

INSPECTION COMPANY REDACTED

CONTACT INFORMATION REDACTED



INSPECTION REPORT

SAMPLE PROPERTY

ADDRESS REDACTED

CLIENT NAME REDACTED

06/25/2026



INSPECTOR INFORMATION REDACTED

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Important - The 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. The entire Inspection Report, including the **Standards of Practice**, limitations, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.



MINOR &
RECOMMENDATIONS



MODERATE



SAFETY HAZARD

- 🔧 2.1.1 Roof - Roof Covering: Moisture stain found on OSB roof sheeting
- 🔧 2.1.2 Roof - Roof Covering: Roof framing undercover deck are missing hangers
- 🔧 2.4.1 Roof - Gutters & Downspouts: Gutter has been separated to make room for a satellite dish
- 🔧 3.1.1 Exterior - Eaves, Soffits & Fascia: Wood fascia/soffits - Rot found
- 🔧 3.2.1 Exterior - Siding, Flashing & Trim: No house wrap present
- 🔧 3.2.2 Exterior - Siding, Flashing & Trim: Vinyl skirting damage present
- 🔧 3.2.3 Exterior - Siding, Flashing & Trim: OSB siding is stained
- 🔧 3.2.4 Exterior - Siding, Flashing & Trim: Abnormal install of siding on right side of home
- 🔧 3.5.1 Exterior - Porches, Patios, Decks, & Balconies: Deck is weathered
- 🔧 3.6.1 Exterior - Windows: Window Screen - Missing
- 🔧 3.7.1 Exterior - Exterior Doors: Door does not make a tight seal against the weatherstripping
- 🔧 3.7.2 Exterior - Exterior Doors: Storm door - Missing self closer
- 🔧 4.2.1 Basement, Foundation, Crawlspace & Structure - Crawlspace: Insulation is torn
- 🔧 5.3.1 Heating - Ductwork: Duct Damaged
- 🔧 5.3.2 Heating - Ductwork: Ducts are dirty
- 🔧 6.1.1 Cooling - Cooling System Information: Recommend servicing HVAC system
- 🔧 6.1.2 Cooling - Cooling System Information: Leak found under air handler/evaporator coil in the Crawlspace
- 🔧 8.4.1 Electrical - Lighting, Switches & Outlets: Light - Did not turn on
- 🔧 8.4.2 Electrical - Lighting, Switches & Outlets: Outlet cover - Loose
- ⚠️ 8.6.1 Electrical - GFCIs: GFCI protection missing in areas
- 🔧 10.2.1 Bathrooms - Bathtubs & Showers: Stopper - Missing
- ⚠️ 11.4.1 Kitchen - Range/Oven/Cooktop: Oven - Missing Anti-Tip
- 🔧 11.5.1 Kitchen - Refrigerator: Icemaker/water dispenser is not functioning
- 🔧 12.1.1 Doors, Windows & Interior - Doors: Door - Missing doorstop
- 🔧 12.1.2 Doors, Windows & Interior - Doors: Door is missing
- 🔧 12.2.1 Doors, Windows & Interior - Windows: Blinds - Damaged
- 🔧 12.3.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Patches/spot paint is present
- 🔧 12.3.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Swollen laminate
- ⚠️ 12.5.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Not enough smoke detectors

1: INSPECTION DETAILS

Information

In Attendance Inspector, Pest Control Company	Occupancy Occupied	Type of Building Single Family
Weather Conditions Sunny	Temperature (approximate) 84 Fahrenheit (F)	

Limitations

General Inspection Info

CONTENTS PRESENT IN THE HOME

Contents are present in the home. Many areas of the home could not be inspected due to contents blocking access to outlets, windows, flooring, walls and interior of cabinets. It is important to pay special attention to these areas during the final walkthrough to ensure that areas blocked by contents do not contain hidden problems. We inspected the house the best we could under these conditions. We recommend having another inspection performed after contents are removed.

General Inspection Info

DETACHED STRUCTURES ARE NOT INCLUDED IN THE INSPECTION

Detached structures are not included in the inspection.



General Inspection Info

CRAWLSPACE INSPECTION IS LIMITED DUE TO INSULATION

Crawlspace Inspection is limited due to insulation blocking visual access of the majority of framing in the crawlspace. We do not move insulation in order to expose wood framing. Inspection limitation.

General Inspection Info

NO ATTIC ACCESS PRESENT

No attic access present. Manufactured home. Manufactured homes do not contain attic accesses. Unable to see any roof framing and insulation.

General Inspection Info

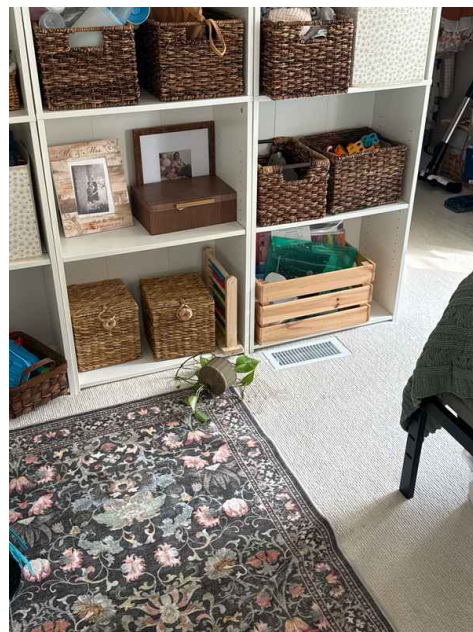
CRAWLSPACE - ACCESS LIMITED

CRAWLSPACE

Crawlspace access was limited during inspection. Low clearances blocked access to some areas of the crawlspace. Some areas were not inspection.

