



Jul 3rd, 2026

123 Main Street, Manassas, VA 20112

# Residential Home Inspection

PREPARED FOR:

Client Name

INSPECTED BY:

Jeffrey Middleton / Casa 360 Home Inspections



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## RESIDENTIAL HOME INSPECTION

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## Inspection Details

### INSPECTOR 1

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### CLIENT

**Client Name**

Phone (571) 111-2222

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### BUYERS AGENT

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Phone (703) 111-2222

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### ADDITIONAL INFO

 Inspection date Jul 3rd, 2026

• Others Present Buyer's Agent

• Property Occupied Occupied

• Building Type Single Family

• Weather Sunny

• Temperature 90 °F

• Year Built 1996

• Water Source City

• Sewage/Disposal City

## RESIDENTIAL HOME INSPECTION

# Definitions

- 
**Safety Concern**  
 The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.
- 
**Requires Attention**  
 At the time of inspection the component does not function as intended. Repair or replacement is recommended and/or further technical or invasive evaluation by a qualified contractor.
- 
**Recommendation**  
 The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- 
**Information**  
 Information relavent to this observation and provided solely for informational purposes.
- 
**Monitor**  
 At the time of inspection the component function as intended but it should be monitored for future issues.
- 
**Maintenance**  
 The Item or component requires regular maintenance for continued optimal performance.

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

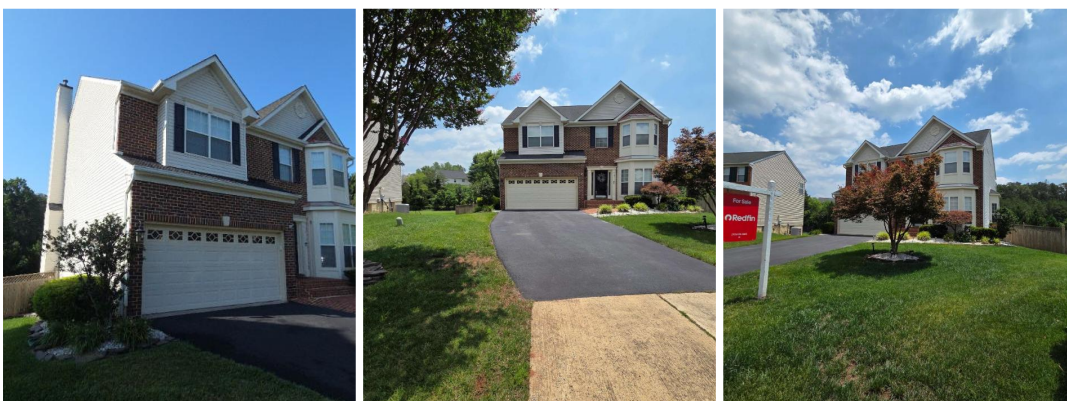
Flagged items will show up in summary view.

## 1. Property Photos

Property photos are for your information.

### 1.1 OVERVIEW

#### PROPERTY PHOTOS:



## 2. Roof

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

### 2.1 TYPE

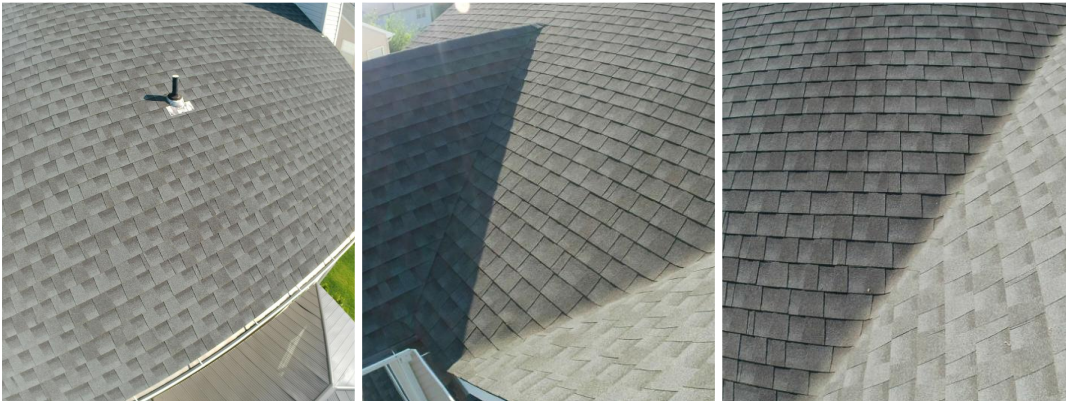
**DESCRIPTION:** Gable

**CONDITION:** Satisfactory

**METHOD OF INSPECTION:** Ladder at eaves, With Go-Pro Camera on Telescoping Pole

**MATERIAL:** Asphalt shingle

**MEDIA:**

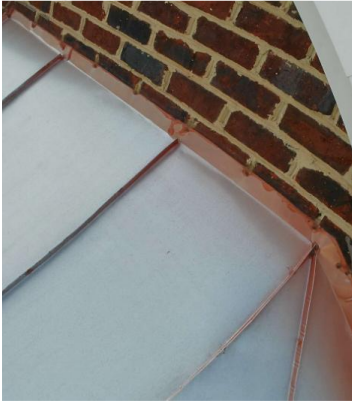


**COMMENTS:**

Bare Standing Seam Metal Roof

The front porch was roofed with a style of metal roofing commonly known as “standing seam” metal roofing. A standing seam metal roof typically has a lifespan of 40 to 50 years whereas an exposed fastener metal roof typically has a lifespan of 20 to 25 years. This metal is currently bare and can rust if not periodically painted with a quality exterior paint.

 Maintenance



## Gable Roof

The home was roofed with a style of roof that is commonly known as or referred to as a gable roof. A gable roof is one of the most traditional styles of roof, which is identified by the triangular 'A' shape. The sloping sides converge at a ridge, while at the far end creating walls with a triangular extension, which is known as the gable. There are also occasions where residential homes integrate more than two gables to create additional depth and structural support. Other variants of gable roofs include the gambrel, curved gable and octagon.

## 2.2 GUTTERS

**DESCRIPTION:** Aluminum

**CONDITION:** Satisfactory

**MEDIA:**

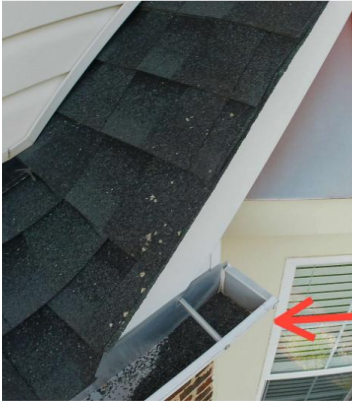


**COMMENTS:**

Asphalt granules in gutters

The gutter at the front of the house above the garage has a moderate amount of asphalt granules near the end. This can eventually lead to backed up gutters if not maintained.

 Maintenance



## 2.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

**DESCRIPTION:** Aluminum

**CONDITION:** Satisfactory

**COMMENTS:**

Downspout component Loose

The indicated section of downspout was loose. (Location detailed within the report photos) It is recommended that the loose downspout section be repaired or secured as needed by a qualified contractor.

 Requires Attention



## 2.4 FLASHING

---

**DESCRIPTION:** Aluminum

**CONDITION:** Satisfactory

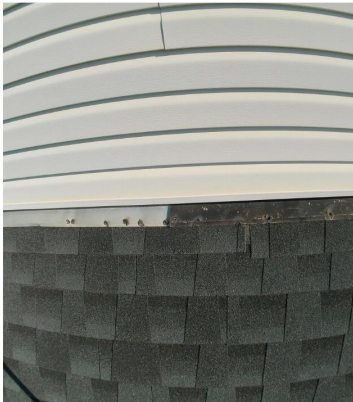
**COMMENTS:**

Exposed fasteners

Metal flashing was present at the roof-to-wall intersection on the front of the house above the garage. Exposed fasteners were observed in the flashing. Recommend maintaining sealant at

exposed fasteners to help reduce the potential for moisture intrusion or repair by licensed roofing contractor.

