

Sherlock Homes Inspection Report

Sample Property

Metro Atlanta, GA

Inspected By: David Vaughn

Prepared For: Client name withheld
Inspected On Wed, Nov 4, 2026 at 11:00 AM

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Thank you for the opportunity to conduct a home inspection of this property. The function of this report is to assist you in understanding the condition of the property to help you make an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend, however, it is important to read the entire report to obtain a full understanding of the scope, limitations, and exclusions of the inspection.

In addition to the checklist items of the report, there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or contains a material defect. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Safety Hazard: The component presents an immediate risk to the health or safety of potential occupants and should be repaired or remediated as soon as possible.

Information: The observation or comment is just for informational purposes to give the client a more complete understanding of the condition of the property.

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Repair or Replacement Needed

Site: Vegetation

Vegetation in contact with siding.

All vegetation in contact with siding materials should be removed. When vegetation is in contact with siding, it prevents the siding from drying out and will lead to deterioration and moisture damage. Additionally, the vegetation creates a pathway for pests to directly access the home's envelope leading to intrusion and infestation.

Recommend removing the vegetation.



Site: Patios/Decks

Wood in contact with soil.

At the time of the inspection, wood structural components were observed to be in direct contact with soil. All support components, such as posts, should be mounted in a weather-rated mounting bracket set in a concrete footer that extends below the frostline.

Recommend removing soil from around the components and consulting a licensed contractor for further evaluation and repair as needed.



Roofing: Gutters & Downspouts

Downspout discharges next to foundation.

At the time of the inspection, one or more downspouts were observed to not drain properly away from the foundation.

Downspouts should discharge a minimum of 4-6 ft away from the foundation to prevent water from draining into the backfill and pooling next to the foundation. This causes hydrostatic pressure which can lead to moisture intrusion and buckling of the foundation walls. Improper drainage can also lead to soil erosion and settling.

Recommend installing gutter extenders to properly divert water away from the foundation.













Exterior: Exterior Covering

One or more veneer stones were observed to be damaged at the time of the inspection. Recommend repairing or replacing as needed.



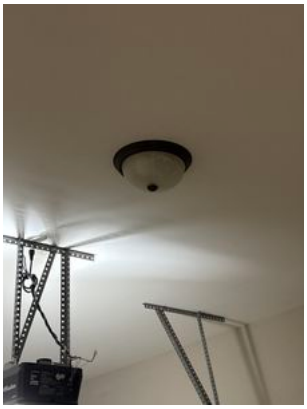

Exterior: Exterior Trim Material

Multiple gaps were observed at trim materials at the front of the house. This will allow for moisture and pest intrusion. Recommend repair as needed.




Garage

One of the lights was out in the garage at the time of the inspection. This is likely due to a burned out bulb. Recommend changing out the lightbulb.



Electrical: Service Panel Ground

One or more grounding wires was observed to be dislodged. It appears that the grounding wire was originally attached to a cold water pipe. The current supply lines are CPVC. The grounding wire may have been detached if/when the water pipes were changed out.





HVAC: Heating: Heating Fuel

Corroded pipes.

At the time of the inspection, the gas pipes were observed to be corroded. Recommend further evaluation and repair as needed to prevent gas leaks.





HVAC: Heating #2: Filter Type

The furnace filter was dirty and should be replaced.

The purpose of a furnace filter is to prevent particles and debris from entering the burn chamber and damaging the system.

Recommend changing out the filter every three months.



HVAC: Cooling: Type of Equipment

AC condenser pad defective.

At the time of the inspection, the pad supporting the AC condensing unit was observed to be sloping. This is most likely due to erosion or improper installation. A sloping pad will not properly support the unit and may lead to damage of the electrical, suction, or coolant components.

Recommend consulting a licensed professional to further evaluate and repair as needed.



HVAC: Cooling #2: Type of Equipment

Damaged insulation at coolant/suction line.

The insulation at the coolant/suction line was observed to be heavily deteriorated at the time of the inspection. Damaged insulation on an AC condenser's coolant line can cause energy loss (10–20% efficiency reduction), condensation, corrosion, refrigerant leaks, reduced cooling, compressor wear, moisture damage, and code violations (IRC M1411.6, N1103.3.1). In Georgia's humid, hot climate, these risks are amplified, potentially leading to foundation issues in clay soils or health hazards from mold.