General Inspection Info

PLANT IS LAYING ON THE CARPET UPON OUR ARRIVAL OF WALKING INTO THE HOME



General Inspection Info

UNABLE TO LOCATE WATER HEATER

Unable to locate water heater. On manufactured homes the water heater is typically behind a wall panel in a closet or laundry room. We could not locate the wall panel, contents are present in these areas and it is possible as blocked by contents.

2: ROOF

		IN	NI	NP
2.1	Roof Covering	X		
2.2	Flashing	X		
2.3	Vent & Plumbing Boots	X		
2.4	Gutters & Downspouts	X		

IN = InspectedNI = Not InspectedNP = Not Present

Information

Roof Covering: Type of Roof-Covering Described
Asphalt

Roof Covering: Roof Was Inspected From
Walking The Roof

We attempted to inspect the roof from various locations and methods.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Limitations

Roof Covering

UNABLE TO SEE ALL COMPONENTS OF ROOF

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality and manufacturer installation recommendations.

Flashing

CANNOT SEE ALL FLASHING

In general, flashing should be installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Observations

2.1.1 Roof Covering

MOISTURE STAIN FOUND ON OSB ROOF SHEETING

LEFT SIDE OF HOME: DECK ROOF



Moisture staining was observed on the OSB roof sheathing, indicating possible past or ongoing roof leak. Recommend repair if needed.

Note: roof over this section of deck did appear to be in good condition.

Recommendation

Contact a qualified roofing professional.



Left Side Of Home

2.1.2 Roof Covering

Minor & Recommendations

ROOF FRAMING UNDERCOVER DECK ARE MISSING HANGERS

LEFT SIDE OF HOME: DECK ROOF FRAMING

Hangers are missing from the roof framing under the covered deck. Recommend installing appropriate hangers and correct the framing as needed.

Recommendation

Contact a qualified general contractor.



2.4.1 Gutters & Downspouts

Minor & Recommendations

GUTTER HAS BEEN SEPARATED TO MAKE ROOM FOR A SATELLITE DISH

BACK OF HOME

The gutter has been separated to accommodate a satellite dish.
Some water is likely to pass between the gutters at this location.

Recommendation

Contact a qualified gutter contractor



Back Of Home

3: EXTERIOR

		IN	NI	NP
3.1	Eaves, Soffits & Fascia	X		
3.2	Siding, Flashing & Trim	X		
3.3	Vegetation & Grading	X		
3.4	Walkways & Driveways	X		
3.5	Porches, Patios, Decks, & Balconies	X		
3.6	Windows	X		
3.7	Exterior Doors	X		
3.8	Dryer Vent & Fan Exhaust Hoods	X		

IN = Inspected

NI = Not Inspected

NP = Not Present

Information

Siding, Flashing & Trim: Type of Siding Material

Vinyl

Limitations

General

DISCLAIMER

We do our best to inspect the exterior in the time allotted for a home inspection. The inspection does not include an up close inspection of all eaves, soffit, siding, windows and other exterior items. It's impossible to inspect those areas closely in the time allotted for a home inspection. A home inspection is not an exhaustive evaluation.

The ideal property will have the ground around the foundation perimeter that slopes away from the home. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. We cannot anticipate if a rainstorm will cause water to enter any portion of the home. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water intrusion into the home and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. We do not inspect fences, gates, outbuildings, carports, water features, detached garages, tree houses, detached decks, dog houses, pools, or any other exterior item that is separate from the home. We may report on any of these items strictly as a courtesy to client and will NOT cover all defects of that component and system unless agreed upon in writing at an additional cost.

Observations

3.1.1 Eaves, Soffits & Fascia

WOOD FASCIA/SOFFITS - ROT FOUND

BACK RIGHT CORNER OF HOME

 Minor & Recommendations

Wood rot found on fascia/soffits. Recommend replacement of all rotted fascia & soffits as needed.

Recommendation

Contact a qualified handyman.



3.2.1 Siding, Flashing & Trim

NO HOUSE WRAP PRESENT



Minor & Recommendations

Cannot see any house wrap behind siding. House wrap can reduce energy loss, and help prevent water intrusion.

It is not practical to install house wrap until siding is ready to be replaced. Housewrap was not commonly installed during the build date of this house. Recommend installing house wrap when siding is replaced.

Note: this is only visible in a small area. House wrap may be present in other areas, but I have no way to know that as I cannot see behind siding.

Recommendation

Contact a qualified siding specialist.



3.2.2 Siding, Flashing & Trim

VINYL SKIRTING DAMAGE PRESENT

MULTIPLE LOCATIONS

Damage is present in the vinyl skirting. Recommend repair or replace the damaged sections of skirting.

Recommendation

Contact a qualified siding specialist.



Minor & Recommendations



Front Of Home



Left Side Of Home



Back Of Home



Back Of Home



Right Side Of Home

3.2.3 Siding, Flashing & Trim

OSB SIDING IS STAINED

LEFT SIDE OF HOME

Staining is present on the OSB siding. OSB siding is exposed to outside weather which will degrade the OSB overtime.

Recommendation

Contact a qualified siding specialist.

