterior dryer vent termination, and the vent flap appears obstructed and not fully closing. This condition can restrict airflow, reduce dryer efficiency, and increase the risk of overheating or fire. Recommend cleaning the vent and ensuring the damper operates freely; repair or replace the vent cover if it does not properly open and close.



### 12.3 WASHER HOSE BIB

---

**DESCRIPTION:** Unavailable At Time Of Inspection

### 12.4 WASHER DRAIN

---

**DESCRIPTION:** Unable to Determine

**COMMENTS:**

Unavailable at time of inspection

### 12.5 ELECTRICAL

---

**DESCRIPTION:** 110 volts

### 12.6 FLOOR DRAIN/PAN

---

**DESCRIPTION:** Drain pan

# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



### Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

# 1. Grounds

## 1.2 WALKS

---

### COMMENTS:



#### Uneven and Cracked Walkway Creating Trip Hazard

The exterior walkway was observed to be uneven and cracked, creating a potential trip hazard. This condition may pose a safety risk to occupants and visitors, especially in low visibility conditions. It is recommended that the damaged sections be repaired, leveled, or replaced to provide a stable and even walking surface. A qualified contractor should evaluate the extent of the deterioration and perform appropriate corrective measures to reduce the risk of injury.

Location - North



## 1.3 GRADING/DRAINAGE

---

### COMMENTS:

**Requires Attention** **Recommendation**

Improper slope. Pitch grading so that the water drains away from the house.

Location - West, South



West Side



No image available

South

## 2. Exterior

### 2.2 SOFFITS/FASCIA

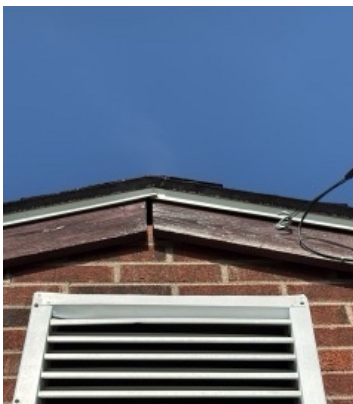
COMMENTS:

**Requires Attention**

**Weathered and Deteriorating Fascia**

The fascia boards at the gable end show signs of weathering, including peeling paint and surface deterioration. There are minor gaps at the joints and exposed wood, which may allow moisture intrusion and lead to further decay if not addressed.

Location - East



## 3. Roof

### 3.2 GUTTERS

---

**COMMENTS:**

**Requires Attention**

**Standing Water in Gutter Due to Improper Slope**

The gutter contains standing water and debris accumulation, indicating improper drainage and likely insufficient slope toward the downspout. Prolonged standing water can lead to accelerated deterioration, overflow, and potential damage to the fascia and foundation areas below. Recommend cleaning the gutters and having a qualified contractor evaluate and correct the pitch to ensure proper drainage.

Location - North



**No image available**

**Requires Attention**

**Clogged Gutter with Standing Water and Improper Drainage**

The gutter contains standing water and accumulated debris, indicating improper drainage and likely blockage. Prolonged water retention can accelerate corrosion and may lead to overflow, potentially causing damage to the fascia, soffit, and foundation areas below. Recommend cleaning the gutters, ensuring proper slope toward downspouts, and evaluating for any obstructions or damage. Consider routine maintenance to prevent recurrence.

Location - North, South



### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

COMMENTS:

 Requires Attention

**Missing Downspout and Improper Drainage at Gutter Outlet**

The gutter downspout is missing at this location, leaving an open outlet at the end of the gutter. This condition allows water to discharge directly at the roof edge and near the foundation, which can lead to soil erosion, moisture intrusion, and potential foundation damage. Debris buildup is also visible at the outlet, which may further restrict proper drainage. Recommend installing a properly connected downspout with an extension to direct water away from the structure and cleaning the gutter to ensure proper flow.

Location - Southwest



## 5. Electrical

### 5.3 GFCI/AFCI

---

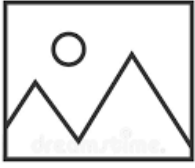
COMMENTS:

 Requires Attention

**Receptacle Lacks Verified AFCI Protection**

A standard receptacle was observed in this location without visible AFCI protection. While not all areas require GFCI protection, modern safety standards typically call for AFCI protection in living areas. The absence of visible protection could indicate the circuit is not adequately protected or protection may be located upstream and not labeled. Recommend verification of proper GFCI/AFCI protection and upgrading as needed by a qualified electrician to enhance safety. Additionally, this particular outlet appeared, according to tester, to not be energized.

Location - Living room



**No image available**

## 5.4 BRANCH CIRCUITS

---

### COMMENTS:

 Requires Attention

Outlet appears to not be energized

An electrical outlets were found to be not energized at the time of inspection. No tripped breakers were observed at the main panel, suggesting a possible wiring issue, loose connection, or a fault within the circuit. This condition may limit usability and could indicate an underlying defect. Recommend evaluation and repair by a qualified licensed electrician to determine the cause and restore proper function.

Location - Living room below windows



Below Living Room Windows

## 5.5 SMOKE DETECTORS

---

### COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

## 5.6 CARBON MONOXIDE DETECTORS

---

COMMENTS:



Recommend installation of carbon monoxide detector(s)

# 10. Kitchen

## 10.1 ELECTRICAL

---

COMMENTS:



Replace faulty GFCI outlet with open ground

A GFCI receptacle in the kitchen was found to have an open ground condition, which can prevent proper operation and reduce shock protection. This is a safety concern. Recommend evaluation and repair by a qualified electrician to ensure proper grounding and correct installation. The outlet should be tested after repair to confirm safe and reliable operation.

Location - Kitchen



**No image available**

# 11. Interior

## 11.1 ELECTRICAL

---

COMMENTS:

- Recommendation
- Requires Attention

**Exposed and Unprotected Electrical Wiring**

Exposed and improperly terminated wiring was observed at the wall surface, with no protective junction box or cover in place. The wall opening around the wiring is damaged, and the conductor appears unsecured and vulnerable to physical damage. This condition presents a potential safety hazard and does not meet typical electrical safety standards. Recommend evaluation and repair by a qualified electrician to properly enclose, secure, and protect the wiring, and to repair the wall surface as needed.

Location - Kitchen



**11.6 WINDOWS**

---

**COMMENTS:**

- Requires Attention

**Will not open**

Location - Far East Living Room Window