Recommend hiring a licensed HVAC technician to further evaluate and replace insulation.



HVAC: Cooling #2: Type of Equipment

AC condenser pad defective.

At the time of the inspection, the pad supporting the AC condensing unit was observed to be sloping. This is most likely due to erosion or improper installation. A sloping pad will not properly support the unit and may lead to damage of the electrical, suction, or coolant components.

Recommend consulting a licensed professional to further evaluate and repair as needed.



Plumbing

Water main not secured properly. Recommend installing a strap to prevent damage to the water main.



Plumbing: Water Heater: Temp & Pressure Relief Valve

At the time of the inspection, I opened the blow off leg valve to see if any water was sitting in the line. Water was observed to be sitting in the TPR blow off line. This is indicative of the TPR valve having opened, which only happens when there's a defect.

On further investigation, the discharge line was observed to be clogged at the exterior. Recommend cleaning out the discharge line.

Recommend consulting a licensed plumber to further evaluate and repair as needed.






Plumbing: Water Heater

At the time of the inspection, the expansion tank was not properly supported.

A full expansion tank can weigh a considerable amount and without proper support has the potential to damage the pipe fixtures.

Recommend installing expansion tank support such as a metal strap or prop support.



Plumbing: Water Heater

No pan installed.

At the time of the inspection, there was no pan installed at the water heater. The water heater pan prevents damage to surrounding materials in the case of a tank rupture. Although it is not required by code to have a pan installed in this application, it is always recommended to prevent damage to structural materials.



Bathrooms: Bathroom #1: Shower

Missing/damaged sealant with active leak.

At the time of the inspection, sealant was observed to be missing or damaged at the shower components. This will lead to moisture intrusion.

Recommend applying a quality sealant to prevent moisture intrusion and water damage.



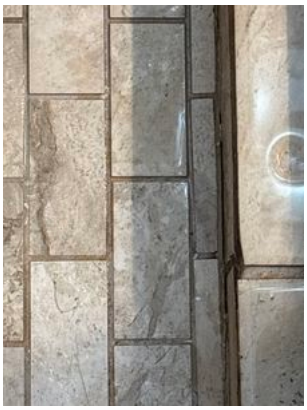
Bathrooms: Bathroom #1: Shower Walls

Grout defective.

At the time of the inspection, damaged or missing grout was observed at the shower walls. This will allow for moisture intrusion into the wall leading to water damage and possible mold growth.

Recommend applying a quality grout or sealant to prevent moisture intrusion and water damage.




Bathrooms: Bathroom #2: Shower

Loose showerhead.

At the time of the inspection, the showerhead was not properly secured in the wall. The showerhead should be securely fastened to either a wall stud or blocking to prevent damage and pipe knocking.

Recommend hiring a licensed professional to properly secure the showerhead.



Bathrooms: Bathroom #2: Tub Surround

Sealant or grout defect.

Sealant or grout was observed to be damaged or missing at the time of the inspection. This will allow for moisture intrusion and water damage.

Recommend adding a quality sealant or repairing the grout to prevent moisture intrusion and water damage.








Bedrooms: Bedroom #2: Doors

The latching components were not lined up at the closet doors so the closet doors did not securely close. Recommend further evaluation and repair as needed.



Bedrooms: Bedroom #4: Windows

At the time of the inspection, the window had some sort of locking mechanism that was damaged and prevented the window from opening. Recommend repair as needed, so the window can properly function.



Interior: Entry Door Types

Weather stripping defect: missing or damaged.

At the time of the inspection, weather stripping was observed to be missing or damaged. This component is an integral part of the home envelope and prevents air drafts as well as moisture and pest intrusion.

Recommend installing a quality weather strip to prevent drafting and moisture/pest intrusion.