 Minor & Recommendations



3.2.4 Siding, Flashing & Trim

ABNORMAL INSTALL OF SIDING ON RIGHT SIDE OF HOME

RIGHT SIDE OF HOME

An abnormal installation of siding was observed on the right side of the home. Siding is not staggered at this location.

I do not know why the section is like that. It is possible that there was an issue in this area that required removal of the siding.

Recommend repair of gaps around siding / poor overlapping.

Recommend asking the homeowner if they are aware of why that had occurred and if any repairs are needed.

If they are unaware then I recommend a siding contractor to evaluate to determine why the siding was cut and installed this way and if any repairs are needed.

Recommendation

Contact a qualified siding specialist.

 Minor & Recommendations



3.5.1 Porches, Patios, Decks, & Balconies

DECK IS WEATHERED

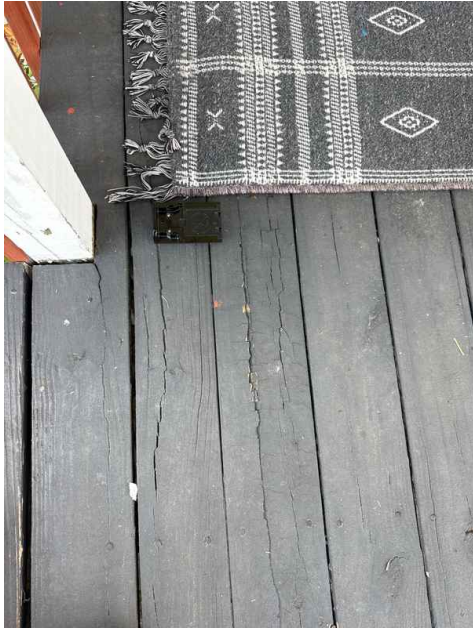
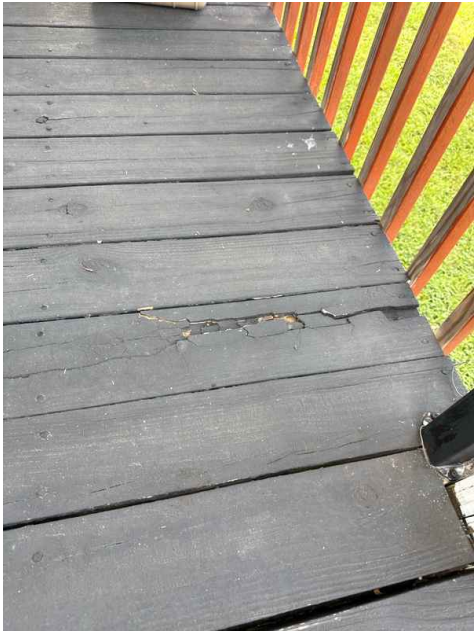
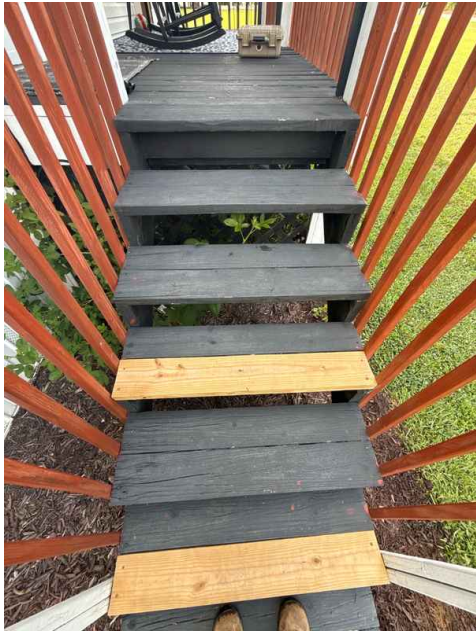
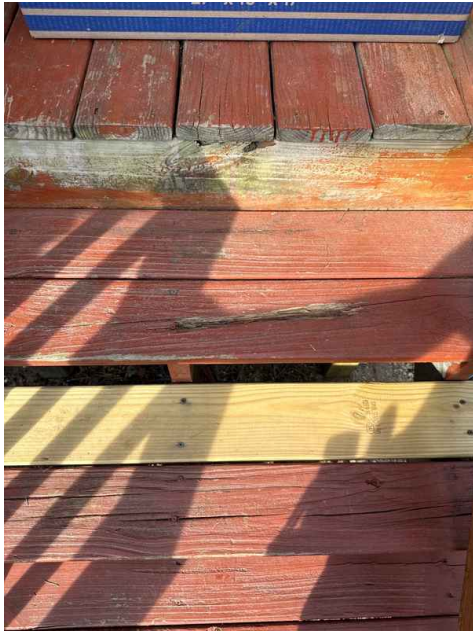
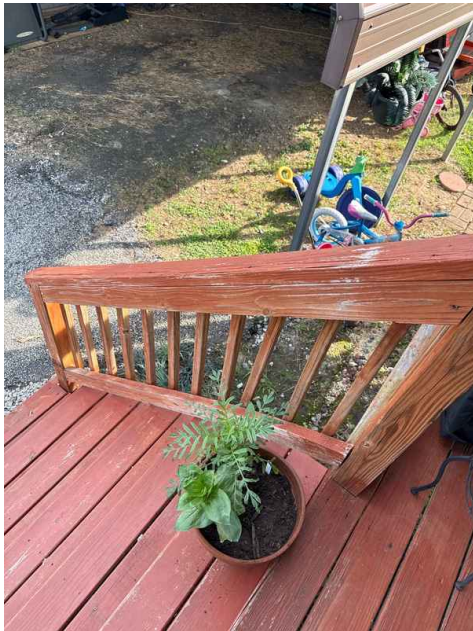
BOTH DECKS

Deck is showing signs of weathering. Cracks and rot found on railing and deck. Recommend replacing rotted sections and applying sealant to prolong the life of the deck.

