HOME INSPECTION REPORT

TAYLOR HOME INSPECTIONS LLC

SAMPLE INSPECTION REPORT

Middle Georgia | Property identity withheld

CLIENT	INSPECTION	DATE / TIME
Sample Client	Investment Property Inspection	Sample date / time



JERRY TAYLOR

INSPECTOR

Space for Buyer's Agent

BUYER'S AGENT

Illustrative house image • Actual property identity withheld

25
DEFICIENCIES

3
BUYER AWARENESS

10 HIGH PRIORITY

14 MEDIUM PRIORITY

4 LOW PRIORITY

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IMPORTANT REPORT INFORMATION

THANK YOU FOR CHOOSING TAYLOR HOME INSPECTIONS, LLC

This report documents visible conditions present at the time of inspection to help support an informed real-estate decision. Read the entire report together with the signed Pre-Inspection Agreement.

INSPECTION SCOPE AND LIMITATIONS

This inspection is visual, non-invasive, and limited to readily accessible systems and components. It is not technically exhaustive and does not identify every concealed or latent defect, code issue, or future failure. No warranty or guarantee of future performance or remaining service life is expressed or implied.

READ THE COMPLETE REPORT

The Punch List is a convenience summary, not the complete inspection report. Review all observations, limitations, photographs, recommendations, and buyer-awareness items before the inspection contingency period ends.

PHOTOGRAPHS AND ENVIRONMENTAL CONDITIONS

Photographs are representative rather than exhaustive. A photograph is not a deficiency unless specifically identified in the narrative or Punch List. Environmental testing for mold, asbestos, lead, or other hazards is outside the inspection unless separately contracted.

BEFORE CLOSING

Have repair, replacement, safety, and evaluation items reviewed by appropriate qualified professionals before closing. This report reflects the property only at the time of inspection and cannot predict future conditions.

SMOKE AND CARBON-MONOXIDE ALARMS

Recommend testing installed smoke and carbon-monoxide alarms upon first occupancy and every 30 days thereafter, and replacing devices as required by manufacturer age limits or if they do not test properly.

REPORT NAVIGATION

General Information >	Roof and Attic >
Foundation / Exterior >	HVAC Systems >
Plumbing System >	Electrical System >
Interior >	Additional Photos >

Inspection: Sample date / time
Client: Sample Client
Inspector: Jerry Taylor

CLICKABLE PUNCH LIST

Items in the Punch List are clickable. Click any Punch List finding to go directly to its detailed defect narrative and photographs in this report.

REPAIR PRIORITIES AT A GLANCE

CLICKABLE PUNCH LIST | CONDITION / RESPONSIBLE TRADE / NEXT STEP

Clear findings. Practical next steps. Read the full report for photos and detailed recommendations.

28 findings | 10 HIGH | 14 MEDIUM | 4 LOW

HIGH PRIORITY / Safety and evaluation

ITEM / CONDITION	WHO / NEXT STEP	PAGE
✕ **4.2A-2 Fungal Growth and Deteriorated Crawlspace Floor Joists**	**Appropriate qualified professional** Structural contractor/engineer and qualified moisture-remediation professionals: evaluate damaged framing and moisture conditions, complete warranted repairs and remediation, and install a ground vapor barrier.	13
✕ **7.1D-1 Widespread Open-Ground Receptacles and Damaged Living Room Outlet**	**Licensed electrician** Licensed electrician: evaluate and correct widespread open-ground receptacles and repair the damaged, uncovered living room receptacle.	24
✕ **7.2C-1 Openings in Main Service Panel Dead Front**	**Licensed electrician** Licensed electrician: properly close the panel dead-front openings.	25
✕ **7.2F-1 Improper Neutral-Ground Separation at Two Interior Subpanels**	**Licensed electrician** Licensed electrician: correct neutral-ground isolation and verify bonding at both interior subpanels.	26
✕ **8.3C-1 Hallway Bathroom GFCI Failed to Trip**	**Licensed electrician** Licensed electrician: restore and verify GFCI protection in the hallway bathroom.	29
✕ **8.3C-2 Bathroom Outlets Lacking GFCI Protection and Open Grounds**	**Licensed electrician** Licensed electrician: correct bathroom receptacle grounding deficiencies and provide and verify GFCI protection.	30
✕ **8.4B-1 Leaking Tenant-Owned Freezer and Moisture-Damaged Kitchen Subfloor**	**Qualified contractor** Arrange freezer repair or removal; qualified contractor to assess and repair the moisture-damaged kitchen subfloor.	32
✕ **8.4C-1 Leak at Kitchen Sink Drain Connection**	**Qualified plumber** Qualified plumber: repair the leaking kitchen sink drain connection and verify leak-free operation.	33
✕ **8.4C-2 Kitchen Outlets Lacking GFCI Protection and Open Grounds**	**Licensed electrician** Licensed electrician: correct kitchen receptacle grounding deficiencies and provide and verify GFCI protection.	33
✕ **4.3A-1 Displaced and Cracked Brick Veneer**	**Appropriate qualified professional** Masonry/structural professional: evaluate displaced brick veneer and cracking around left-side windows; complete warranted stabilization/repair.	14

REPAIR PRIORITIES AT A GLANCE

CLICKABLE PUNCH LIST | CONDITION / RESPONSIBLE TRADE / NEXT STEP

Clear findings. Practical next steps. Read the full report for photos and detailed recommendations.