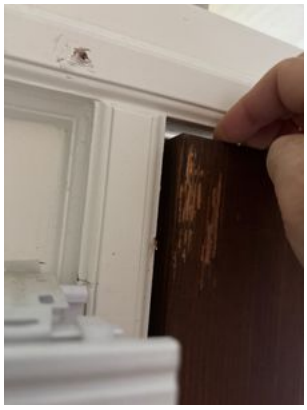




Interior: Entry Door Types

At the time of the inspection, the Front Door did not make contact with the weatherstripping at the top of the frame. This is likely due to the installation being slightly further back. Recommend moving the strike plate forward to keep the door closed closer to the door frame and weatherstripping.

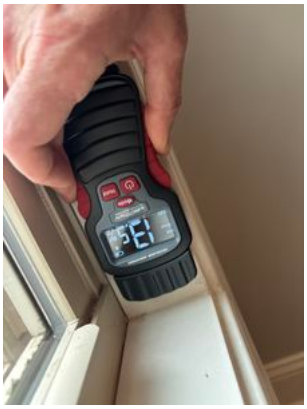






Interior

The wood used for the interior framing was observed to be flaking or otherwise damaged. Elevated moisture was not detected at the time of the inspection. Recommend repairing all damaged wood as needed.








Kitchen: Countertops

Grout/sealant defect.

The grout and/or sealant at the countertops was observed to be damaged or missing. This will allow for moisture intrusion causing damage and possible microbial growth.

Recommend removing old or damaged grout/sealant and applying a bead of quality sealant at the seam, or repairing grout, to ensure no moisture damage or leakage occurs.





Kitchen: Sink

Faucet leak.

At the time the inspection, the faucet was observed to be leaking. Recommend replacing as needed.



Kitchen: Sink

One or more components was observed to be loose at the sink cabinet. It appears that the piece was added to fill a gap that was created by poor installation. Recommend repair as needed.





Structure: Signs of Water Penetration

At the time of the inspection, active moisture intrusion was observed at the back door at the basement. Recommend further evaluation and installing moisture mitigation such as expanding foam and redirecting stormwater to drain away from the sill plate.





Structure: Signs of Water Penetration

Moisture staining was observed at the framing members. This is indicative of moisture intrusion. Recommend monitoring and remediate as needed.









Structure

A cracked stud was observed at the basement wall framing. Recommend repair by sistering a 2 x 6 on either side to reinforce the damaged portion.



Structure

Damaged studs were observed at the basement wall framing. Recommend repairing or replacing as needed.












General

General information about the property inspected and the conditions that existed when the inspection was performed.

Property Type

Single Family

Stories

Two

Approximate Age

2017

Age Based On

Listing

Bedrooms/Baths

4 bedroom / 3 bathroom

Furnished

No

Occupied

No

Weather

Drizzle

Temperature

Cool

Soil Condition

Wet

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client

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.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Growing Against Structure, Generally Maintained

Condition: Repair or Replace

Comment 1
Repair or Replacement Needed

Vegetation in contact with siding.

All vegetation in contact with siding materials should be removed. When vegetation is in contact with siding, it prevents the siding from drying out and will lead to deterioration and moisture damage. Additionally, the vegetation creates a pathway for pests to directly access the home's envelope leading to intrusion and infestation.

Recommend removing the vegetation.



Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Patios/Decks

Wood

Condition: Repair or Replace

Comment 2
Repair or Replacement Needed

Wood in contact with soil.

At the time of the inspection, wood structural components were observed to be in direct contact with soil. All support components, such as posts, should be mounted in a weather-rated mounting bracket set in a concrete footer that extends below the frostline.

Recommend removing soil from around the components and consulting a licensed contractor for further evaluation and repair as needed.



Porches

Concrete, Stone

Condition: Satisfactory

Roofing

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.

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Inspection Method

Drone

Roof Covering

Architectural

Condition: Satisfactory

Ventilation Present

Soffit, Ridge Vents

Condition: Satisfactory

Vent Stacks

Metal, Plastic

Condition: Satisfactory

Chimney

Wood Frame

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood, Cement fiber

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Comment 3
Repair or Replacement Needed

Downspout discharges next to foundation.

At the time of the inspection, one or more downspouts were observed to not drain properly away from the foundation.

Downspouts should discharge a minimum of 4-6 ft away from the foundation to prevent water from draining into the backfill and pooling next to the foundation. This causes hydrostatic pressure which can lead to moisture intrusion and buckling of the foundation walls. Improper drainage can also lead to soil erosion and settling.