Recommendation

Contact a qualified deck contractor.

 Moderate



3.6.1 Windows

WINDOW SCREEN - MISSING

FRONT OF HOME

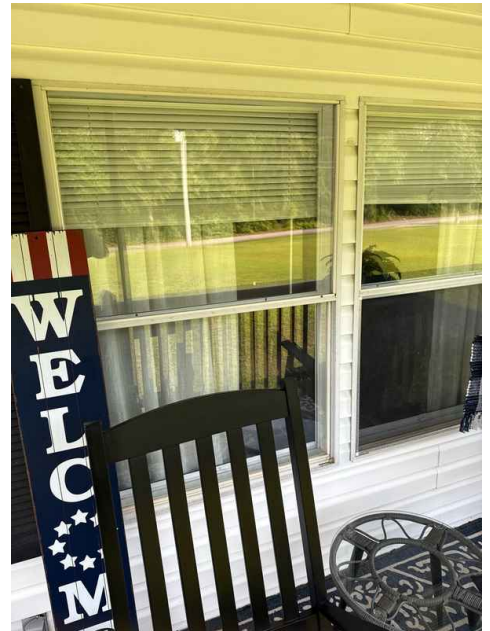
Window screen is missing. Recommend installing window screens.

Recommendation

Contact a qualified window repair/installation contractor.



Minor & Recommendations



Front Of Home

3.7.1 Exterior Doors

DOOR DOES NOT MAKE A TIGHT SEAL AGAINST THE WEATHERSTRIPPING

FRONT DOOR

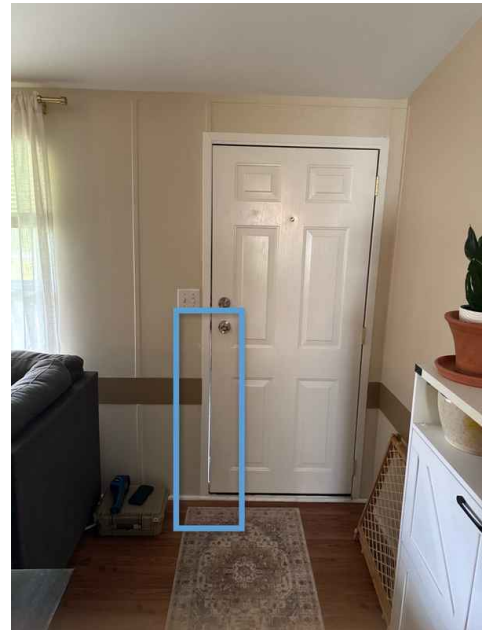
Door does not make a tight seal against the weatherstripping. Daylight is visible between the door and the door seal. This can result in some energy loss.

Recommendation

Contact a qualified handyman.



Minor & Recommendations



Front door

3.7.2 Exterior Doors

STORM DOOR - MISSING SELF CLOSER

FRONT DOOR

Storm door is missing self closer. Recommend installing closer.

Recommendation

Contact a qualified handyman.



Minor & Recommendations



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP
4.1	Foundation	X		
4.2	Crawlspace	X		

IN = Inspected

NI = Not Inspected

NP = Not Present

Information

Foundation: Foundation Material

Masonry & Pier

Limitations

General

DISCLAIMER

We are not structural engineers. We inspect the visible and accessible structural components including foundation and framing for obvious defects in the opinion of the inspector. The inspection does not substitute for an evaluation by a structural engineer. We cannot predict any structural issues in the future.

Observations

4.2.1 Crawlspace

INSULATION IS TORN

CRAWLSPACE

Insulation is torn in the crawlspace.

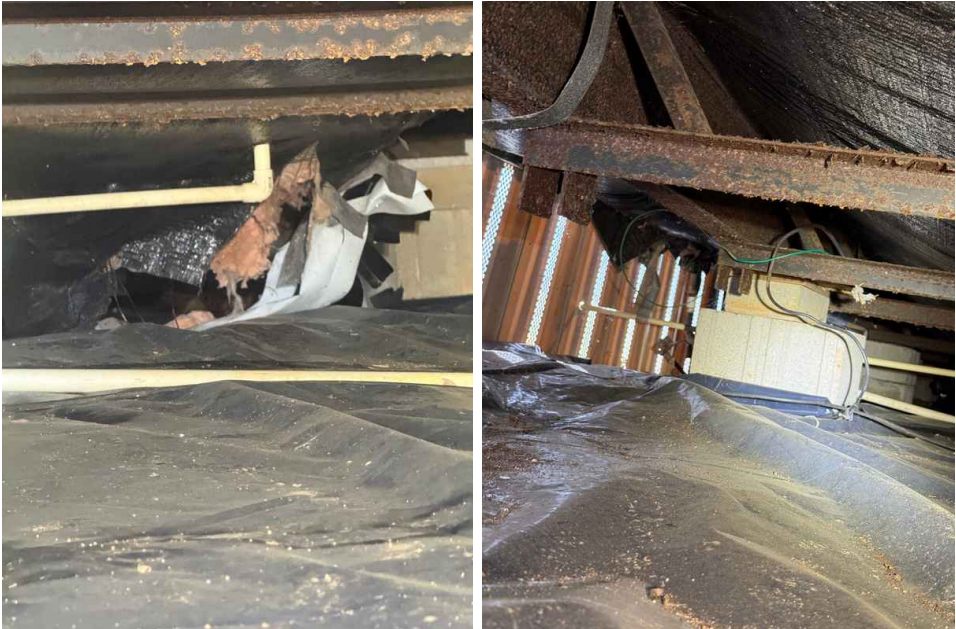
Often times this occurs when performing repairs such as from previous leaks as an example.