 Maintenance



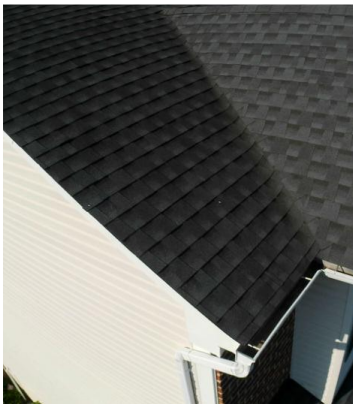
## 2.5 VALLEYS

---

**DESCRIPTION:** Asphalt shingle

**CONDITION:** Satisfactory

**MEDIA:**



## 2.6 PLUMBING VENTS

---

**DESCRIPTION:** PVC

**CONDITION:** Satisfactory

## 2.7 CHIMNEY

---

**DESCRIPTION:** Metal pipe, Covered with Siding

**CONDITION:** Satisfactory

## 2.8 ELECTRICAL MAST

---

**DESCRIPTION:** Underground utilities

**CONDITION:** Satisfactory

## 3. Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### 3.1 TYPE

**DESCRIPTION:** Vinyl siding, Brick

**TRIM:** Wood, Composite material

**CONDITION:** Satisfactory

**COMMENTS:**

Exterior Light lose

The exterior light on the back porch is loose. This can allow water to get behind the siding though the mounting hole. Recommend repair by a qualified contractor.

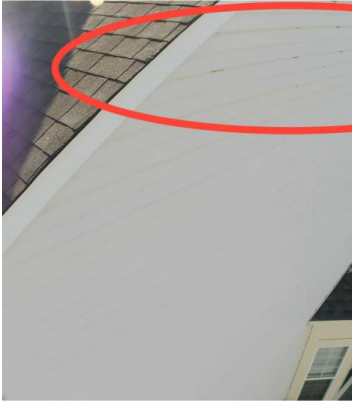
 Recommendation



### Vinyl Siding – Buckled

During the inspection of the siding on the exterior of the home, siding panels were noted at the side of the house (SouthWest side) that appeared to be buckled. While there are many reasons siding can appear buckled, most commonly this buckling is associated with thermal expansion. High temperatures can cause the panels to expand; if the panels are not installed properly, they become more prone to buckling or warping. This can happen when panels are not properly spaced to allow for expansion and contraction. It is recommended that a qualified contractor familiar with composite siding installation and repair methods further evaluate to determine if the siding buckling is merely a cosmetic defect or a defect that requires correction and repair.

 Recommendation



### siding to foundation – Non-Professional Repairs

A previous repair to the siding where it meets the white painted masonry wall foundation looks to be a non-professional repair. A visible gap where the siding meets the top of the foundation is present and no obvious flashing. This can result in moisture penetration and pest intrusion. Recommend this be repaired by a qualified siding contractor.

 Recommendation



## 3.2 SOFFITS/FASCIA

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

## 3.3 WINDOWS

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

**COMMENTS:**

Brick – Cracking Below basement windows - Minor

Minor cracking was noted in the brick of the exterior of the home below the basement windows. This type of cracking is often the result of past settlement or structural movement. It is recommended that ALL cracks within the brick be sealed by a qualified contractor to prevent moisture intrusion into the mortar crack or void. If water is allowed to enter the crack or mortar void prior to freezing temperatures. The water's expansion as it freezes can lead to further deterioration and cracking. During repairs, the use of a cement-based mortar is preferred compared to a flexible sealant such as silicone or caulk. A cement-based mortar repair will allow the repaired crack to be monitored for signs of additional movement or cracking.

 Monitor



### 3.4 EXTERIOR DOORS

---

**DESCRIPTION:** Metal

**CONDITION:** Marginal

**COMMENTS:**

Exterior Front Door – Binding on Frame

The indicated exterior door was binding on the door frame and as a result would not open and close properly. It is recommended that a qualified contractor make the necessary repairs or adjustments needed to allow the door to open/close properly.

 Requires Attention

**Location -** Front door



### 3.5 HOSE BIBS

---

**DESCRIPTION:** Rotary

**CONDITION:** Satisfactory

**LOCATION:** Back Ground-floor deck

**MEDIA:**



### 3.6 GAS METER

---

**DESCRIPTION:** Side of house

**CONDITION:** Satisfactory, Marginal

**COMMENTS:**

Heavy rust present at Gas Meter

Heavy rust present at Gas Meter but no apparent signs of leaks.

 Recommendation



### 3.7 DOOR BELL

**DESCRIPTION:** Hard wired, Smart

**CONDITION:** Marginal

**COMMENTS:**

Exposed wire(s)

Hardwired doorbell has exposed wires. Located next to a smart doorbell. Low voltage current but recommend correcting by contractor.

 Requires Attention



## 4. Grounds

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### 4.1 DRIVEWAY

**DESCRIPTION:** Asphalt

**CONDITION:** Satisfactory

**MEDIA:**



## 4.2 WALKS

---

**DESCRIPTION:** Concrete, Brick

**CONDITION:** Satisfactory

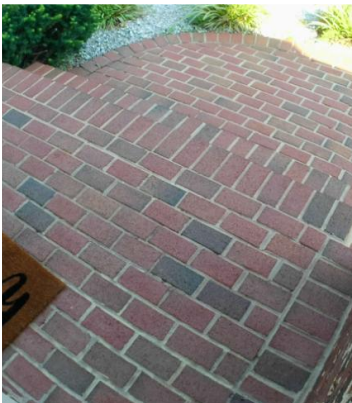
## 4.3 STEPS/STOOPS

---

**DESCRIPTION:** Brick

**CONDITION:** Satisfactory

**MEDIA:**



## 4.4 GRADING/DRAINAGE

---

**DESCRIPTION:** Minor slope

**CONDITION:** Satisfactory

**MEDIA:**



## 4.5 FENCES/RETAINING WALLS

---

**DESCRIPTION:** Wood

**CONDITION:** Satisfactory

**MEDIA:**



## 4.6 PORCH/PATIO

---

**DESCRIPTION:** Treated wood, Paver

**CONDITION:** Satisfactory

## 4.7 DECK/BALCONY

---

**DESCRIPTION:** Treated wood, Composite

**CONDITION:** Satisfactory

**MEDIA:**



## 4.8 EXTERIOR SURFACE DRAIN

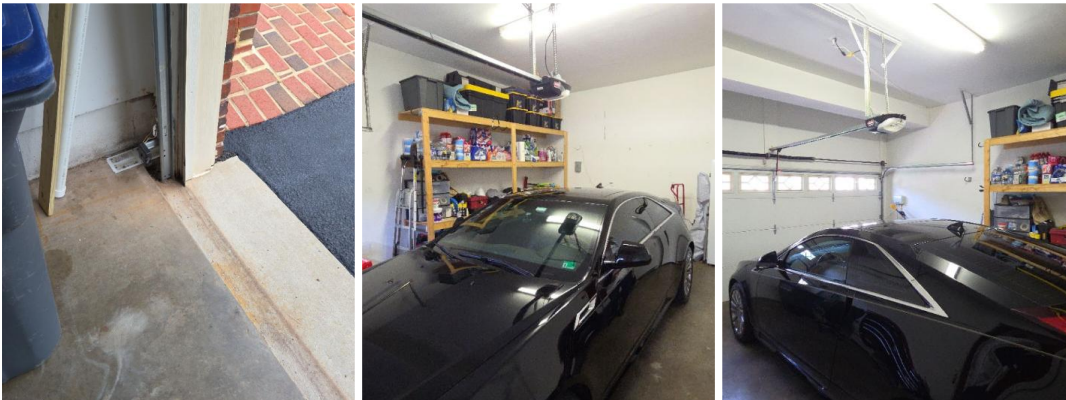
**DESCRIPTION:** Surface drain, Covered drain

**CONDITION:** Satisfactory

## 5. Garage

### 5.1 OVERVIEW

**GARAGE PHOTO(S):**



### 5.2 TYPE

**DESCRIPTION:** Attached

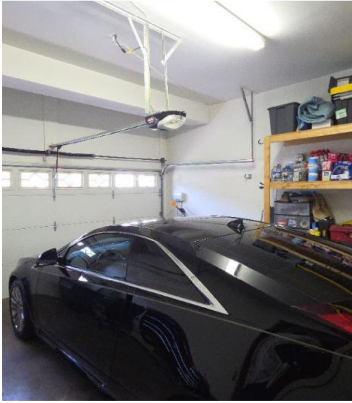
**CONDITION:** Satisfactory

### 5.3 GARAGE DOORS

**DESCRIPTION:** Metal

**CONDITION:** Satisfactory

**MEDIA:**



## 5.4 DOOR OPENER

---

**DESCRIPTION:** Screw-type garage door opener

**CONDITION:** Satisfactory

**MEDIA:**



Outside door opener key pad

## 5.5 SERVICE DOORS

---

**DESCRIPTION:** Metal

**CONDITION:** Satisfactory

## 5.6 FLOOR/FOUNDATION

---

**DESCRIPTION:** Poured slab

**CONDITION:** Satisfactory

**MEDIA:**



## 5.7 ELECTRICAL

**DESCRIPTION:** 110 volts, 220 volts

**CONDITION:** Satisfactory

**COMMENTS:**

Close gap on side of outlet/switch cover plate(s)

Recommend a contractor seal the gap on the side of the 220 breaker in garage.