Recommend installing gutter extenders to properly divert water away from the foundation.









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

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

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the building's exterior for its condition and weather tightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration. During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Exterior Covering

Stone, Cement Shingles

Condition: Repair or Replace

Comment 4
Repair or Replacement Needed

One or more veneer stones were observed to be damaged at the time of the inspection. Recommend repairing or replacing as needed.





Exterior Trim Material

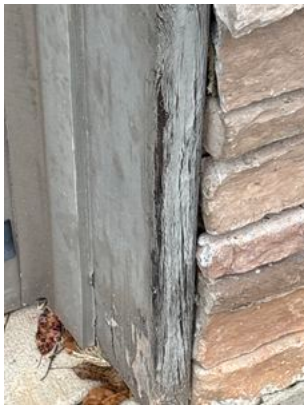
Wood, Cement fiber

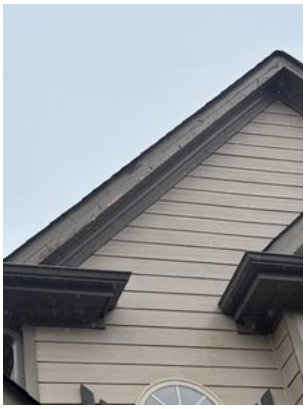
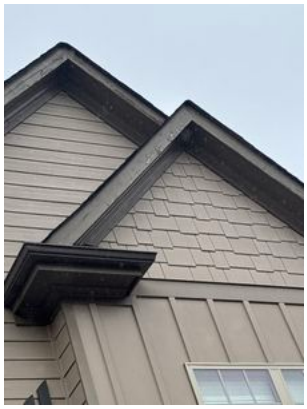
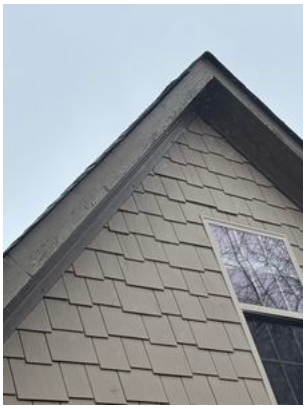
Condition: Marginal

Comment 5
Monitor Condition

Wood trim materials were observed to be delaminating. This happens from UV exposure and moisture exposure over time. Recommend repainting as needed.





Comment 6
Repair or Replacement Needed

Multiple gaps were observed at trim materials at the front of the house. This will allow for moisture and pest intrusion. Recommend repair as needed.