Recommend a contractor to evaluate behind the insulation to verify no hidden damages present and repair insulation as needed.

Recommendation

Contact a qualified handyman.

 Minor & Recommendations



5: HEATING

		IN	NI	NP
5.1	Heating System Information	X		
5.2	Thermostat and Normal Operating Controls	X		
5.3	Ductwork	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating System Information:	Heating System Information:	Heating System Information:
Brand	Energy Source	Heating Method
Intertherm	Heat Pump	Warm-Air Heating System

Limitations

General

DISCLAIMER

This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.

Observations

5.3.1 Ductwork DUCT DAMAGED

CRAWLSPACE

Ductwork is damaged. Duct is discolored indicating condensation occurring between the insulation and the duct. Insulation is torn as well. Repair recommended.

Recommendation

Contact a qualified HVAC professional.

Moderate



5.3.2 Ductwork

DUCTS ARE DIRTY

ALL DUCTS

Ducts are dirty, floor vents collect debris easily. Recommend cleaning.

Recommendation
Contact a qualified professional.

 Minor & Recommendations



6: COOLING

		IN	NI	NP
6.1	Cooling System Information	X		
6.2	Condensate	X		

IN = Inspected

NI = Not Inspected

NP = Not Present

Information

Cooling System Information:	Cooling System Information:
Brand	Location
Goodman	Back of home

Limitations

General

DISCLAIMER

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Cooling System Information

COULD NOT DETERMINE THE AGE OF THE HVAC SYSTEM

Could not determine the age of the HVAC system.

Observations

6.1.1 Cooling System Information

RECOMMEND SERVICING HVAC SYSTEM

 Minor & Recommendations

Recommend HVAC tech service the HVAC system, clean evaporator coil and evaluate further to determine its reliability.

Recommendation

Contact a qualified HVAC professional.



6.1.2 Cooling System Information

LEAK FOUND UNDER AIR HANDLER/EVAPORATOR COIL IN THE CRAWLSPACE

CRAWLSPACE

A leak was found under the air handler/evaporator coil in the crawlspace. This area is also near the plumbing for washing machine and kitchen.

We cannot see exactly where the water is coming from to determine what is leaking.

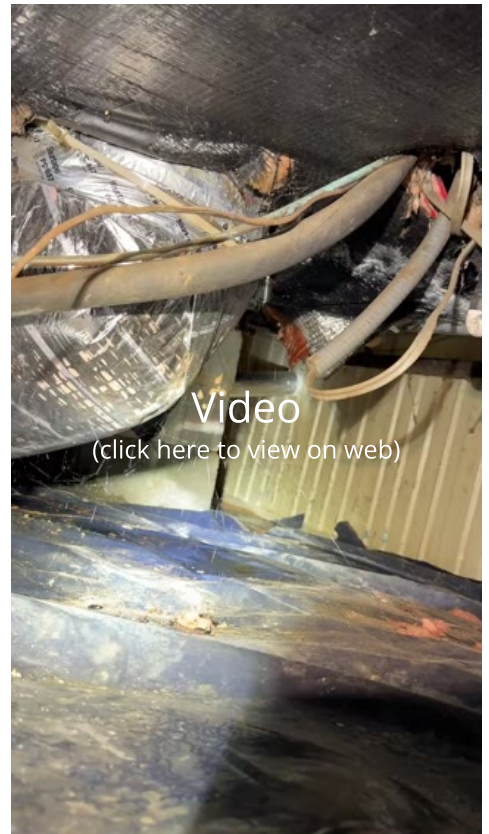
Recommend a contractor to evaluate and repair the area as needed.

Recommendation

Contact a qualified general contractor.



Moderate



Video
(click here to view on web)

7: PLUMBING

		IN	NI	NP
7.1	Main Water Shut-Off Valve	X		
7.2	Water Supply & Distribution Systems	X		
7.3	Drain, Waste, & Vent Systems	X		
7.4	Hot Water Source		X	

IN = Inspected NI = Not Inspected NP = Not Present

Limitations

General

DISCLAIMER

All bathroom and kitchen fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. We do not turn on or off water valves shutoff valves. We cannot predict when something will leak. We cannot predict if a sewer backup or blockage will occur. Bathtubs, showers, and toilets can leak when physically standing or sitting on them due to additional weight. We do not stand or sit in or on bathtubs, showers and toilets and run water. We cannot determine if water is leaking behind a wall, under a bathtub, under a shower or anywhere that is not visually accessible at the time of the inspection. We cannot determine if previous water damage has occurred. We cannot determine if mold is present. If you are concerned with this we recommend that you have an air quality test performed.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply lines are visible. Many of the water supply lines and connections were hidden within the walls.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the drain pipes are visible. Many of the drain pipes were hidden within the walls.