28 findings | 10 HIGH | 14 MEDIUM | 4 LOW

MEDIUM PRIORITY / Repair and performance

ITEM / CONDITION	WHO / NEXT STEP	PAGE
✕ **4.4B-1 Detached Front Exterior Light Fixture**	**Qualified electrician** Electrician: repair or replace and secure the front light fixture.	16
⚑ **6.3A-1 Missing Water Heater Drain Pan at Wood Subfloor**	**Qualified plumber** Qualified plumber: install a suitable drain pan beneath the water heater.	21
✕ **8.3A-1 Damaged Bathtub Tile and Deteriorated Caulking**	**Qualified contractor** Qualified contractor: repair damaged bathtub tile and renew caulking.	29
✕ **8.3D-1 Loose Hallway Bathroom Toilet**	**Qualified plumber** Plumber: secure the hallway bathroom toilet and verify the floor connection.	30
✕ **8.3D-2 Very Loose Far Right Bathroom Toilet**	**Qualified plumber** Plumber: evaluate the flange and properly secure the far right bathroom toilet.	31
✕ **7.1C-1 Nonfunctional Left Rear Bedroom Light Switch**	**Licensed electrician** Licensed electrician: evaluate and replace the defective bedroom switch as needed and verify normal light operation.	23
✕ **5.2A-2 Damaged Crawlspace Ductwork Insulation**	**Qualified hvac contractor** Qualified HVAC contractor: evaluate the affected ductwork and repair or replace damaged insulation and protective coverings.	19
⚑ **8.9A-1 Laundry Room Ceiling Water Staining and Fungal Growth**	**Qualified contractor** Qualified contractor: evaluate the affected ceiling and moisture history, address fungal growth and affected finishes, and correct any moisture source found.	34
✕ **3.5B-1 Deteriorated Plumbing Vent Flashing Boots**	**Qualified roofing contractor** Roofing contractor: replace two deteriorated plumbing vent flashing boots and verify weather-tight installation.	9
✕ **3.3A-1 Damaged Ridge Cap Shingle**	**Qualified roofing contractor** Roofing contractor: repair or replace damaged far-right ridge cap shingle.	8
✕ **5.2A-1 Missing HVAC Sheet-Metal Shroud**	**Qualified hvac contractor** HVAC contractor: provide a protective weather-resistant shroud at the packaged unit duct penetrations.	18

REPAIR PRIORITIES AT A GLANCE

CLICKABLE PUNCH LIST | CONDITION / RESPONSIBLE TRADE / NEXT STEP

Clear findings. Practical next steps. Read the full report for photos and detailed recommendations.

28 findings | 10 HIGH | 14 MEDIUM | 4 LOW

MEDIUM PRIORITY / Repair and performance

ITEM / CONDITION	WHO / NEXT STEP	PAGE
✕ **8.9B-1 Damaged Dryer Vent Termination**	**Qualified contractor** Qualified contractor: replace the damaged right-rear dryer vent termination and verify exhaust operation.	35
✕ **4.3A-2 Damaged Vinyl Siding and Corner Trim**	**Appropriate qualified professional** Siding contractor: replace damaged lower courses and corner trim at right-rear wall.	15
✕ **4.3A-3 Displaced Fascia Covering**	**Appropriate qualified professional** Exterior trim/roofing contractor: secure or replace displaced right-rear fascia covering.	15

LOW PRIORITY / Maintenance and awareness

ITEM / CONDITION	WHO / NEXT STEP	PAGE
⚑ **6.1A-1 Cast-Iron Sewer Piping Present**	**Qualified plumber** Buyer awareness: monitor the cast-iron sewer piping; qualified plumber evaluation if future drainage concerns or leakage develop.	21
✕ **4.2A-1 Displaced Crawlspace Vent**	**Qualified contractor** Qualified contractor: reinstall or replace displaced crawlspace foundation vent.	12
✕ **4.4C-1 Leaking Rear Exterior Faucet**	**Qualified plumber** Plumber: repair the steady leak at the rear exterior faucet.	16
✕ **3.4B-1 Damaged Right Front Gutter**	**Appropriate qualified professional** Gutter contractor: repair or replace damaged right-front gutter section.	8

Punch List is a summary only. Every row is clickable. Review the complete report, photographs, and recommendations.

02 GENERAL INFORMATION

INSPECTION OVERVIEW



Illustrative house image

GENERAL INFORMATION

INSPECTION SCOPE

Single-family, traditional-style residence built in 1961; four bedrooms, two bathrooms, and approximately 1,296 square feet.

SECTION SNAPSHOT

10	0	0
ITEMS	DEFECTS	AWARE

KEY INFORMATION

Tenant occupied; public water and sewer service. Partly cloudy weather, 55°F, with dry soil.

INSPECTOR'S NOTE

In attendance: inspector, property manager, and current tenants.

2.1A	✓	**Weather Conditions** - Partly cloudy at the time of inspection.
2.1B	✓	**Temperature** - Outdoor temperature was 55°F.
2.1C	✓	**Soil Conditions** - Soil conditions were dry at the time of inspection.
2.1D	✓	**In Attendance** - In attendance: inspector, property manager, and current tenants.
2.2A	✓	**Structure Type** - Single-family residence with four bedrooms and two bathrooms; approximately 1,296 square feet.
2.2B	✓	**Style** - Traditional architectural style.
2.2C	✓	**Year Built** - Built in 1961.
2.2D	✓	**Number of Levels** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.
2.2E	✓	**Occupancy Status** - Tenant occupied at the time of inspection.
2.2F	✓	**Water Supply Source** - Public water supply and public sewer service.

✓ Inspected / no concern ✕ Deficiency Buyer Awareness → See finding

03 ROOF AND ATTIC

INSPECTION OVERVIEW



ROOF AND ATTIC

INSPECTION SCOPE

Gable roof covered with three-tab asphalt shingles and supported by roof trusses; roof inspected by walking on the roof.

SECTION SNAPSHOT

13	3	0
ITEMS	DEFECTS	AWARE

KEY INFORMATION

Front gutters present; rear gutters absent. Blown fiberglass attic insulation was reported in good condition.

INSPECTOR'S NOTE

Roof and attic findings, where documented, appear in their numbered narratives.

3.1A ✓ **Inspection Method** - Roof inspected by walking on the roof.

3.1B ✓ **Roof Style** - Gable-style roof.

3.3A-1 ✗ **Damaged Ridge Cap Shingle** - A ridge cap shingle was damaged at the far-right portion of the roof.

SEE NARRATIVE BELOW

3.3B ✓ **Condition of Roof Structure** - Truss-framed roof structure; no additional reportable concern identified.

3.4A ✓ **Gutter / Downspout** - Gutters were installed along the front of the home; no gutters were present along the rear.

3.4B-1 ✗ **Damaged Right Front Gutter** - The gutter at the right-front roof corner was damaged.

SEE NARRATIVE BELOW

3.5A ✓ **Flashing Material** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

3.5B-1 ✗ **Deteriorated Plumbing Vent Flashing Boots** - The rubber flashing boots at both right-rear roof plumbing vent penetrations were deteriorated and damaged.

SEE NARRATIVE BELOW

3.5C ✓ **Kick-Out Flashing** - Inspected; no reportable concern observed at the time of inspection.

3.7A ✓ **Attic Condition** - Inspected; no reportable concern observed at the time of inspection.

3.7B ✓ **Attic Electrical** - Inspected; no reportable concern observed at the time of inspection.

3.7C ✓ **Attic Ventilation** - Inspected; no reportable concern observed at the time of inspection.

3.7D ✓ **Insulation Type and Depth** - Blown fiberglass attic insulation was reported in good condition; depth was not recorded.