Windows

Vinyl

Condition: Satisfactory

Entry Doors

Wood, Steel

Condition: Satisfactory

Railings

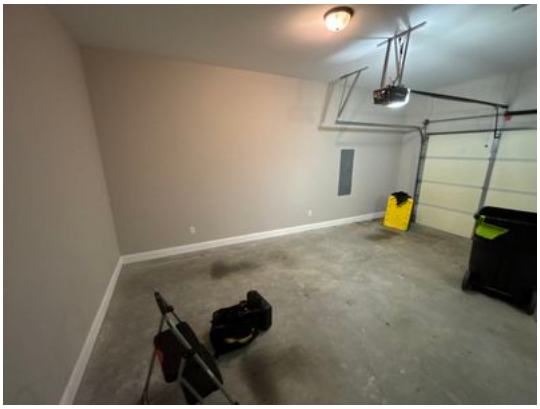
Wood

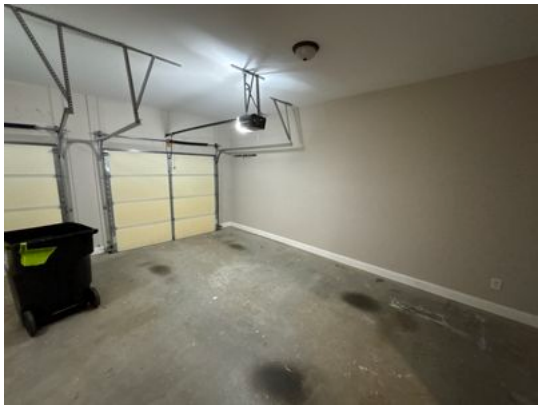
Condition: Satisfactory

Garage Type

Attached

Condition: Satisfactory





Garage Size

2 Car

Door Opener

Chain Drive

Condition: Satisfactory





Opener Safety Feature

Light Beam, Force Sensitive

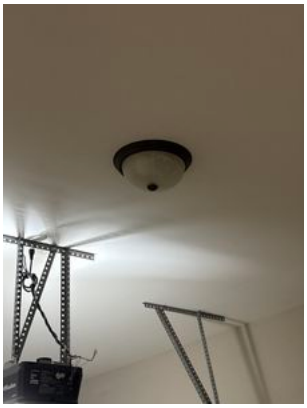
Condition: Satisfactory



Garage Comments

Comment 7
Repair or Replacement Needed

One of the lights was out in the garage at the time of the inspection. This is likely due to a burned out bulb. Recommend changing out the lightbulb.



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

It is your job to know where the main electrical panel is located, including the main service disconnect that turns everything off. Be sure to test your GFCI's, AFCI's, and smoke detectors regularly. You can replace lightbulbs, but anything more than that you should hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Home inspectors are not able to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls beyond the scope of a visual home inspection.

Type of Service

Underground

Main Disconnect Location

Service Panel

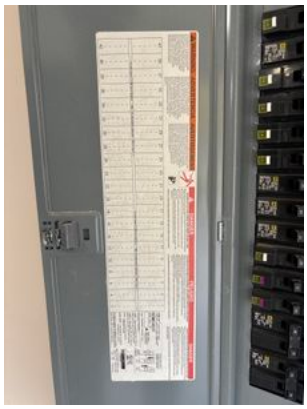


Service Panel Location

Garage

Photo of Panel





Service Panel Manufacturer

Square D

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Amperage

200 amps

Service Panel Ground

Ground Rod



Comment 8
Repair or Replacement Needed

One or more grounding wires was observed to be dislodged. It appears that the grounding wire was originally attached to a cold water pipe. The current supply lines are CPVC. The grounding wire may have been detached if/when the water pipes were changed out.

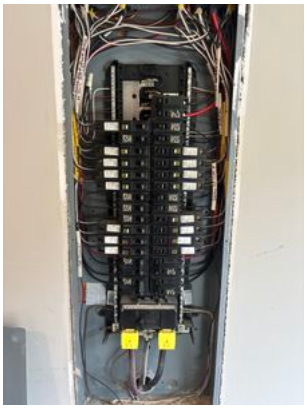




Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Aluminum

Condition: Satisfactory



Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Repair or Replace

> **Comment 9**
> **Monitor Condition**
>
> Smoke detector has low/dead battery.
>
> At the time of the inspection, the smoke detector operated but was observed to have a chirp. This indicates low battery power.

Recommend replacing batteries .



Electrical Comments

Comment 10
Information

Several kitchen outlet covers were observed to be the wrong size. Recommend replacing with a larger plate.









Most HVAC (heating, ventilation and air-conditioning) systems in houses are relatively simple and design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective. It depends upon occupant perceptions that are affected by the distribution of air, the location of return air vents, air velocity, the sound of the system in operation, and similar characteristics. It is your job to get the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned. It is typical for the serviceable life of a furnace or air-conditioning condenser unit to be extended with regular maintenance.

HVAC System Type

Central Split System

Thermostat

Programmable

Condition: Satisfactory

Thermostat #2

Programmable

Condition: Satisfactory

Heating

The heating 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.

Location

Basement

Type of Equipment

Forced Air

Condition: Satisfactory







Photo Of Furnace Dataplate



Manufacturer

Carrier

Heating Fuel

Gas

Condition: Repair or Replace

Comment 11
Repair or Replacement Needed

Corroded pipes.

At the time of the inspection, the gas pipes were observed to be corroded. Recommend further evaluation and repair as needed to prevent gas leaks.





Approximate Age

2017

Filter Type

Disposable

Condition: Satisfactory



Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Heating #2

The heating 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.