 Recommendation



## 6. Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### 6.1 TYPE

**DESCRIPTION:** Wood frame, Masonry

**CONDITION:** Satisfactory

## 6.2 FOUNDATION

---

**DESCRIPTION:** Poured slab

**CONDITION:** Satisfactory

## 6.3 BEAMS

---

**DESCRIPTION:** Not visible

**CONDITION:** Satisfactory

## 6.4 FLOOR/SLAB

---

**DESCRIPTION:** Poured slab

**CONDITION:** Satisfactory

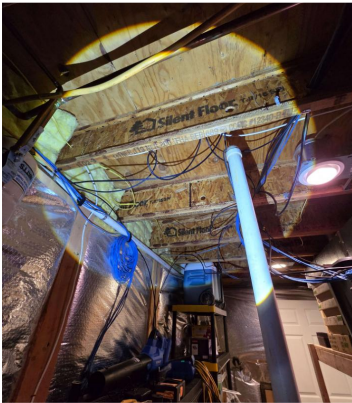
## 6.5 JOISTS/TRUSSES

---

**DESCRIPTION:** Engineered I-joists

**CONDITION:** Satisfactory

**MEDIA:**



Visible engineered I-joists: OSB web (the middle section) with solid wood or LVL flanges on the top and bottom.

## 6.6 BEARING WALLS

---

**DESCRIPTION:** Wood frame, Brick

**CONDITION:** Satisfactory

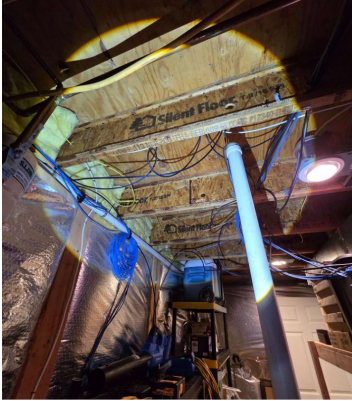
## 6.7 SUBFLOOR

---

**DESCRIPTION:** Plywood

**CONDITION:** Satisfactory

**MEDIA:**



## 7. Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets as per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

### 7.1 SERVICE

**DESCRIPTION:** Aluminum, Copper

**CONDITION:** Satisfactory

**SERVICE AMPS AND VOLTS:** 200 amps

**GROUND:** Rod in ground only

**MEDIA:**

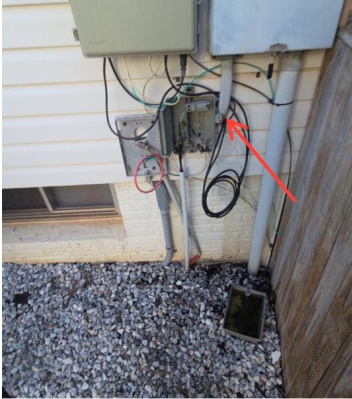


**COMMENTS:**

Exterior Holes in siding

The pictured exterior electrical service has an open hole where it enters the home through the siding. This can allow for moisture penetration and pest intrusion. Recommend sealing with 'Duct seal' compound.

 Requires Attention



## 7.2 MAIN PANEL

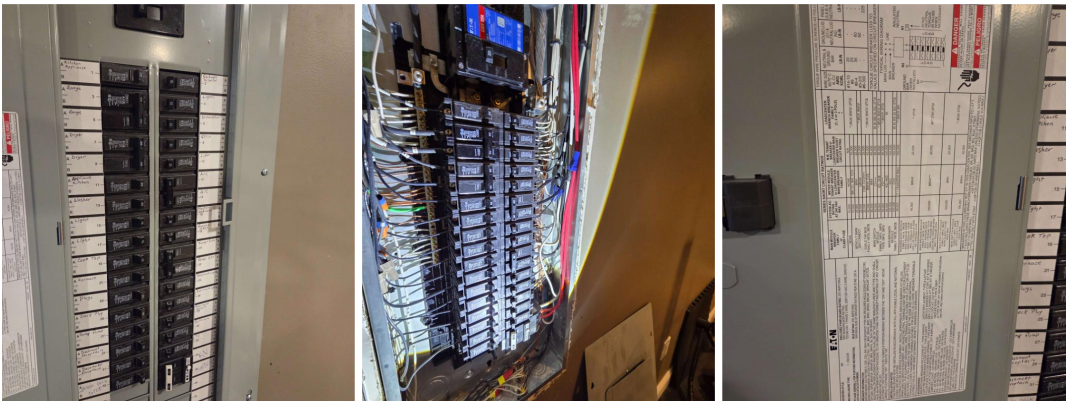
**DESCRIPTION:** Eaton

**CAPACITY:** 200 amps

**CONDITION:** Satisfactory

**LOCATION:** Basement

**MEDIA:**



## 7.3 GFCI/AFCI

**DESCRIPTION:** Kitchen, Bathroom(s), Garage, AFCI not present

**CONDITION:** Satisfactory

## 7.4 BRANCH CIRCUITS

**DESCRIPTION:** Copper

**CONDITION:** Satisfactory

## 7.5 SMOKE DETECTORS

---

**DESCRIPTION:** Battery operated

**CONDITION:** Satisfactory

## 7.6 CARBON MONOXIDE DETECTORS

---

**DESCRIPTION:** Plug-In Type

**CONDITION:** Satisfactory

# 8. Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

## 8.1 SERVICE LINE

---

**DESCRIPTION:** Copper

**CONDITION:** Satisfactory

## 8.2 MAIN WATER SHUTOFF

---

**DESCRIPTION:** Basement

**CONDITION:** Satisfactory

**MEDIA:**



## 8.3 WATER LINES

---

**DESCRIPTION:** Copper

**CONDITION:** Satisfactory

## 8.4 DRAIN PIPES

---

**DESCRIPTION:** PVC

**CONDITION:** Satisfactory

## 8.5 VENT PIPES

---

**DESCRIPTION:** Galvanized

**CONDITION:** Satisfactory

**MEDIA:**



## 8.6 FUEL SERVICE LINES

---

**DESCRIPTION:** Copper

**CONDITION:** Satisfactory

## 8.7 WATER HEATER

---

**DESCRIPTION:** Tank

**MANUFACTURER:** A.O. Smith

**CAPACITY:** 50 gal

**FUEL:** Natural gas

**LOCATION:** Basement

**CONDITION:** Satisfactory

**MEDIA:**



## 8.8 TPRV AND DRAIN TUBE

**DESCRIPTION:** CPVC

**CONDITION:** Satisfactory

**MEDIA:**



# 9. Laundry

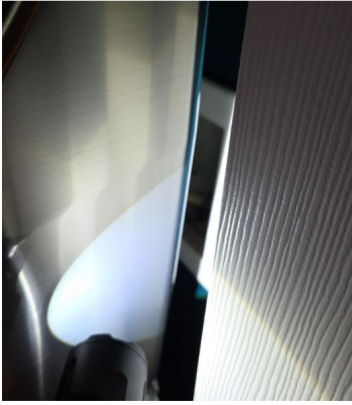
## 9.1 OVERVIEW

**COMMENTS:**

Limited access to shut off valves

The laundry supply lines were inaccessible based on the position of the washer and dryer. Access to the water supply lines in the event of an active leak is needed. Recommended reconfiguring the layout to ensure access to the water supply lines if possible.