✓ Inspected / no concern ✗ Deficiency Buyer Awareness → See finding

✕ 3.3A-1 Damaged Ridge Cap Shingle

MEDIUM PRIORITY



Damaged ridge cap shingle at far-right roof ridge.

Observation: A ridge cap shingle was damaged at the far-right portion of the roof.

Implication: A damaged ridge cap may reduce weather protection at the ridge and permit moisture entry.

Recommendation: Have a qualified roofing contractor repair or replace the damaged ridge cap shingle and confirm secure coverage.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves replacing damaged ridge cap material and matching the existing ridge installation.

✕ 3.4B-1 Damaged Right Front Gutter

LOW PRIORITY



Bent/damaged gutter at right-front roof corner.

Observation: The gutter at the right-front roof corner was damaged.

Implication: Damage may interfere with water collection and discharge at that location.

Recommendation: Have a qualified gutter contractor repair or replace the damaged section and verify proper drainage.

Buyer Context: Common finding | Generally straightforward | Routine maintenance
Typical repair: Typically involves straightening or replacing the affected gutter section and checking its slope and attachment.

< SECTION OVERVIEW

< PUNCH LIST

✕ 3.5B-1 Deteriorated Plumbing Vent Flashing Boots

MEDIUM PRIORITY



Damaged rubber seal at first right-rear plumbing vent.



Cracked rubber seal at second right-rear plumbing vent.

Observation: The rubber flashing boots at both right-rear roof plumbing vent penetrations were deteriorated and damaged.

Implication: Failed flashing seals can allow rainwater to penetrate around the vent pipes and damage concealed roof or ceiling materials.

Recommendation: Have a qualified roofing contractor replace the damaged flashing boots and verify the surrounding roof watertightness.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves replacement of the two deteriorated vent flashing assemblies and proper shingle integration.

< SECTION OVERVIEW

< PUNCH LIST

04 FOUNDATION / EXTERIOR

INSPECTION OVERVIEW



FOUNDATION / EXTERIOR

INSPECTION SCOPE

Brick exterior with crawlspace foundation. Exterior and crawlspace observations are documented in this section.

SECTION SNAPSHOT

19	7	0
ITEMS	DEFECTS	AWARE

KEY INFORMATION

No garage is present. The crawlspace floor-joist concern is documented as finding 4.2A-1.

INSPECTOR'S NOTE

Other exterior concerns are documented under their individual checklist numbers.

4.2A-1 ✕ **Displaced Crawlspace Vent** - A crawlspace foundation vent was displaced from its opening and was found lying on the ground.

SEE NARRATIVE BELOW

4.2A-2 ✕ **Fungal Growth and Deteriorated Crawlspace Floor Joists** - Significant fungal growth was observed on floor framing in the right half of the crawlspace.

SEE NARRATIVE BELOW

4.2B ✓ **Access Location / Inspection Method** - Crawlspace foundation; exact access location was not recorded.

4.2C ✓ **Foundation Electrical** - Inspected; no reportable concern observed at the time of inspection.

4.2D ✓ **Indications of Active Water Penetration** - Inspected; no reportable concern observed at the time of inspection.

4.3A-1 ✕ **Displaced and Cracked Brick Veneer** - Brick veneer at the left-middle exterior wall exhibited displacement and outward movement.

SEE NARRATIVE BELOW

4.3A-2 ✕ **Damaged Vinyl Siding and Corner Trim** - The lower three to four courses of vinyl siding and adjoining corner trim at the right-rear wall were damaged.

SEE NARRATIVE BELOW

4.3A-3 ✕ **Displaced Fascia Covering** - The metal fascia covering was displaced at the right-rear eave, leaving an opening at the fascia joint.

SEE NARRATIVE BELOW

✓ Inspected / no concern ✕ Deficiency Buyer Awareness → See finding

04 FOUNDATION / EXTERIOR

INSPECTION OVERVIEW - CONTINUED 2/2

CONTINUED OVERVIEW

Additional permanent checklist rows for Foundation / Exterior. This continuation preserves the same approved numbering, wording, and direct narrative links.

SECTION 4

2 OF 2

4.3B	✓	**Wood in Contact with Soil** - Inspected; no reportable concern observed at the time of inspection.
4.4A	✓	**Exterior GFCI Outlets** - Inspected; no reportable concern observed at the time of inspection.
4.4B-1	✗	**Detached Front Exterior Light Fixture** - The front exterior light fixture was damaged and had fallen away from its wall mounting. SEE NARRATIVE BELOW
4.4C-1	✗	**Leaking Rear Exterior Faucet** - The rear exterior faucet was observed dripping steadily. SEE NARRATIVE BELOW
4.6A	✓	**Exterior Side of Windows** - Inspected; no reportable concern observed at the time of inspection.
4.6B	✓	**Condition of All Exterior Doors** - Inspected; no reportable concern observed at the time of inspection.
4.9A	✓	**Trees and Shrubs** - Inspected; no reportable concern observed at the time of inspection.
4.9C	✓	**Grading / Drainage** - Inspected; no reportable concern observed at the time of inspection.
4.10A	✓	**Driveways / Walkways** - Inspected; no reportable concern observed at the time of inspection.
4.11A	✓	**Decks and Porches Condition** - Inspected; no reportable concern observed at the time of inspection.
4.11B	✓	**Stairwells / Handrails / Guardrails** - Inspected; no reportable concern observed at the time of inspection.

✓ Inspected / no concern ✗ Deficiency Buyer Awareness → See finding

✕ 4.2A-1 Displaced Crawlspace Vent

LOW PRIORITY



Displaced crawlspace vent opening; vent was found knocked out and on the ground.

Observation: A crawlspace foundation vent was displaced from its opening and was found lying on the ground.

Implication: An open or unsecured foundation vent may allow pest entry and affect the intended crawlspace ventilation arrangement.

Recommendation: Have a qualified contractor securely reinstall or replace the displaced vent assembly.

Buyer Context: Common finding | Generally straightforward | Routine maintenance
Typical repair: Typically involves fitting and fastening a suitable crawlspace vent into the existing opening.

< SECTION OVERVIEW

< PUNCH LIST

✕ 4.2A-2 Fungal Growth and Deteriorated Crawlspace Floor Joists

HIGH PRIORITY



Crawlspace floor framing, view 1.



Crawlspace floor framing, view 2.



Crawlspace floor framing, view 4.



Crawlspace floor framing, view 5.



Crawlspace floor framing, view 6.



Crawlspace floor framing, view 7.