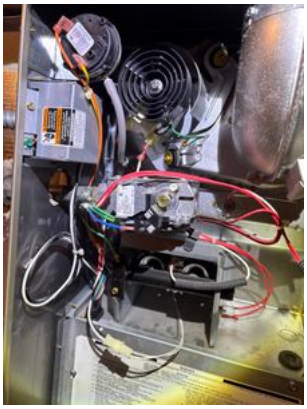
Location

Attic

Type of Equipment

Forced Air

Condition: Marginal





Comment 12
Monitor Condition

Evidence of condensate leakage was observed at the time of the inspection. Staining and corroded fasteners were observed. This is generally indicative of excessive moisture. Recommend monitoring for further moisture intrusion and remediate as needed.





Photo Of Furnace Dataplate



Manufacturer

Carrier

Heating Fuel

Gas

Condition: Satisfactory



Approximate Age

2017

Filter Type

Disposable

Condition: Repair or Replace

> **Comment 13**
> **Repair or Replacement Needed**
>
> The furnace filter was dirty and should be replaced.

The purpose of a furnace filter is to prevent particles and debris from entering the burn chamber and damaging the system.

Recommend changing out the filter every three months.



Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

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

Energy Source

Electric

Type of Equipment

Evaporative

Condition: Repair or Replace

Comment 14
Repair or Replacement Needed

AC condenser pad defective.

At the time of the inspection, the pad supporting the AC condensing unit was observed to be sloping. This is most likely due to erosion or improper installation. A sloping pad will not properly support the unit and may lead to damage of the electrical, suction, or coolant components.

Recommend consulting a licensed professional to further evaluate and repair as needed.



Photo of Condenser Dataplate



Condenser Make

Carrier

Condenser Approximate Age

2018

Condesate Drainage

To Exterior

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling #2

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

Energy Source

Electric

Type of Equipment

Evaporative

Condition: Repair or Replace

Comment 15
Repair or Replacement Needed

Damaged insulation at coolant/suction line.

The insulation at the coolant/suction line was observed to be heavily deteriorated at the time of the inspection. Damaged insulation on an AC condenser's coolant line can cause energy loss (10–20% efficiency reduction), condensation, corrosion, refrigerant leaks, reduced cooling, compressor wear, moisture damage, and code violations (IRC M1411.6, N1103.3.1). In Georgia's humid, hot climate, these risks are amplified, potentially leading to foundation issues in clay soils or health hazards from mold.

Recommend hiring a licensed HVAC technician to further evaluate and replace insulation.



Comment 16
Repair or Replacement Needed

AC condenser pad defective.

At the time of the inspection, the pad supporting the AC condensing unit was observed to be sloping. This is most likely due to erosion or improper installation. A sloping pad will not properly support the unit and may lead to damage of the electrical, suction, or coolant components.

Recommend consulting a licensed professional to further evaluate and repair as needed.



Photo of Condenser Dataplate



Condenser Make

Carrier

Condenser Approximate Age

2018

Condesate Drainage

To Exterior

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

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.

Water Service

Public

Supply Pipe Material

CPVC

Condition: Satisfactory

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

Plumbing Comments

Comment 17
Repair or Replacement Needed

Water main not secured properly. Recommend installing a strap to prevent damage to the water main.



Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

AO Smith

Fuel

Electric

Capacity

50 gal

Approximate Age

2018

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Repair or Replace



Comment 18
Repair or Replacement Needed

At the time of the inspection, I opened the blow off leg valve to see if any water was sitting in the line. Water was observed to be sitting in the TPR blow off line. This is indicative of the TPR valve having opened, which only happens when there's a defect.

On further investigation, the discharge line was observed to be clogged at the exterior. Recommend cleaning out the discharge line.

Recommend consulting a licensed plumber to further evaluate and repair as needed.






Fuel Disconnect

Within Sight of Equipment



Water Heater Comments

Comment 19
Repair or Replacement Needed

At the time of the inspection, the expansion tank was not properly supported.

A full expansion tank can weigh a considerable amount and without proper support has the potential to damage the pipe fixtures.

Recommend installing expansion tank support such as a metal strap or prop support.



Comment 20
Repair or Replacement Needed

No pan installed.

At the time of the inspection, there was no pan installed at the water heater. The water heater pan prevents damage to surrounding materials in the case of a tank rupture. Although it is not required by code to have a pan installed in this application, it is always recommended to prevent damage to structural materials.