8: ELECTRICAL

		IN	NI	NP
8.1	Electric Meter & Base	X		
8.2	Service-Entrance Conductors	X		
8.3	Main Panels, Sub Panels, & Grounding	X		
8.4	Lighting, Switches & Outlets	X		
8.5	Electrical Wiring	X		
8.6	GFCIs	X		
8.7	AFCIs	X		

IN = Inspected NI = Not Inspected NP = Not Present

Limitations

General

DISCLAIMER

If we feel that it is safe enough to open the electrical panel, we may check the interior components of service panels and sub panels. Because this is not required according to the standards of practice if we open the panel it is strictly as a courtesy to the client and will NOT cover all defects of that component and system. This will not be considered a substitute for an inspection by a certified electrician and will not find every possible defect. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. It is essential that any recommendations that we may make for correction should be completed before the closing, because an electrician could reveal other problems or recommend repairs.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

Unable to inspect all of the electrical wiring. most of the wiring is hidden from view behind walls.

Observations

8.4.1 Lighting, Switches & Outlets

LIGHT - DID NOT TURN ON

BEDROOM CLOSET

Light did not turn on. Likely just needs a bulb, but possible its an electrical issue.

Recommend replacing bulb and testing to confirm if that is the issue. If not then further evaluation by an electrician is needed.

Recommendation

Contact a handyman or DIY project

 Minor & Recommendations



Bedroom closet light



8.4.2 Lighting, Switches & Outlets

OUTLET COVER - LOOSE

LIVING ROOM

An electrical outlet cover is loose. Recommend securing or replace the outlet cover.

Recommendation

Contact a qualified electrical contractor.



Minor & Recommendations



8.6.1 GFCIs

GFCI PROTECTION MISSING IN AREAS

KITCHEN & LAUNDRY ROOM

GFCI protection is missing in some areas. GFCI outlets should be installed in all areas that could be exposed to water. (Outside, Kitchen, Bathrooms, Laundry room & Garage).

Laundry room GFCI protection was not required until 2014 in a laundry room that does not contain a sink basin.

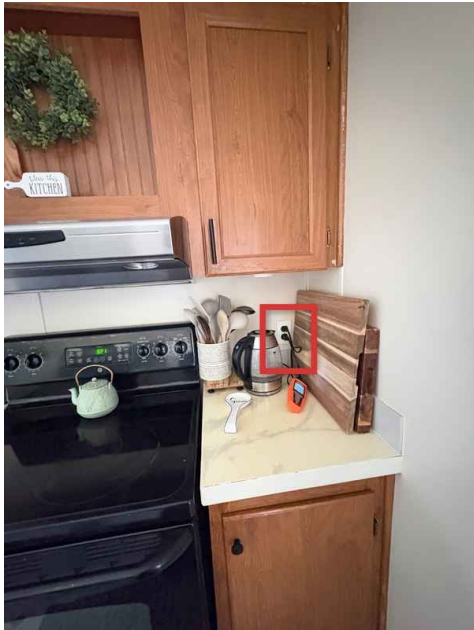
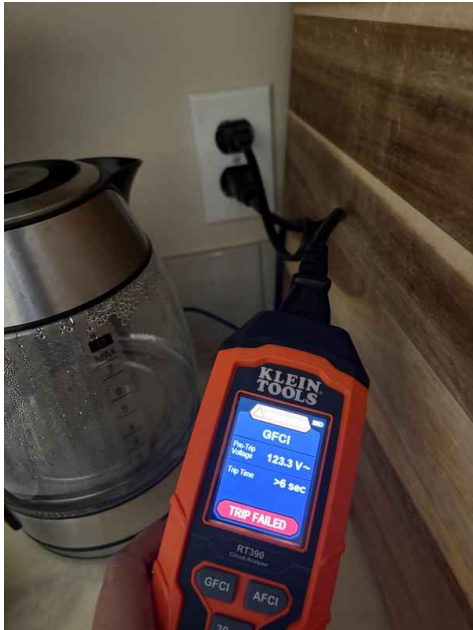
A ground fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits may accidentally come into contact with water.

Recommend installing GFCI protection.



Safety Hazard

Recommendation
Contact a qualified electrical contractor.



Kitchen



Laundry Room

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP
9.1	Structural Components & Observations in Attic		X	
9.2	Insulation in Attic		X	
9.3	Attic Ventilation		X	

IN = Inspected NI = Not Inspected NP = Not Present

Information

Attic Ventilation: Ventilation
Type
Roof Vents

Limitations

General

DISCLAIMER

We are not structural engineers. We inspect the visible and accessible structural components including foundation and framing for obvious defects in the opinion of the inspector. The inspection does not substitute for an evaluation by a structural engineer. We are not qualified to determine if the structural components and systems are properly constructed. We cannot predict any structural issues in the future.

General

NO ATTIC ACCESS IS PRESENT

No attic access is present. Could not inspect attic.

10: BATHROOMS

		IN	NI	NP
10.1	Sinks & Cabinets	X		
10.2	Bathtubs & Showers	X		
10.3	Toilets	X		
10.4	Ceiling, Walls & Floor	X		
10.5	Bathroom Exhaust Fans	X		

IN = Inspected

NI = Not Inspected

NP = Not Present

Observations

10.2.1 Bathtubs & Showers

STOPPER - MISSING

HALLWAY BATHROOM

Missing stopper. Recommend replacement.