Observation: Significant fungal growth was observed on floor framing in the right half of the crawlspace. Multiple floor joists exhibited significant cracking and deterioration, with the affected members reported as substantially weakened. No ground vapor barrier was present in the crawlspace.

Implication: The deteriorated floor framing may have reduced structural capacity. Uncontrolled crawlspace moisture can contribute to continued fungal growth and further wood deterioration.

Recommendation: Obtain prompt evaluation by a qualified structural contractor or structural engineer to determine the extent of framing damage and necessary repairs. Have qualified moisture-control and remediation professionals address the fungal growth, assess moisture conditions, and install a suitable ground vapor barrier.

Buyer Context: Occasional finding | Major repair complexity | Obtain evaluation and estimates before closing
Typical repair: The repair scope depends on structural evaluation and may include repair or replacement of affected framing, moisture remediation, and installation of a crawlspace ground vapor barrier.

< SECTION OVERVIEW

< PUNCH LIST

✕ 4.3A-1 Displaced and Cracked Brick Veneer

HIGH PRIORITY



Left-middle exterior brickwork showing outward displacement and cracking.



Cracked mortar and brickwork near left-side window.



Wider view of displaced brick veneer near left-side window.



Close-up of stair-step cracking adjacent to the left-side window.

Observation: Brick veneer at the left-middle exterior wall exhibited displacement and outward movement. Cracking was also present in brickwork around the left-side windows.

Implication: Movement and cracking may indicate loss of veneer stability or distress of supporting materials; the full extent and cause cannot be established by a visual inspection.

Recommendation: Arrange prompt evaluation by a qualified masonry/structural contractor or structural engineer to assess veneer attachment, support, and movement and to establish appropriate corrective work.

Buyer Context: Occasional finding | Major repair complexity | Obtain evaluation and estimates before closing
Typical repair: Repair scope depends on the evaluation and may include stabilizing and rebuilding affected veneer sections and addressing any verified underlying condition.

< SECTION OVERVIEW

< PUNCH LIST

✕ 4.3A-2 Damaged Vinyl Siding and Corner Trim

MEDIUM PRIORITY



Right-rear wall showing damage to lower three to four siding courses and corner trim.

Observation: The lower three to four courses of vinyl siding and adjoining corner trim at the right-rear wall were damaged.

Implication: Openings or displaced siding can expose underlying materials to rain and pests.

Recommendation: Have a qualified siding contractor replace or properly repair the damaged siding and corner trim, and check the underlying exposed area during repairs.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves replacing the affected vinyl panels and corner trim and restoring their water-shedding overlap.

✕ 4.3A-3 Displaced Fascia Covering

MEDIUM PRIORITY



Displaced fascia metal covering at right-rear eave.

Observation: The metal fascia covering was displaced at the right-rear eave, leaving an opening at the fascia joint.

Implication: The opening may admit rainwater behind the metal covering and expose underlying fascia materials to moisture.

Recommendation: Have a qualified exterior trim or roofing contractor secure or replace the displaced fascia covering and inspect underlying accessible material during repair.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves refastening or replacing the affected metal fascia section and protecting the joint against weather.

< SECTION OVERVIEW

< PUNCH LIST

✕ 4.4B-1 Detached Front Exterior Light Fixture

MEDIUM PRIORITY



Front exterior light fixture detached from its mounting.

Observation: The front exterior light fixture was damaged and had fallen away from its wall mounting.

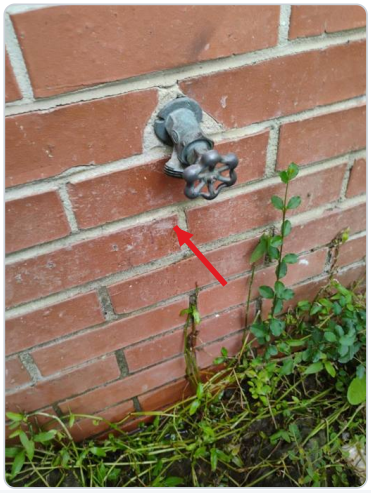
Implication: A loose or detached fixture may expose its electrical connection to moisture or accidental contact.

Recommendation: Have a qualified electrician repair or replace and securely mount the fixture.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves securing or replacing the fixture and verifying its electrical connection.

✕ 4.4C-1 Leaking Rear Exterior Faucet

LOW PRIORITY



Rear exterior faucet reported to drip steadily.

Observation: The rear exterior faucet was observed dripping steadily.

Implication: Continued leakage wastes water and may contribute to localized moisture at the exterior wall or ground.

Recommendation: Have a qualified plumber repair or replace the leaking faucet and verify it shuts off fully.

Buyer Context: Common finding | Generally straightforward | Routine maintenance
Typical repair: Typically involves replacing a worn faucet washer, stem, or complete hose bibb as needed.

< SECTION OVERVIEW

< PUNCH LIST

05 HVAC SYSTEMS

INSPECTION OVERVIEW



HVAC SYSTEMS

INSPECTION SCOPE

One electric packaged heat pump system, manufactured in 2023.

SECTION SNAPSHOT

11	2	0
ITEMS	DEFECTS	AWARE

KEY INFORMATION

The HVAC system functioned as intended during inspection.

INSPECTOR'S NOTE

No fireplace is present. Damaged crawlspace ductwork insulation is addressed separately in finding 5.2A-1.

5.1A ✓ **Heat and Air Energy Sources** - Electricity was the HVAC energy source.

5.1B ✓ **Number of Systems** - One HVAC system was present.

5.1C ✓ **Age of HVAC System** - Packaged HVAC unit manufactured in 2023.

5.1D ✓ **System Type** - Packaged heat pump system.

5.1E ✓ **Return Air Filter Type** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

5.1F ✓ **Thermostat** - Inspected; no reportable concern observed at the time of inspection.

5.1G ✓ **Air Handler / Condenser Brands** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

5.1H ✓ **Refrigerant Lines** - Inspected; no reportable concern observed at the time of inspection.

5.1I ✓ **Functional Status** - The packaged heat pump functioned as intended during inspection.

5.2A-1 ✗ **Missing HVAC Sheet-Metal Shroud** - The sheet-metal shroud was missing at the exterior packaged HVAC unit where the supply and return duct connections pass into the crawlspace.

SEE NARRATIVE BELOW

5.2A-2 ✗ **Damaged Crawlspace Ductwork Insulation** - Significant damage to the ductwork insulation was observed at multiple locations in the crawlspace.