 Recommendation



## 9.2 LOCATION

---

**DESCRIPTION:** Second floor

## 9.3 DRYER VENT

---

**DESCRIPTION:** Metal flex

**CONDITION:** Satisfactory

## 9.4 WASHER HOSE BIB

---

**DESCRIPTION:** Rotary

**CONDITION:** Satisfactory

## 9.5 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain

**CONDITION:** Satisfactory

## 9.6 ELECTRICAL

---

**DESCRIPTION:** 220 volts

**CONDITION:** Satisfactory

## 9.7 FLOOR DRAIN/PAN

---

**DESCRIPTION:** Drain pan

**CONDITION:** Marginal

# 10. Heating/Cooling

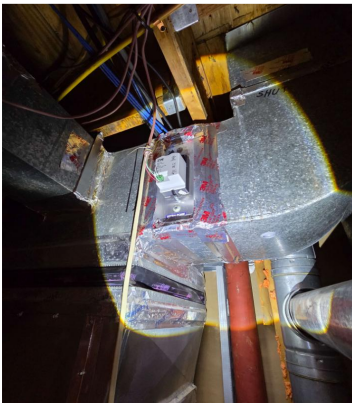
The heating and colling system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

## 10.1 THERMOSTAT(S)

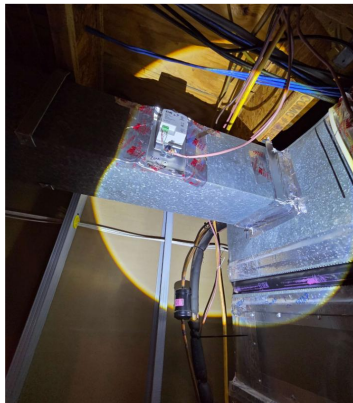
**DESCRIPTION:** Programmable, Multi-zone

**CONDITION:** Satisfactory

**MEDIA:**



Zone electronic baffle in Basement controlled by thermostat.



Zone electronic baffle in Basement controlled by thermostat.



## 10.2 HEATING SYSTEM

**DESCRIPTION:** Forced air

**CONDITION:** Satisfactory

**MANUFACTURER:** Carrier

**FUEL TYPE:** Natural gas

**MEDIA:**

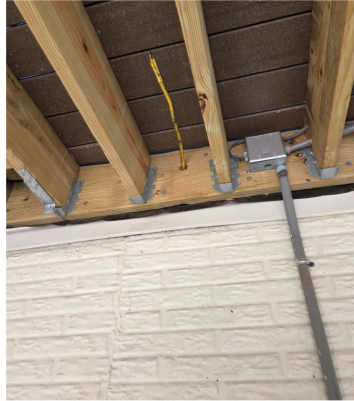
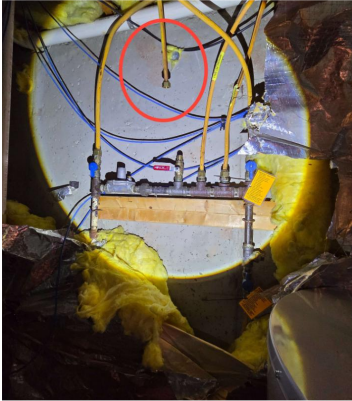


**COMMENTS:**

**Gas Line abandoned**

A Gas Line was disconnected at the main manifold in the basement. It appears to be an unused/disconnected gas branch line that has been properly capped. A gas line was also crimped and appeared abandoned under the outside deck. It is recommended that a qualified plumbing contractor ensure the line outside is terminated correctly.

 Requires Attention



## 10.3 DISTRIBUTION

---

**DESCRIPTION:** Metal duct

**CONDITION:** Satisfactory

## 10.4 CONTROLS

---

**DESCRIPTION:** Service disconnect switch

**CONDITION:** Satisfactory

**LOCATION:** West

**MEDIA:**



## 10.5 COOLING SYSTEM

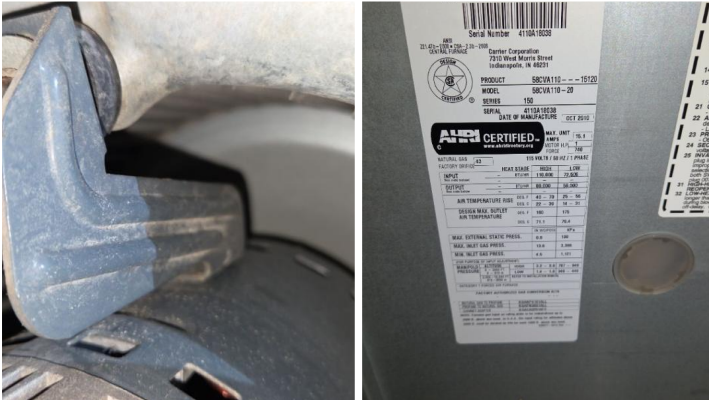
**DESCRIPTION:** Central A/C

**CONDITION:** Satisfactory

**MANUFACTURER:** Carrier

FUEL TYPE: 220 VAC

## MEDIA:

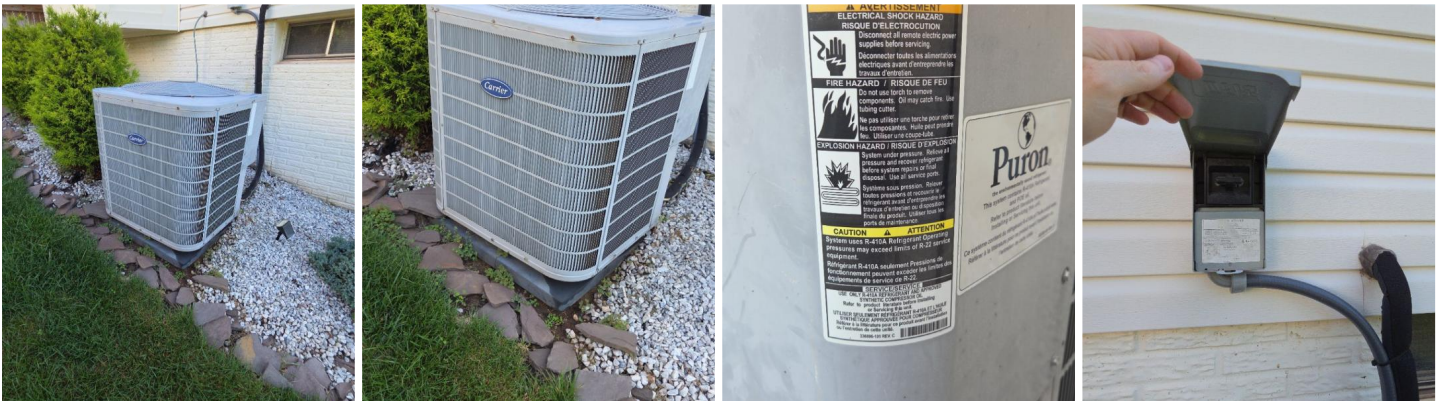


## 10.6 EXTERIOR UNIT

**DESCRIPTION:** Pad mounted

**CONDITION:** Satisfactory

**MEDIA:**



## 10.7 BLOWER FAN/FILTERS

**DESCRIPTION:** Disposable filter

**CONDITION:** Satisfactory

COMMENTS:

Filter door not sealed

The door for the replacable filter is connected with duct tape and does not properly seal the opening. This can result in dirty air bypassing the filter and being pulled into the blower shortening the life of the unit. Recommend having a contractor fabricate a sheet metal door that properly seals the opening when the filter is installed.