Recommendation

Contact a handyman or DIY project

 Minor & Recommendations



Hallway bathroom

11: KITCHEN

		IN	NI	NP
11.1	Kitchen Sink	X		
11.2	Garbage Disposal	X		
11.3	Dishwasher	X		
11.4	Range/Oven/Cooktop	X		
11.5	Refrigerator	X		
11.6	Countertops & Cabinets	X		
11.7	Floors, Walls, Ceilings	X		

IN = Inspected NI = Not Inspected NP = Not Present

Limitations

General

DISCLAIMER

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Observations

11.4.1 Range/Oven/Cooktop

OVEN - MISSING ANTI-TIP KITCHEN

 Safety Hazard

Anti-tip bracket not present on the oven. This could potentially be a safety hazard for children if they attempt to climb on the oven since it could fall on them. An anti-tip bracket will prevent that from occurring.

Recommendation

Contact a qualified handyman.



Video
(click here to view on web)

11.5.1 Refrigerator

ICEMAKER/WATER DISPENSER IS NOT FUNCTIONING

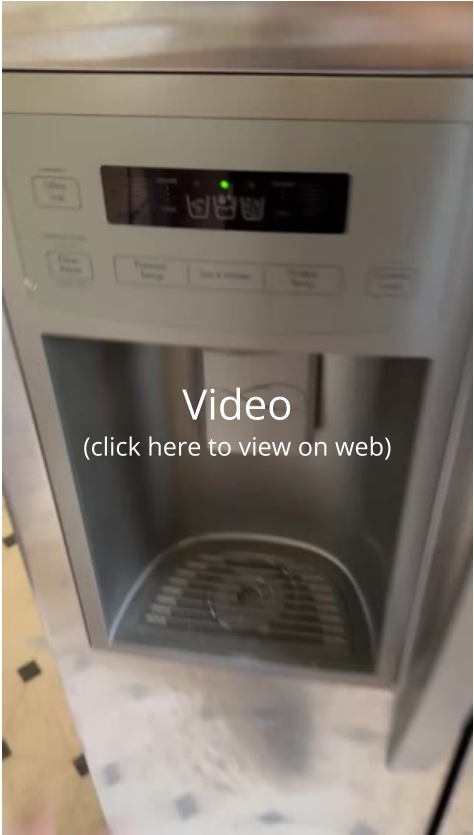
KITCHEN

The ice maker and water dispenser are not functioning. Recommend an appliance technician to inspect and repair the refrigerator's water supply and dispensing system.

Note: it's likely that the refrigerator is not connected to a water supply but I cannot be sure.

Recommendation

Contact a qualified appliance repair professional.



Video
(click here to view on web)

12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP
12.1	Doors	X		
12.2	Windows	X		
12.3	Floors, Walls, Ceilings	X		
12.4	Steps, Stairways & Railings	X		
12.5	Presence of Smoke and CO Detectors	X		

IN = Inspected

NI = Not Inspected

NP = Not Present

Limitations

General

DISCLAIMER

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Observations

12.1.1 Doors

DOOR - MISSING DOORSTOP

BEDROOM CLOSET

Door is missing doorstop. Recommend installing stop to prevent damage to drywall and door.

Recommendation

Contact a handyman or DIY project

 Minor & Recommendations



Bedroom Closet

12.1.2 Doors

DOOR IS MISSING

MASTER BEDROOM

 Minor & Recommendations

A door is missing. Recommend installing a properly fitted replacement door.

Recommendation

Contact a qualified handyman.



Master Bedroom

12.2.1 Windows

BLINDS - DAMAGED

BEDROOM & KITCHEN

Blind is damaged. Recommend replacing blinds

Recommendation

Contact a qualified handyman.

 Minor & Recommendations



Bedroom



Kitchen

12.3.1 Floors, Walls, Ceilings

PATCHES/SPOT PAINT IS PRESENT

LIVING & DINING ROOM

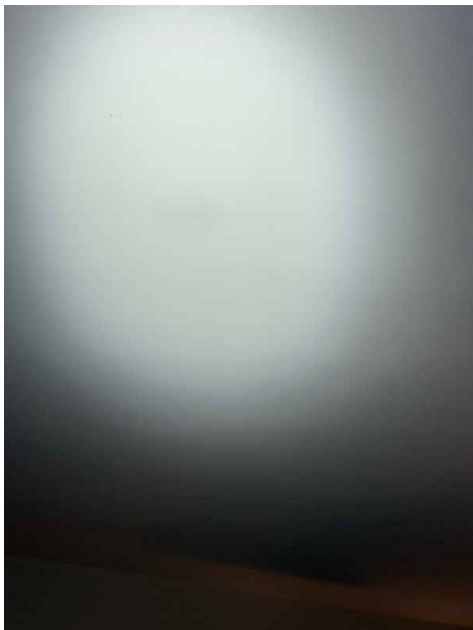
 Minor & Recommendations

Patches/spot paint is present. I cannot determine why these are here.

Recommend asking the seller if anything had occurred at these locations other then making some cosmetic repairs.

Recommendation

Contact the seller for more info



Living Room



Dining Room

12.3.2 Floors, Walls, Ceilings

SWOLLEN LAMINATE

BEDROOM & LIVING ROOM

Swollen laminate flooring is present. It typically occurs from moisture, such as from leaks or using excessive water while mopping. Damage appears to be minor in my opinion.