SEE NARRATIVE BELOW

✓ Inspected / no concern ✗ Deficiency Buyer Awareness → See finding

✕ 5.2A-1 Missing HVAC Sheet-Metal Shroud

MEDIUM PRIORITY



Missing exterior sheet-metal shroud at packaged HVAC supply/return duct penetration.

Observation: The sheet-metal shroud was missing at the exterior packaged HVAC unit where the supply and return duct connections pass into the crawlspace.

Implication: The unprotected area may permit rainwater intrusion and moisture damage to the supply and return duct connections and adjacent crawlspace materials.

Recommendation: Have a qualified HVAC contractor install an appropriate weather-resistant metal shroud and verify protection of the supply and return duct connections.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves fabricating and installing correctly fitted protective sheet-metal flashing/shroud at the packaged unit.

< SECTION OVERVIEW

< PUNCH LIST

✕ 5.2A-2 Damaged Crawlspace Ductwork Insulation

MEDIUM PRIORITY



Crawlspace ductwork with damaged insulation and outer covering at multiple locations.



Torn and displaced duct insulation and outer jacket in the crawlspace.



Additional crawlspace duct section with significant insulation and jacket damage.

Observation: Significant damage to the ductwork insulation was observed at multiple locations in the crawlspace. The insulation and outer coverings were torn, displaced, or deteriorated.

Implication: Damaged duct insulation can reduce HVAC efficiency and may increase the potential for condensation on exposed duct surfaces under suitable conditions.

Recommendation: Have a qualified HVAC contractor evaluate the affected crawlspace duct insulation and restore or replace damaged insulation and protective vapor coverings as needed.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: An HVAC contractor typically restores or replaces damaged duct insulation and its outer vapor-resistant covering.

< SECTION OVERVIEW

< PUNCH LIST

06 PLUMBING SYSTEM

INSPECTION OVERVIEW



PLUMBING SYSTEM

INSPECTION SCOPE

Public water and sewer services; copper water supply piping.

SECTION SNAPSHOT

13	0	2
ITEMS	DEFECTS	AWARE

KEY INFORMATION

Electric tank-type water heater manufactured in 2023, reported in good condition.

INSPECTOR'S NOTE

No gas service is present. The missing water heater drain pan is separately documented as buyer awareness.

6.1A-1 ⚑ **Cast-Iron Sewer Piping Present** - Cast-iron sewer piping was observed in the crawlspace.

SEE NARRATIVE BELOW

6.1B ✓ **Waste Pipe Condition** - Inspected; no reportable concern observed at the time of inspection.

6.1C ✓ **Cleanouts** - Inspected; no reportable concern observed at the time of inspection.

6.2A ✓ **Water Supply Pipe Material** - Copper water supply piping.

6.2B ✓ **Water Distribution Pipe Material** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

6.2C ✓ **Functional Flow of Fixtures** - Inspected; no reportable concern observed at the time of inspection.

6.2D ✓ **Main Water Shut-Off Location** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

6.3A-1 ⚑ **Missing Water Heater Drain Pan at Wood Subfloor** - No drain pan was installed beneath the water heater in the right rear laundry room.

SEE NARRATIVE BELOW

6.3B ✓ **Type of System and Location** - Electric tank-type water heater located in the laundry area, manufactured in 2023; reported in good condition.

6.3C ✓ **Tank Capacity** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

6.3D ✓ **Power Source** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

6.3E ✓ **TPR Valve Condition** - Inspected; no reportable concern observed at the time of inspection.

6.3F ✓ **Functional Condition** - Inspected; no reportable concern observed at the time of inspection.

✓ Inspected / no concern ✕ Deficiency ⚑ Buyer Awareness → See finding

PLUMBING SYSTEM

DETAILED FINDINGS AND RECOMMENDATIONS

6.1A-1 Cast-Iron Sewer Piping Present

LOW PRIORITY



Visible cast-iron sewer piping in the crawlspace; no obvious leakage or damage reported.

Observation: Cast-iron sewer piping was observed in the crawlspace. No obvious leakage or damage was observed at the time of inspection.

Implication: Cast-iron sewer piping can deteriorate over time, potentially requiring future maintenance or replacement. No current defect was identified in the observed piping.

Recommendation: Buyer should be aware of the cast-iron piping material and monitor for future drainage concerns or leakage. Arrange evaluation by a qualified plumber if problems develop.

Buyer Context: Occasional finding | Generally straightforward | Routine maintenance
Typical repair: No immediate repair was identified from the observed condition. If future leakage or drainage problems develop, a qualified plumber can evaluate the piping and recommend appropriate service.

6.3A-1 Missing Water Heater Drain Pan at Wood Subfloor

MEDIUM PRIORITY



Water heater installed without a drain pan in the right rear laundry room.

Observation: No drain pan was installed beneath the water heater in the right rear laundry room. The water heater is installed over a wood subfloor.

Implication: If the water heater leaks, escaping water could damage the wood subfloor and nearby finishes.

Recommendation: Have a qualified plumber install an appropriate drain pan beneath the water heater to help protect the wood subfloor.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves fitting a suitable drain pan beneath the water heater; the plumber determines installation details.

< SECTION OVERVIEW

< PUNCH LIST

07 ELECTRICAL SYSTEM

INSPECTION OVERVIEW



ELECTRICAL SYSTEM

INSPECTION SCOPE

Electrical system with a 200-amp service disconnect and interior downstream subpanels.

SECTION SNAPSHOT

11	4	0
ITEMS	DEFECTS	AWARE

KEY INFORMATION

The majority of interior receptacles exhibited open-ground test conditions; see finding 7.1D-1.

INSPECTOR'S NOTE

Recommend testing smoke alarms upon first occupancy and every 30 days thereafter.

7.1A ✓ **Ceiling Fans** - Inspected; no reportable concern observed at the time of inspection.

7.1B ✓ **Lighting Fixtures** - Inspected; no reportable concern observed at the time of inspection.

7.1C-1 ✗ **Nonfunctional Left Rear Bedroom Light Switch** - The wall switch in the left rear bedroom did not operate the ceiling fan light properly.

SEE NARRATIVE BELOW

7.1D-1 ✗ **Widespread Open-Ground Receptacles and Damaged Living Room Outlet** - The majority of interior receptacles tested open ground; a living room receptacle was also damaged and uncovered.

SEE NARRATIVE BELOW

7.2A ✓ **Service Entrance Connections** - Inspected; no reportable concern observed at the time of inspection.

7.2B ✓ **Service Size** - 200-amp electrical service disconnect.

7.2C-1 ✗ **Openings in Main Service Panel Dead Front** - Uncovered openings were present in the dead-front cover of the main electrical panel.