Bathroom #1

Location

Master

Overview Photos of Bathroom













Bath Tub

Recessed

Condition: Satisfactory

Shower

Stall

Condition: Repair or Replace

Comment 21
Repair or Replacement Needed

Missing/damaged sealant with active leak.

At the time of the inspection, sealant was observed to be missing or damaged at the shower components. This will lead to moisture intrusion.

Recommend applying a quality sealant to prevent moisture intrusion and water damage.



Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Repair or Replace

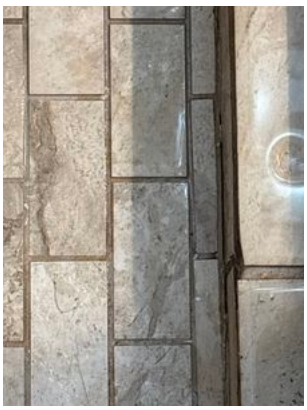
Comment 22
Repair or Replacement Needed

Grout defective.

At the time of the inspection, damaged or missing grout was observed at the shower walls. This will allow for moisture intrusion into the wall leading to water damage and possible mold growth.

Recommend applying a quality grout or sealant to prevent moisture intrusion and water damage.




Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

Upstairs

Overview Photos of Bathroom

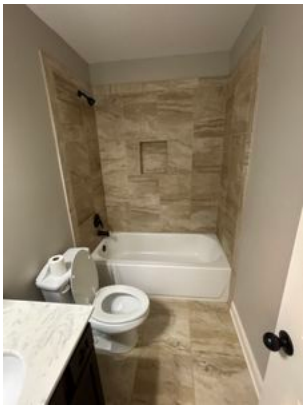












Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Repair or Replace

Comment 23
Repair or Replacement Needed

Loose showerhead.

At the time of the inspection, the showerhead was not properly secured in the wall. The showerhead should be securely fastened to either a wall stud or blocking to prevent damage and pipe knocking.

Recommend hiring a licensed professional to properly secure the showerhead.



Sink(s)

Single Vanity

Condition: Further Evaluation Required

Comment 24
Monitor Condition

Evidence of past leaks.

At the time of the inspection, there was evidence of prior leaking. However, no leaking was detected at the time of the inspection. Recommend monitoring.



Toilet

Standard Tank

Condition: Satisfactory

Tub Surround

Tile

Condition: Repair or Replace

Comment 25
Repair or Replacement Needed

Sealant or grout defect.

Sealant or grout was observed to be damaged or missing at the time of the inspection. This will allow for moisture intrusion and water damage.

Recommend adding a quality sealant or repairing the grout to prevent moisture intrusion and water damage.








Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #3

Location

Downstairs

Overview Photos of Bathroom











Sink(s)

Pedestal

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Floor

Wood

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bedroom #1

Flooring

Wood

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Comment 26
Monitor Condition

Prior repairs visible.

At the time of the inspection, evidence of prior repair was observed.

Monitor for signs of damage and moisture intrusion and repair as needed.





Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory

Windows

Single Hung

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Bedroom #2

Flooring

Carpet

Condition: Satisfactory



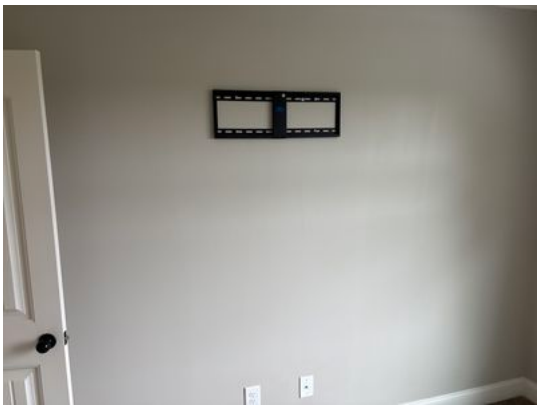
Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory







Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory

Doors

Hinged

Condition: Repair or Replace

Comment 27
Repair or Replacement Needed

The latching components were not lined up at the closet doors so the closet doors did not securely close. Recommend further evaluation and repair as needed.