 Recommendation

## 10.8 CONDENSATE REMOVAL

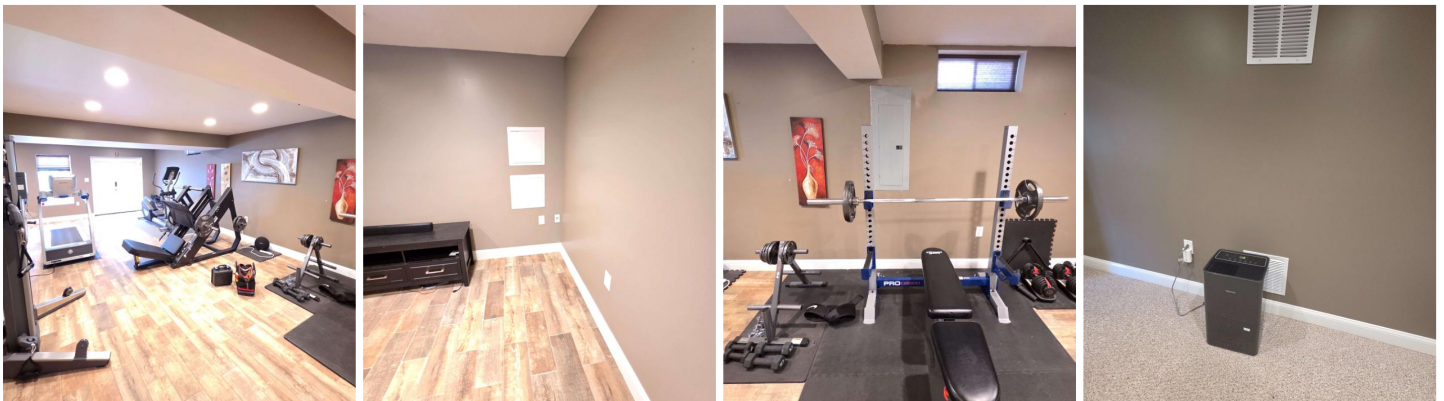
**DESCRIPTION:** PVC

**CONDITION:** Satisfactory

# 11. Basement

## 11.1 OVERVIEW

**BASEMENT PHOTO(S):**



## 11.2 TYPE

**DESCRIPTION:** Finished

**CONDITION:** Satisfactory

## 11.3 CEILING

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 11.4 WALLS

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 11.5 WINDOWS

---

**CONDITION:** Satisfactory

## 11.6 FLOORS

---

**DESCRIPTION:** Tile

**CONDITION:** Satisfactory

## 11.7 FLOOR DRAIN

---

**DESCRIPTION:** Covered

**CONDITION:** Satisfactory

## 11.8 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

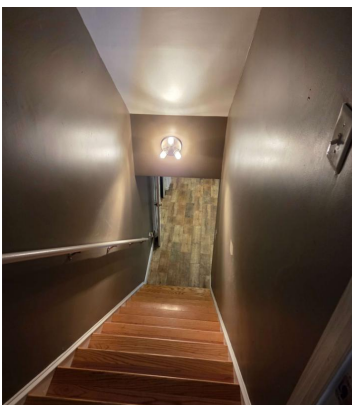
## 11.9 BASEMENT STAIRS/RAILINGS

---

**DESCRIPTION:** Wood stair(s)

**CONDITION:** Satisfactory

**MEDIA:**



## 11.10 SUMP PUMP

---

**DESCRIPTION:** Submerged

**CONDITION:** Satisfactory

**COMMENTS:**

Sump pump was present.

Sump pump was present. Testing the sump pump is beyond the scope of the inspection but was tested by bypassing the automatic float switch. Based on the condition of the pump, recommend planning for pump failure by having another pump on site in advance.

 Recommendation

## 11.11 DOORS

---

CONDITION: Satisfactory

## 11.12 INSULATION

---

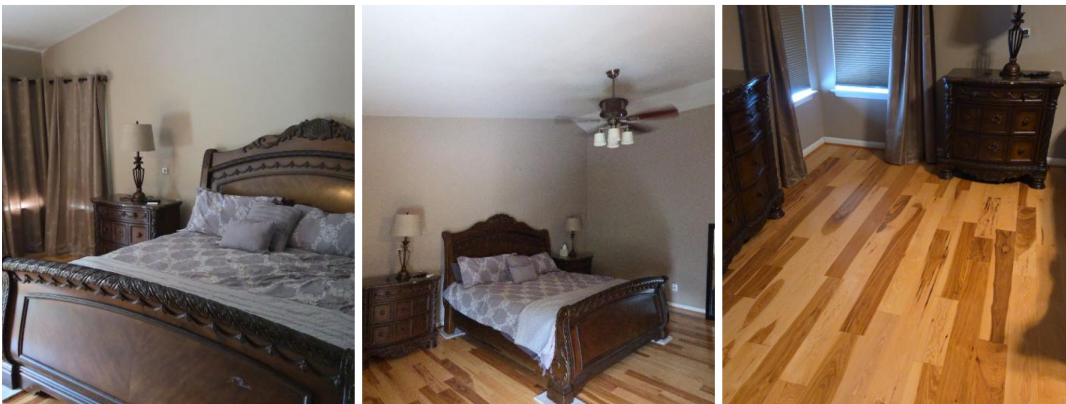
CONDITION: Satisfactory

# 12. Bedroom #1 - Master

## 12.1 OVERVIEW

---

BEDROOM PHOTO(S):



## 12.2 ELECTRICAL

---

DESCRIPTION: 110 volts

CONDITION: Satisfactory

## 12.3 CEILING

---

DESCRIPTION: Drywall

CONDITION: Satisfactory

## 12.4 WALLS

---

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 12.5 FLOOR

---

**DESCRIPTION:** Hardwood

**CONDITION:** Satisfactory

## 12.6 DOORS

---

**DESCRIPTION:** Hollow wood

**CONDITION:** Satisfactory

## 12.7 WINDOWS

---

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

## 12.8 SMOKE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 12.9 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 12.10 CLOSET

---

**DESCRIPTION:** Single, Two-sided Walk-In

**CONDITION:** Satisfactory

**MEDIA:**



#### COMMENTS:

##### Drywall - Nail Pops

Nail pop(s) were observed at the time of the inspection on the ceiling of one of the two walk-in closets. A nail pop is a drywall defect where the nail or screw head has lifted or broken through the paint layer. These nail pops are often the result of seasonal expansion/contraction or minor structural settlement. At the discretion of the buyer, a qualified contractor make the necessary repairs.

☒ Monitor



## 13. Bedroom #2

### 13.1 OVERVIEW

---

#### BEDROOM PHOTO(S):



## 13.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 13.3 CEILING

---

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 13.4 WALLS

---

**DESCRIPTION:** Paint

**CONDITION:** Satisfactory

## 13.5 FLOOR

---

**DESCRIPTION:** Carpet

**CONDITION:** Satisfactory

## 13.6 DOORS

---

**DESCRIPTION:** Hollow wood

**CONDITION:** Satisfactory

## 13.7 WINDOWS

---

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

### 13.8 SMOKE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

### 13.9 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

### 13.10 CLOSET

---

**DESCRIPTION:** Single

**CONDITION:** Satisfactory

## 14. Bedroom #3

### 14.1 OVERVIEW

---

**BEDROOM PHOTO(S):**



### 14.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

### 14.3 CEILING

---

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 14.4 WALLS

---

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 14.5 FLOOR

---

**DESCRIPTION:** Carpet

**CONDITION:** Satisfactory

## 14.6 DOORS

---

**DESCRIPTION:** Hollow wood

**CONDITION:** Satisfactory

## 14.7 WINDOWS

---

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

## 14.8 SMOKE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 14.9 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 14.10 CLOSET

---

**DESCRIPTION:** Single

**CONDITION:** Satisfactory

# 15. Bedroom #4

## 15.1 OVERVIEW

---

**BEDROOM PHOTO(S):**



## 15.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 15.3 CEILING

---

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 15.4 WALLS

---

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 15.5 FLOOR

---

**DESCRIPTION:** Hardwood

**CONDITION:** Satisfactory

## 15.6 DOORS

---

**DESCRIPTION:** Hollow wood

**CONDITION:** Satisfactory

## 15.7 WINDOWS

---

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

## 15.8 SMOKE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 15.9 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 15.10 CLOSET

---

**DESCRIPTION:** Small

**CONDITION:** Satisfactory

# 16. Bathroom #1 - Master

## 16.1 OVERVIEW

---

**BATHROOM PHOTO(S):**



## 16.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

**MEDIA:**



## 16.3 COUNTER/CABINET

---

**DESCRIPTION:** Quartz

**CONDITION:** Satisfactory

## 16.4 SINK/BASIN

---

**DESCRIPTION:** Double

**CONDITION:** Satisfactory

**MEDIA:**



## 16.5 FAUCETS/TRAPS

---

**DESCRIPTION:** Pfister

**CONDITION:** Satisfactory

## 16.6 TOILETS

---

**DESCRIPTION:** 1.6 gallon tank, Kohler

**CONDITION:** Satisfactory

**MEDIA:**



**COMMENTS:**

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

## 16.7 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass surround

**CONDITION:** Satisfactory

**MEDIA:**



**COMMENTS:**

Caulk edge(s) of tub/surround

Caulk around tub surround is old and deteriorated. This can allow water infiltration and deterioration of framing around the tub. Recommend removing old caulk around tub and apply new caulk.