SEE NARRATIVE BELOW

7.2D ✓ **Branch Wire 15-20 AMP** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

7.2E ✓ **Wiring Type** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

7.2F-1 ✗ **Improper Neutral-Ground Separation at Two Interior Subpanels** - At both interior subpanels, neutral and grounding conductors were not properly isolated from one another.

SEE NARRATIVE BELOW

7.3A ✓ **Smoke / Carbon Monoxide Detectors** - Recommend testing smoke alarms upon first occupancy and every 30 days thereafter.

✓ Inspected / no concern ✗ Deficiency Buyer Awareness → See finding

✕ 7.1C-1 Nonfunctional Left Rear Bedroom Light Switch

MEDIUM PRIORITY



Left rear bedroom ceiling fan light affected by the malfunctioning wall switch; switch not visible in photograph.

Observation: The wall switch in the left rear bedroom did not operate the ceiling fan light properly. Moving the switch up and down caused the light to flicker rather than operate normally.

Implication: A malfunctioning switch can result in unreliable lighting and may indicate an electrical connection or switch defect requiring correction.

Recommendation: Have a licensed electrician evaluate the switch and associated connections and replace the defective switch as appropriate. Verify proper light operation after correction.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves evaluating the switch and connections, replacing the defective switch as needed, and verifying proper light operation.

< SECTION OVERVIEW

< PUNCH LIST

✕ 7.1D-1 Widespread Open-Ground Receptacles and Damaged Living Room Outlet

HIGH PRIORITY



Outlet testing at the front living room wall.



Damaged living room receptacle without a cover plate.

Observation: The majority of interior receptacles exhibited open-ground conditions during testing. At the front living room wall, one receptacle was damaged and missing its cover plate.

Implication: The open-ground conditions may leave equipment without an effective grounding path, increasing the potential for electrical shock. The damaged and uncovered receptacle presents an additional contact hazard.

Recommendation: Have a licensed electrician evaluate and correct the widespread open-ground conditions, and repair or replace the damaged living room receptacle and install a cover plate.

Buyer Context: Common finding | Moderate repair complexity | Obtain evaluation and estimates before closing
Typical repair: Typically involves diagnosing the widespread open-ground readings and making appropriate circuit corrections, along with replacing or repairing the damaged receptacle and cover.

< SECTION OVERVIEW

< PUNCH LIST

✕ 7.2C-1 Openings in Main Service Panel Dead Front

HIGH PRIORITY



Uncovered openings in electrical panel dead-front cover.

Observation: Uncovered openings were present in the dead-front cover of the main electrical panel.

Implication: The openings can permit accidental contact with energized electrical components.

Recommendation: Have a licensed electrician install listed filler plates or otherwise properly close the unused openings.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves fitting approved panel filler plates to the unused openings.

< SECTION OVERVIEW

< PUNCH LIST

✕ 7.2F-1 Improper Neutral-Ground Separation at Two Interior Subpanels

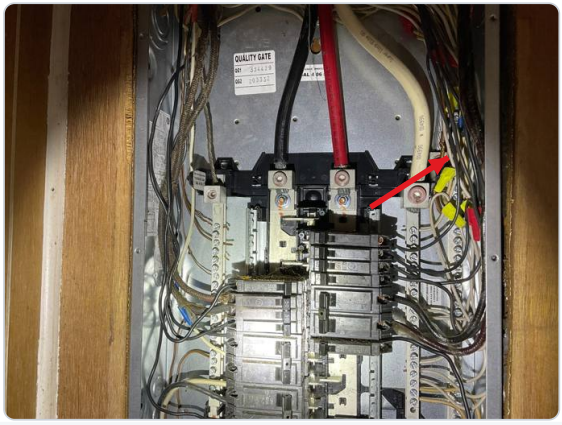
HIGH PRIORITY



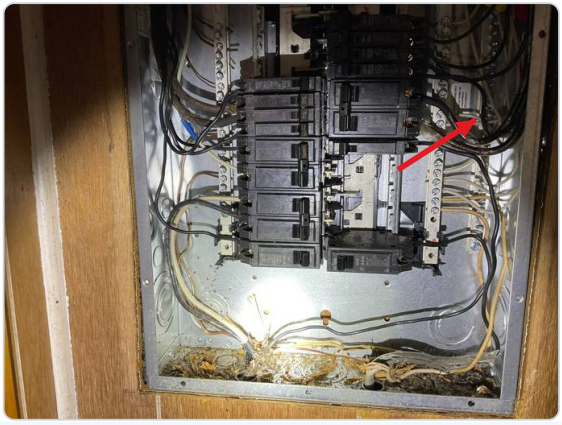
First interior subpanel, exterior view.



First interior subpanel, interior wiring.



Second interior subpanel, upper interior wiring.



Second interior subpanel, lower interior wiring.

Observation: At both interior subpanels, neutral and grounding conductors were not properly isolated from one another. The main service disconnect is located at the right-side exterior of the home.

Implication: Improper neutral-ground bonding downstream of the service disconnect can allow current on grounding paths and create an electrical shock hazard.

Recommendation: Have a licensed electrician correct neutral-ground separation and verify the grounding and bonding arrangements in both interior subpanels.

Buyer Context: Occasional finding | Moderate repair complexity | Obtain evaluation and estimates before closing
Typical repair: Typically involves separating neutral and grounding conductors onto appropriately isolated and bonded terminal bars, with final scope determined by the electrician.

< SECTION OVERVIEW

< PUNCH LIST

08 INTERIOR

INSPECTION OVERVIEW



INTERIOR

INSPECTION SCOPE

Interior of a tenant-occupied, four-bedroom, two-bathroom residence.

SECTION SNAPSHOT

22	9	1
ITEMS	DEFECTS	AWARE

KEY INFORMATION

Kitchen, bathroom, and laundry room observations are documented under their numbered checklist entries.

INSPECTOR'S NOTE

The laundry ceiling stain was dry at inspection; the current tenant reported no active leak.

8.2A ✓ **Bedroom Condition** - Inspected; no reportable concern observed at the time of inspection.

8.3A-1 ✗ **Damaged Bathtub Tile and Deteriorated Caulking** - Tile was damaged at the right side of the hallway bathtub, and caulking at the bathtub area required general maintenance.

SEE NARRATIVE BELOW

8.3B ✓ **Bathroom Exhaust Systems** - Inspected; no reportable concern observed at the time of inspection.

8.3C-1 ✗ **Hallway Bathroom GFCI Failed to Trip** - The hallway bathroom GFCI receptacle did not trip when tested.