Recommend a flooring contractor to repair.

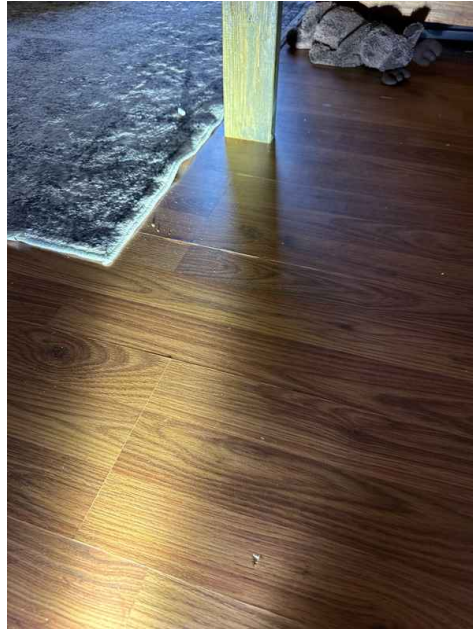
Recommendation

Contact a qualified flooring contractor

 Minor & Recommendations



Living Room



Bedroom

12.5.1 Presence of Smoke and CO Detectors

NOT ENOUGH SMOKE DETECTORS

**Safety Hazard**

NFPA, National Fire Protection association has recommended as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

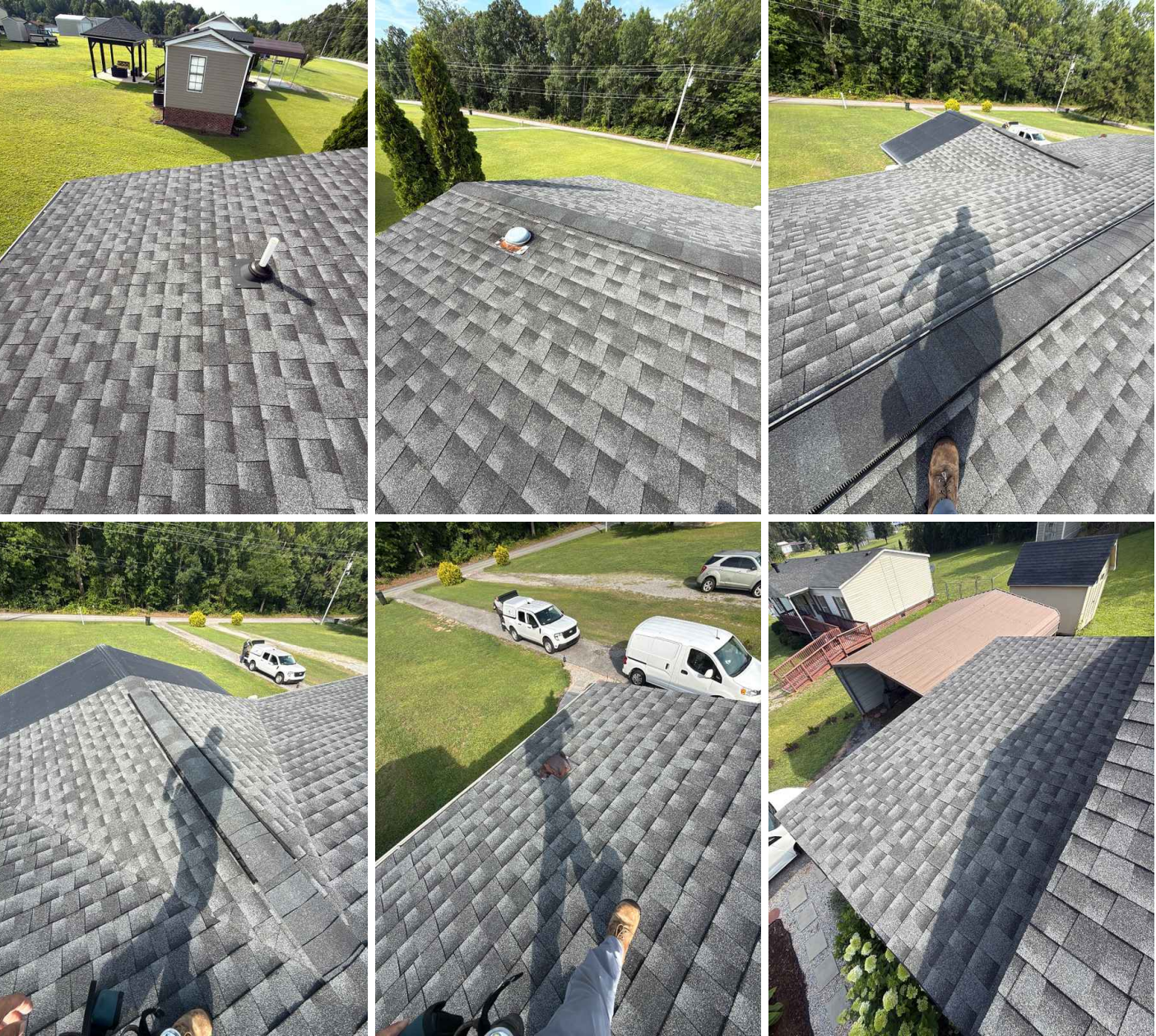
Recommendation

Contact a qualified handyman.

13: GENERAL PICTURES

Information

Roof Pictures



Exterior Pictures



Interior Pictures





Mechanical Pictures



Thermal Pictures