 Maintenance



## 16.8 VENTILATION

---

**DESCRIPTION:** Electric fan

**CONDITION:** Satisfactory

## 16.9 CLOSET

---

**DESCRIPTION:** None

**CONDITION:** Satisfactory

# 17. Bathroom #2 (Upstairs)

## 17.1 OVERVIEW

---

**BATHROOM PHOTO(S):**



**COMMENTS:**

Door to bathroom rubs against tile

The bottom of the door to the bathroom indicated in the photo location rubbed the tile floor when opened. Possible from new tile instillation. Recommend checking with a contractor to undercut the door slightly as well as ensuring the tile floor is properly level.

 Requires Attention



## 17.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 17.3 COUNTER/CABINET

---

**DESCRIPTION:** Quartz

**CONDITION:** Satisfactory

## 17.4 SINK/BASIN

---

**DESCRIPTION:** Double

**CONDITION:** Satisfactory

**MEDIA:**



## 17.5 FAUCETS/TRAPS

---

**CONDITION:** Satisfactory

## 17.6 TOILETS

---

**CONDITION:** Satisfactory

## 17.7 TUB/SHOWER/SURROUND

---

**CONDITION:** Satisfactory

## 17.8 VENTILATION

---

**CONDITION:** Satisfactory

## 17.9 CLOSET

---

**CONDITION:** Satisfactory

# 18. Bathroom #3 (Entry)

## 18.1 OVERVIEW

---

**BATHROOM PHOTO(S):**



## 18.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 18.3 COUNTER/CABINET

---

**DESCRIPTION:** Quartz

**CONDITION:** Satisfactory

## 18.4 SINK/BASIN

---

DESCRIPTION: Single

CONDITION: Satisfactory

## 18.5 FAUCETS/TRAPS

---

CONDITION: Satisfactory

## 18.6 TOILETS

---

DESCRIPTION: 1.6 gallon tank

CONDITION: Satisfactory

## 18.7 VENTILATION

---

DESCRIPTION: Electric fan

CONDITION: Satisfactory

## 18.8 CLOSET

---

DESCRIPTION: None

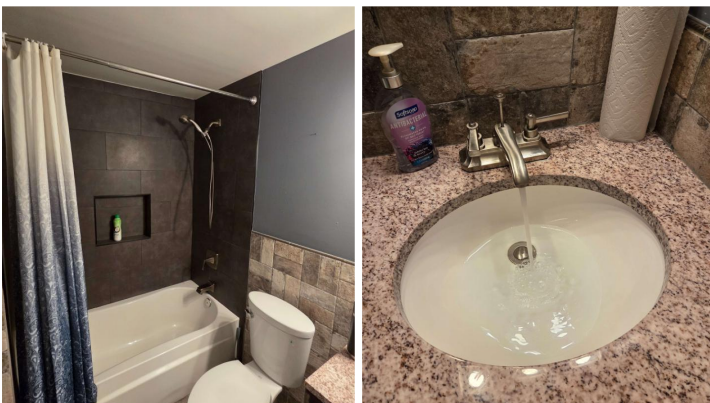
CONDITION: Satisfactory

# 19. Bathroom #4 (Basement)

## 19.1 OVERVIEW

---

BATHROOM PHOTO(S):



## 19.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

### 19.3 COUNTER/CABINET

---

**DESCRIPTION:** Marble, Wood

**CONDITION:** Satisfactory

### 19.4 SINK/BASIN

---

**DESCRIPTION:** Single

**CONDITION:** Satisfactory

### 19.5 FAUCETS/TRAPS

---

**DESCRIPTION:** Metal

**CONDITION:** Satisfactory

### 19.6 TOILETS

---

**DESCRIPTION:** Delta

**CONDITION:** Satisfactory

### 19.7 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass tub

**CONDITION:** Satisfactory

**INFORMATION:**

half bath main floor

### 19.8 VENTILATION

---

**DESCRIPTION:** Electric fan

**CONDITION:** Satisfactory

### 19.9 CLOSET

---

**DESCRIPTION:** None

**CONDITION:** Satisfactory

## 20. Living Room

### 20.1 OVERVIEW

---

**LIVING ROOM PHOTO(S):**



### 20.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

### 20.3 FLOOR

---

**DESCRIPTION:** Hardwood

**CONDITION:** Satisfactory

### 20.4 WINDOWS

---

**CONDITION:** Satisfactory

**MEDIA:**



## 20.5 CEILING

---

**CONDITION:** Satisfactory

## 20.6 WALLS

---

**CONDITION:** Satisfactory

## 20.7 DOORS

---

**CONDITION:** Satisfactory

## 20.8 SMOKE DETECTORS

---

**CONDITION:** Satisfactory

## 20.9 CARBON MONOXIDE DETECTORS

---

**CONDITION:** Satisfactory

## 20.10 HVAC SOURCE

---

**CONDITION:** Satisfactory

## 20.11 CLOSET

---

**CONDITION:** Satisfactory

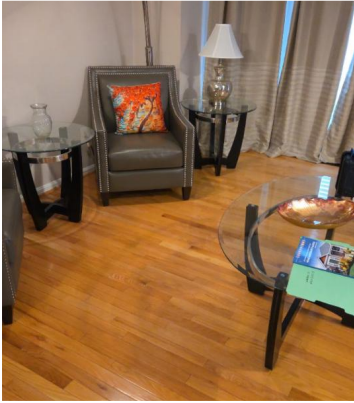
# 21. Foyer

## 21.1 OVERVIEW

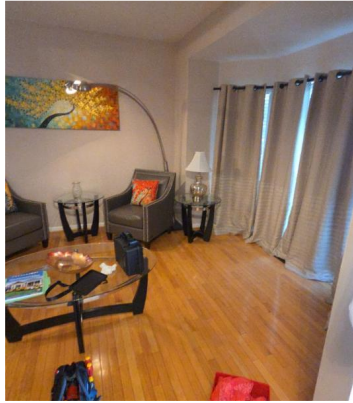
---

**LOCATION:** 1st Floor

**LIVING ROOM PHOTO(S):**



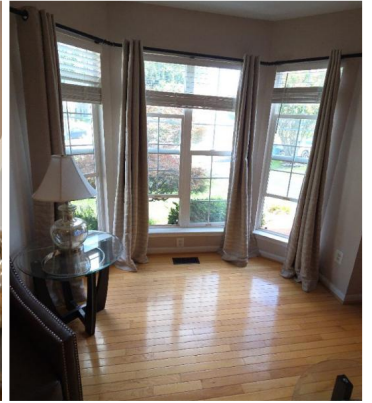
Foyer Room



Foyer Room



Foyer Room



Foyer Room

## 21.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 21.3 FLOOR

---

**DESCRIPTION:** Hardwood

**CONDITION:** Satisfactory

## 21.4 WINDOWS

---

**CONDITION:** Satisfactory

### COMMENTS:

Window damaged

The window in the front room in the photo was damaged. Recommend correction by a window contractor.

 Recommendation



## Window broken or damaged

The window in the front room in the photo was misaligned within it's enclosure and did not function properly at the time of the inspection. Recommend correction by a window contractor.