SEE NARRATIVE BELOW

8.3C-2 ✗ **Bathroom Outlets Lacking GFCI Protection and Open Grounds** - Bathroom outlets lacked GFCI protection and exhibited open-ground conditions during testing.

SEE NARRATIVE BELOW

8.3D-1 ✗ **Loose Hallway Bathroom Toilet** - The hallway bathroom toilet was loose at its floor connection.

SEE NARRATIVE BELOW

8.3D-2 ✗ **Very Loose Far Right Bathroom Toilet** - The toilet in the far right bathroom was very loose at its floor connection.

SEE NARRATIVE BELOW

8.4A ✓ **Kitchen Built-In Appliances** - Inspected; no reportable concern observed at the time of inspection.

8.4B-1 ✗ **Leaking Tenant-Owned Freezer and Moisture-Damaged Kitchen Subfloor** - The tenant-owned deep freezer in the kitchen was rusted and leaking around its bottom.

SEE NARRATIVE BELOW

8.4C-1 ✗ **Leak at Kitchen Sink Drain Connection** - A leak was observed at a drainage pipe connection beneath the left basin of the kitchen sink.

SEE NARRATIVE BELOW

✓ Inspected / no concern ✗ Deficiency Buyer Awareness → See finding

08 INTERIOR

INSPECTION OVERVIEW - CONTINUED 2/2

CONTINUED OVERVIEW

Additional permanent checklist rows for Interior. This continuation preserves the same approved numbering, wording, and direct narrative links.

SECTION 8

2 OF 2

8.4C-2 ✕ **Kitchen Outlets Lacking GFCI Protection and Open Grounds** - Kitchen outlets lacked GFCI protection and exhibited open-ground conditions during testing.

SEE NARRATIVE BELOW

8.5A ✓ **Interior Wall / Ceiling / Floor Material** - Reviewed; no reportable concern identified. Specific descriptive detail was not recorded.

8.5B ✓ **Condition of Interior Walls / Ceilings / Floors** - Inspected; no reportable concern observed at the time of inspection.

8.5C ✓ **Indications of Foundation Movement** - Inspected; no reportable concern observed at the time of inspection.

8.6A ✓ **Interior Side of Windows** - Inspected; no reportable concern observed at the time of inspection.

8.6B ✓ **Emergency Escape / Egress** - Inspected; no reportable concern observed at the time of inspection.

8.6C ✓ **Fogged or Broken Seals** - Inspected; no reportable concern observed at the time of inspection.

8.6D ✓ **Interior Doors** - Inspected; no reportable concern observed at the time of inspection.

8.9A-1 ⚑ **Laundry Room Ceiling Water Staining and Fungal Growth** - Water staining and visible fungal-type growth were observed on the laundry room ceiling.

SEE NARRATIVE BELOW

8.9B-1 ✕ **Damaged Dryer Vent Termination** - The dryer exhaust termination at the right-rear exterior wall was damaged.

SEE NARRATIVE BELOW

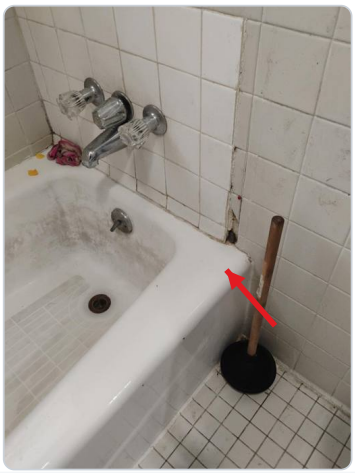
8.9C ✓ **Laundry Plumbing** - Inspected; no reportable concern observed at the time of inspection.

8.9D ✓ **Laundry Electrical** - Inspected; no reportable concern observed at the time of inspection.

✓ Inspected / no concern ✕ Deficiency ⚑ Buyer Awareness → See finding

✕ 8.3A-1 Damaged Bathtub Tile and Deteriorated Caulking

MEDIUM PRIORITY



Damaged tile and caulking at the hallway bathtub.

Observation: Tile was damaged at the right side of the hallway bathtub, and caulking at the bathtub area required general maintenance.

Implication: Gaps in the bathtub surround or sealant can permit moisture intrusion behind finished surfaces.

Recommendation: Have a qualified contractor repair the damaged tile and renew deteriorated bathtub caulking.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves replacing damaged tile and renewing the affected sealant joints.

✕ 8.3C-1 Hallway Bathroom GFCI Failed to Trip

HIGH PRIORITY



Hallway bathroom GFCI did not trip when tested.

Observation: The hallway bathroom GFCI receptacle did not trip when tested.

Implication: Failure to trip can leave the receptacle without the intended shock protection.

Recommendation: Have a licensed electrician evaluate and correct the GFCI protection, then verify proper operation.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves troubleshooting the GFCI device and circuit and replacing defective components as needed.

< SECTION OVERVIEW

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✕ 8.3C-2 Bathroom Outlets Lacking GFCI Protection and Open Grounds

HIGH PRIORITY



Bathroom receptacle testing documented an open-ground condition and lack of GFCI protection.

Observation: Bathroom outlets lacked GFCI protection and exhibited open-ground conditions during testing.

Implication: Without GFCI protection, bathroom receptacles present an increased electric-shock hazard. The open-ground conditions also indicate that equipment grounding is not functioning as intended.

Recommendation: Have a licensed electrician evaluate the affected bathroom receptacles and circuits, correct the grounding deficiencies, provide appropriate GFCI protection, and verify proper operation.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves evaluating the bathroom circuits, correcting grounding deficiencies where feasible, installing appropriate GFCI protection, and testing the completed work.

✕ 8.3D-1 Loose Hallway Bathroom Toilet

MEDIUM PRIORITY



Hallway bathroom toilet loose at its floor connection.

Observation: The hallway bathroom toilet was loose at its floor connection.

Implication: Movement at the toilet base can compromise the drain seal and allow leakage.

Recommendation: Have a qualified plumber secure the toilet and evaluate the floor connection and seal.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves resetting and securing the toilet and checking its seal and flange condition.

< SECTION OVERVIEW

< PUNCH LIST

✕ 8.3D-2 Very Loose Far Right Bathroom Toilet

MEDIUM PRIORITY



Very loose toilet in the far right bathroom.

Observation: The toilet in the far right bathroom was very loose at its floor connection.

Implication: Excessive toilet movement can compromise the drain seal and permit leakage.

Recommendation: Have a qualified plumber evaluate the floor connection and flange, and properly secure and seal the toilet.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves resetting the toilet and checking the flange and seal before securing it.

< SECTION OVERVIEW

< PUNCH LIST

✕ 8.4B-1 Leaking Tenant-Owned Freezer and Moisture-Damaged Kitchen Subfloor

HIGH PRIORITY



Tenant-owned kitchen deep freezer with rust and leakage reported at its base.



Moisture damage to the subfloor beneath the kitchen freezer.

Observation: The tenant-owned deep freezer in the kitchen was rusted and leaking around its bottom. Moisture from the leak had damaged the subfloor beneath the freezer.

Implication: Continued leakage can cause additional moisture damage and deterioration of the affected subfloor.

Recommendation: Arrange for the leaking freezer to be repaired or removed. Have a qualified contractor assess the moisture-damaged subfloor and make necessary repairs.

Buyer Context: Occasional finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves stopping the appliance leak, drying the affected area, and repairing damaged subfloor materials as warranted by the contractor’s assessment.

< SECTION OVERVIEW

< PUNCH LIST

✕ 8.4C-1 Leak at Kitchen Sink Drain Connection

HIGH PRIORITY



Leaking drainage pipe connection beneath the left kitchen sink basin.

Observation: A leak was observed at a drainage pipe connection beneath the left basin of the kitchen sink.

Implication: Continued leakage can cause moisture damage to the sink cabinet and adjacent materials.

Recommendation: Have a qualified plumber repair the leaking drain connection and verify leak-free operation.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves repairing or replacing the affected drain connection and confirming that it no longer leaks.

✕ 8.4C-2 Kitchen Outlets Lacking GFCI Protection and Open Grounds

HIGH PRIORITY



Kitchen receptacles reported without GFCI protection and with open-ground conditions.

Observation: Kitchen outlets lacked GFCI protection and exhibited open-ground conditions during testing.

Implication: Lack of GFCI protection increases the risk of electric shock near the kitchen sink. The open-ground conditions also indicate that equipment grounding is not functioning as intended.

Recommendation: Have a licensed electrician evaluate the affected kitchen receptacles and circuits, correct grounding deficiencies, provide appropriate GFCI protection, and verify proper operation.

Buyer Context: Common finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves evaluating the affected kitchen circuits, correcting grounding deficiencies as needed, installing appropriate GFCI protection, and testing the completed work.

< SECTION OVERVIEW

< PUNCH LIST

8.9A-1 Laundry Room Ceiling Water Staining and Fungal Growth

MEDIUM PRIORITY



Water staining and visible fungal-type growth at the laundry room ceiling; area dry during inspection.

Observation: Water staining and visible fungal-type growth were observed on the laundry room ceiling. The affected area was dry at the time of inspection. The current tenant reported that no active leak was occurring.

Implication: The staining indicates a history of moisture exposure. Fungal growth may present an indoor air-quality concern, and recurring moisture could lead to additional deterioration.

Recommendation: Have a qualified contractor evaluate the affected ceiling and possible moisture source, address the fungal growth appropriately, and repair affected finishes as needed. Correct any moisture source identified during evaluation.

Buyer Context: Occasional finding | Moderate repair complexity | Address promptly
Typical repair: Typically involves determining whether a moisture source remains, appropriately cleaning or removing affected ceiling materials, and restoring the finish. Any source of moisture found during evaluation is corrected.

< SECTION OVERVIEW

< PUNCH LIST

✕ 8.9B-1 Damaged Dryer Vent Termination

MEDIUM PRIORITY



Damaged dryer exhaust termination at right-rear exterior wall.

Observation: The dryer exhaust termination at the right-rear exterior wall was damaged.

Implication: A damaged termination may allow pests or water to enter and interfere with proper exhaust operation.

Recommendation: Have a qualified contractor repair or replace the dryer vent termination with an appropriate exterior hood and verify a clear, functional exhaust path.

Buyer Context: Common finding | Generally straightforward | Address promptly
Typical repair: Typically involves replacing the damaged exterior termination hood and checking the duct opening.

< SECTION OVERVIEW

< PUNCH LIST

ADDITIONAL PHOTOS

PHOTO 01 - Water heater manufacturer data plate

PHOTO WITHHELD

Equipment identifiers removed

PHOTO 02 - Kitchen electric range



PHOTO 03 - Kitchen refrigerator



PHOTO 04 - Wall-mounted HVAC thermostat



PHOTO 05 - Wall-mounted smoke alarm

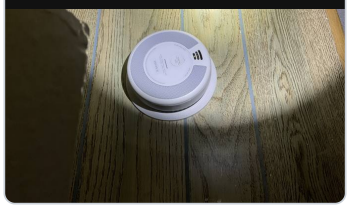


PHOTO 06 - Attic framing and ductwork

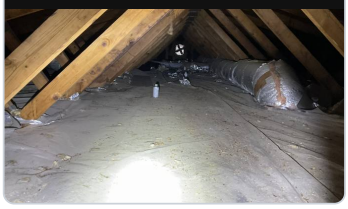


PHOTO 07 - Attic framing and flexible ductwork



PHOTO 08 - Asphalt-shingle roof and ridge vent

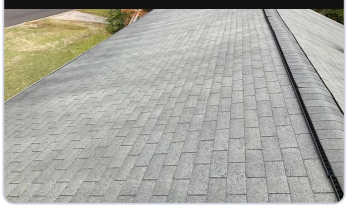


PHOTO 09 - Roof shingles, valley, and vent penetrations

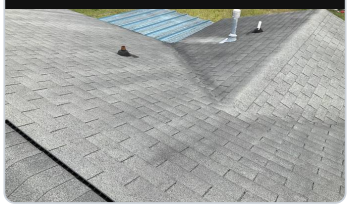


PHOTO 10 - Packaged HVAC equipment data plate

PHOTO WITHHELD

Equipment identifiers removed

PHOTO 11 - Crawlspace floor framing, supplemental wider view

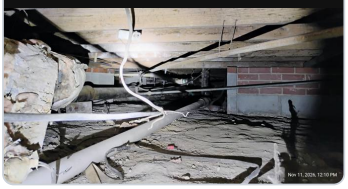
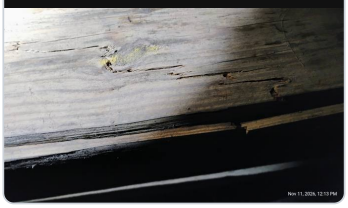


PHOTO 12 - Crawlspace floor joist, supplemental detail



Disclaimer: Additional photos are provided for general reference and documentation only. Not every photo represents a defect unless the condition is specifically identified in the report narrative or punch list summary.