 Requires Attention



## 21.5 CEILING

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 21.6 WALLS

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 21.7 DOORS

**DESCRIPTION:** Hollow wood

**CONDITION:** Satisfactory

## 21.8 SMOKE DETECTORS

**DESCRIPTION:** Battery operated

**CONDITION:** Satisfactory

## 21.9 CARBON MONOXIDE DETECTORS

**DESCRIPTION:** Not in room

**CONDITION:** Satisfactory

## 21.10 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

**CONDITION:** Satisfactory

## 21.11 CLOSET

---

**DESCRIPTION:** None

**CONDITION:** Satisfactory

# 22. Dining Room

## 22.1 OVERVIEW

---

**LIVING ROOM PHOTO(S):**



## 22.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

## 22.3 FLOOR

---

**DESCRIPTION:** Hardwood

**CONDITION:** Satisfactory

**MEDIA:**



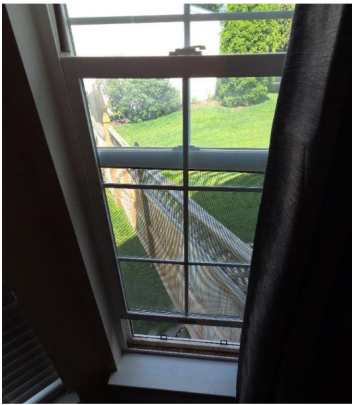
## 22.4 WINDOWS

---

**DESCRIPTION:** Vinyl

**CONDITION:** Satisfactory

**MEDIA:**



## 22.5 CEILING

---

**DESCRIPTION:** Paint, Drywall

**CONDITION:** Satisfactory

## 22.6 WALLS

---

**DESCRIPTION:** Drywall

**CONDITION:** Satisfactory

## 22.7 DOORS

---

**DESCRIPTION:** Open

**CONDITION:** Satisfactory

## 22.8 SMOKE DETECTORS

---

**DESCRIPTION:** Battery operated

**CONDITION:** Satisfactory

## 22.9 CARBON MONOXIDE DETECTORS

---

**CONDITION:** Satisfactory

## 22.10 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

**CONDITION:** Satisfactory

## 22.11 CLOSET

---

**DESCRIPTION:** None

**CONDITION:** Satisfactory

# 23. Kitchen

## 23.1 OVERVIEW

---

**KITCHEN PHOTO(S):**



## 23.2 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**CONDITION:** Satisfactory

:



### 23.3 COUNTERTOPS

---

**DESCRIPTION:** Quartz

**CONDITION:** Satisfactory

### 23.4 CABINETS

---

**DESCRIPTION:** Wood

**CONDITION:** Satisfactory

**MEDIA:**



**COMMENTS:**

Cabinet door hinge(s) needs tightening/adjustment or replacement.

Cabinet door hinge(s) needs tightening/adjustment or replacement by a contractor. One location was the Corner lower cabinet and the other was the under-stove cabinet.

 Requires Attention



## 23.5 SINK

**DESCRIPTION:** Double, Stainless steel

**CONDITION:** Satisfactory

**MEDIA:**



**COMMENTS:**

Plumbing Drainpipe – possible previous leak

The plumbing drainpipe under the kitchen sink appears to have had a leak at some point. Recommend monitoring for future leaks.

☒ Monitor



## 23.6 PLUMBING/FIXTURES

---

**DESCRIPTION:** PVC

**CONDITION:** Satisfactory

## 23.7 DISPOSAL

---

**DESCRIPTION:** InSinkErator

**CONDITION:** Satisfactory

**COMMENTS:**

Appeared functional at the time of the inspection

☒ Information

## 23.8 DISHWASHER

---

**DESCRIPTION:** General Electric

**CONDITION:** Satisfactory

## 23.9 RANGE/OVEN

---

**DESCRIPTION:** Samsung

**FUEL SOURCE:** Gas

**CONDITION:** Satisfactory

**MEDIA:**



**COMMENTS:**

No exhaust

**23.10 MICROWAVE**

---

**DESCRIPTION:** Samsung

**CONDITION:** Satisfactory

**MEDIA:**



**23.11 REFRIGERATOR**

---

**DESCRIPTION:** LG

**CONDITION:** Satisfactory

**MEDIA:**



## 23.12 VENTILATOR

**DESCRIPTION:** Unknown, None Observed

**CONDITION:** Satisfactory, Poor

**COMMENTS:**

No exhaust ventilation for gas cooktop observed

A dedicated exhaust ventilation system was not observed above the gas cooktop at the time of the inspection. Although not required in all homes, exhaust ventilation is recommended to help remove heat, moisture, grease, and combustion byproducts generated during cooking. Consider installing a vented range hood that exhausts to the exterior if one is not present. A 'roughed-in' pipe was present in the cabinet under the cooktop.

 Safety Concern



## 24. Attic

### 24.1 OVERVIEW

**ATTIC PHOTO(S):**



## 24.2 METHOD OF INSPECTION

---

**DESCRIPTION:** From the attic access

**ATTIC ACCESS:** Hatch

**UNABLE TO INSPECT:** 40%

**CONDITION:** Satisfactory

## 24.3 ROOF FRAMING

---

**DESCRIPTION:** Truss

**CONDITION:** Satisfactory

## 24.4 INSULATION

---

**DESCRIPTION:** Cellulose

**DEPTH:** 12 inches

**CONDITION:** Satisfactory

**MEDIA:**



The insulation was 12" in the majority of the attic. It was 10" close to the access hatch.

## 24.5 VENTILATION

---

**DESCRIPTION:** Ridge

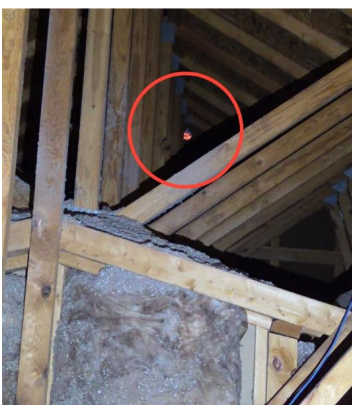
**CONDITION:** Satisfactory

**COMMENTS:**

Attic wall material torn in attic

The gable vents appear to be decorative from the exterior since the house has a ridge vent. They also appear to be closed from the attic. However, the gable vents have torn or missing cover materials when viewed from the attic.

 Information



## 24.6 MOISTURE PENETRATION

---

**DESCRIPTION:** None noted

**CONDITION:** Satisfactory

## 25. Fireplace/Wood stove

### 25.1 TYPE

DESCRIPTION: Gas

CONDITION: N/A

MEDIA:



#### COMMENTS:

Gas Fireplace Not Tested – Control missing or inoperable

The indicated gas set could not be tested at the time of the inspection because the unit's dial to control gas flow was missing. The pilot light was on. Recommended repair by a licensed gas contractor.

 Requires Attention

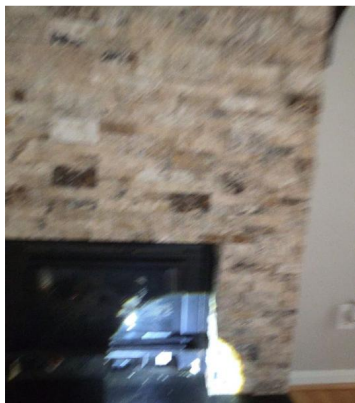


### 25.2 FIREPLACE/CONSTRUCTION

DESCRIPTION: Stone

CONDITION: Satisfactory

MEDIA:



## 25.3 DAMPER/FLUE

---

**DESCRIPTION:** Metal

**CONDITION:** Satisfactory

## Summary

### RESIDENTIAL HOME INSPECTION

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.

**Safety Concern**

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

**Requires Attention**

At the time of inspection the component does not function as intended. Repair or replacement is recommended and/or further technical or invasive evaluation by a qualified contractor.

**Recommendation**

The item or component appears operational, but the inspector recommends action be taken for conditions that are beyond cosmetic.

**Maintenance**

The item or component requires regular maintenance for continued optimal performance.

## 2. Roof

### 2.1 TYPE

#### COMMENTS:

##### Bare Standing Seam Metal Roof

The front porch was roofed with a style of metal roofing commonly known as “standing seam” metal roofing. A standing seam metal roof typically has a lifespan of 40 to 50 years, whereas an exposed fastener metal roof typically has a lifespan of 20 to 25 years. This metal is currently bare and can rust if not periodically painted with a quality exterior paint.

 Maintenance



## 2.2 GUTTERS

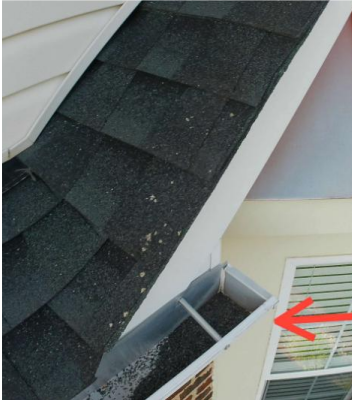
---

### COMMENTS:

Asphalt granules in gutters

The gutter at the front of the house above the garage has a moderate amount of asphalt granules near the end. This can eventually lead to backed up gutters if not maintained.

 Maintenance



## 2.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

### COMMENTS:

Downspout component Loose

The indicated section of downspout was loose. (Location detailed within the report photos) It is recommended that the loose downspout section be repaired or secured as needed by a qualified contractor.

 Requires Attention



## 2.4 FLASHING

---

### COMMENTS:

## Exposed fasteners

Metal flashing was present at the roof-to-wall intersection on the front of the house above the garage. Exposed fasteners were observed in the flashing. Recommend maintaining sealant at exposed fasteners to help reduce the potential for moisture intrusion or repair by licensed roofing contractor.

 Maintenance



## 3. Exterior

### 3.1 TYPE

#### COMMENTS:

#### Exterior Light lose

The exterior light on the back porch is loose. This can allow water to get behind the siding though the mounting hole. Recommend repair by a qualified contractor.

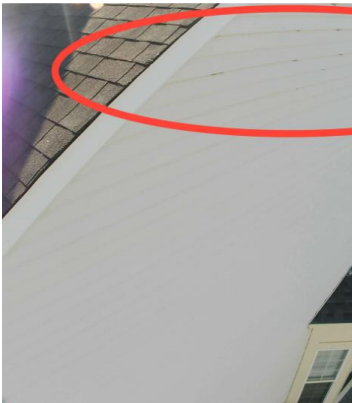
 Recommendation



#### Vinyl Siding – Buckled

During the inspection of the siding on the exterior of the home, siding panels were noted at the side of the house (SouthWest side) that appeared to be buckled. While there are many reasons siding can appear buckled, most commonly this buckling is associated with thermal expansion. High temperatures can cause the panels to expand; if the panels are not installed properly, they become more prone to buckling or warping. This can happen when panels are not properly spaced to allow for expansion and contraction. It is recommended that a qualified contractor familiar with composite siding installation and repair methods further evaluate to determine if the siding buckling is merely a cosmetic defect or a defect that requires correction and repair.

 Recommendation



---

#### siding to foundation – Non-Professional Repairs

A previous repair to the siding where it meets the white painted masonry wall foundation looks to be a non-professional repair. A visible gap where the siding meets the top of the foundation is present and no obvious flashing. This can result in moisture penetration and pest intrusion. Recommend this be repaired by a qualified siding contractor.

 Recommendation



---

### 3.4 EXTERIOR DOORS

#### COMMENTS:

Exterior Front Door – Binding on Frame

The indicated exterior door was binding on the door frame and as a result would not open and close properly. It is recommended that a qualified contractor make the necessary repairs or adjustments needed to allow the door to open/close properly.

 Requires Attention

Location - Front door



### 3.6 GAS METER

---

#### COMMENTS:

Heavy rust present at Gas Meter

Heavy rust present at Gas Meter but no apparent signs of leaks.

 Recommendation



### 3.7 DOOR BELL

---

#### COMMENTS:

Exposed wire(s)

Hardwired doorbell has exposed wires. Located next to a smart doorbell. Low voltage current but recommend correcting by contractor.

 Requires Attention



## 5. Garage

### 5.7 ELECTRICAL

#### COMMENTS:

Close gap on side of outlet/switch cover plate(s)

Recommend a contractor seal the gap on the side of the 220 breaker in garage.

 Recommendation



## 7. Electrical

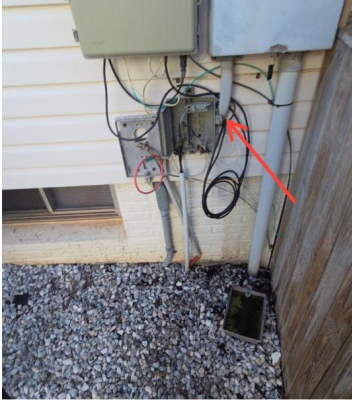
### 7.1 SERVICE

#### COMMENTS:

Exterior Holes in siding

The pictured exterior electrical service has an open hole where it enters the home through the siding. This can allow for moisture penetration and pest intrusion. Recommend sealing with 'Duct seal' compound.

 Requires Attention



## 9. Laundry

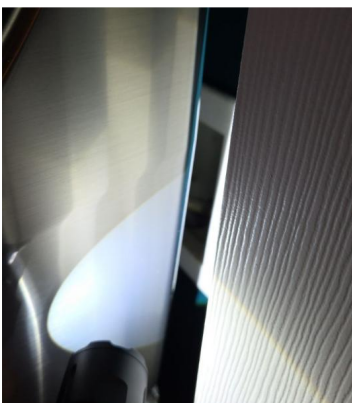
### 9.1 OVERVIEW

#### COMMENTS:

Limited access to shut off valves

The laundry supply lines were inaccessible based on the position of the washer and dryer. Access to the water supply lines in the event of an active leak is needed. Recommended reconfiguring the layout to ensure access to the water supply lines if possible.

 Recommendation



## 10. Heating/Cooling

### 10.2 HEATING SYSTEM

## COMMENTS:

## Gas Line abandoned

A Gas Line was disconnected at the main manifold in the basement. It appears to be an unused/disconnected gas branch line that has been properly capped. A gas line was also crimped and appeared abandoned under the outside deck. It is recommended that a qualified plumbing contractor ensure the line outside is terminated correctly.

 Requires Attention

## 10.7 BLOWER FAN/FILTERS

## COMMENTS:

## Filter door not sealed

The door for the replacable filter is connected with duct tape and does not properly seal the opening. This can result in dirty air bypassing the filter and being pulled into the blower shortening the life of the unit. Recommend having a contractor fabricate a sheet metal door that properly seals the opening when the filter is installed.

 Recommendation

## 11. Basement

### 11.10 SUMP PUMP

## COMMENTS:

## Sump pump was present.

Sump pump was present. Testing the sump pump is beyond the scope of the inspection but was tested by bypassing the automatic float switch. Based on the condition of the pump, recommend planning for pump failure by having another pump on site in advance.

 Recommendation

## 16. Bathroom #1 - Master

### 16.7 TUB/SHOWER/SURROUND

#### COMMENTS:

Caulk edge(s) of tub/surround

Caulk around tub surround is old and deteriorated. This can allow water infiltration and deterioration of framing around the tub. Recommend removing old caulk around tub and apply new caulk.

 Maintenance



## 17. Bathroom #2 (Upstairs)

### 17.1 OVERVIEW

#### COMMENTS:

Door to bathroom rubs against tile

The bottom of the door to the bathroom indicated in the photo location rubbed the tile floor when opened. Possible from new tile installation. Recommend checking with a contractor to undercut the door slightly as well as ensuring the tile floor is properly level.

 Requires Attention



## 21. Foyer

### 21.4 WINDOWS

#### COMMENTS:

Window damaged

The window in the front room in the photo was damaged. Recommend correction by a window contractor.

 Recommendation



Window broken or damaged

The window in the front room in the photo was misaligned within it's enclosure and did not function properly at the time of the inspection. Recommend correction by a window contractor.

 Requires Attention



## 23. Kitchen

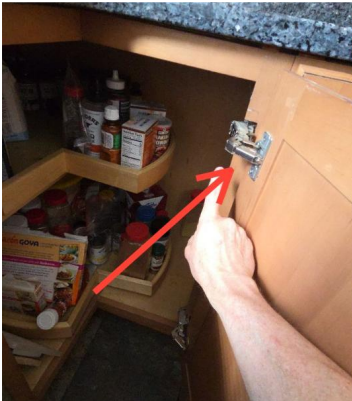
### 23.4 CABINETS

#### COMMENTS:

Cabinet door hinge(s) needs tightening/adjustment or replacement.

Cabinet door hinge(s) needs tightening/adjustment or replacement by a contractor. One location was the Corner lower cabinet and the other was the under-stove cabinet.

 Requires Attention



### 23.12 VENTILATOR

#### COMMENTS:

No exhaust ventilation for gas cooktop observed

A dedicated exhaust ventilation system was not observed above the gas cooktop at the time of the inspection. Although not required in all homes, exhaust ventilation is recommended to help remove heat, moisture, grease, and combustion byproducts generated during cooking. Consider installing a vented range hood that exhausts to the exterior if one is not present. A 'roughed-in' pipe was present in the cabinet under the cooktop.

 Safety Concern



## 25. Fireplace/Wood stove

### 25.1 TYPE

#### COMMENTS:

Gas Fireplace Not Tested – Control missing or inoperable

The indicated gas set could not be tested at the time of the inspection because the unit's dial to control gas flow was missing. The pilot light was on. Recommended repair by a licensed gas contractor.

 Requires Attention