Bedroom #3

Flooring

Carpet

Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Comment 28
Monitor Condition

Prior repairs visible.

At the time of the inspection, evidence of prior repair was observed.

Monitor for signs of damage and moisture intrusion and repair as needed.



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Bedroom #4

Flooring

Carpet

Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



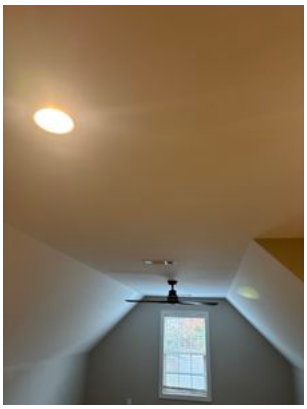




Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Repair or Replace

Comment 29
Repair or Replacement Needed

At the time of the inspection, the window had some sort of locking mechanism that was damaged and prevented the window from opening. Recommend repair as needed, so the window can properly function.



Doors

Hinged

Condition: Satisfactory

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Tile, Carpet, Wood

Condition: Marginal

Comment 30
Monitor Condition

Wear and tear: normal.

At the time of the inspection, one or more areas of flooring were observed to be worn. For the age of the home, this amount of wear and tear is normal.

Recommend monitoring for further wear and tear and replace as needed.








Walls / Ceiling

Painted Drywall

Condition: Marginal

Comment 31
Monitor Condition

Prior repairs visible.

At the time of the inspection, evidence of prior repair was observed.

Monitor for signs of separation and moisture intrusion and repair as needed.





Window Types

Single Hung

Condition: Satisfactory

Window Materials

Vinyl

Entry Door Types

Hinged

Condition: Repair or Replace

Comment 32
Repair or Replacement Needed

Weather stripping defect: missing or damaged.

At the time of the inspection, weather stripping was observed to be missing or damaged. This component is an integral part of the home envelope and prevents air drafts as well as moisture and pest intrusion.

Recommend installing a quality weather strip to prevent drafting and moisture/pest intrusion.

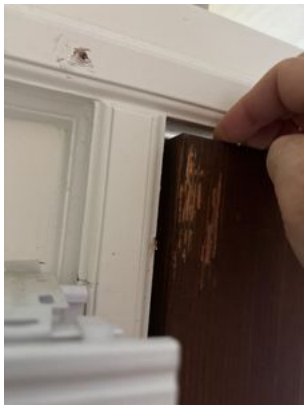




Comment 33
Repair or Replacement Needed

At the time of the inspection, the Front Door did not make contact with the weatherstripping at the top of the frame. This is likely due to the installation being slightly further back. Recommend moving the strike plate forward to keep the door closed closer to the door frame and weatherstripping.







Entry Door Materials

Wood, Steel

Interior Door Materials

Wood

Fireplace

Manufactured, Gas Burning

Condition: Satisfactory

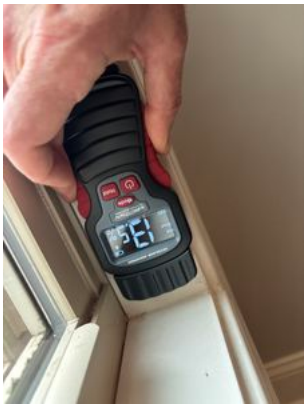




Interior Comments

Comment 34
Repair or Replacement Needed

The wood used for the interior framing was observed to be flaking or otherwise damaged. Elevated moisture was not detected at the time of the inspection. Recommend repairing all damaged wood as needed.













Overview Photo of Kitchen
















Cabinets

Wood

Condition: Marginal

Comment 35
Monitor Condition

Cosmetic damage.

One or more cabinet doors was observed to have cosmetic damage at the time of the inspection, such as: light scratches, dents, small cracks, scuffs.

Recommend further evaluation and repair as needed.





Countertops

Granite

Condition: Repair or Replace

Comment 36
Repair or Replacement Needed

Grout/sealant defect.

The grout and/or sealant at the countertops was observed to be damaged or missing. This will allow for moisture intrusion causing damage and possible microbial growth.

Recommend removing old or damaged grout/sealant and applying a bead of quality sealant at the seam, or repairing grout, to ensure no moisture damage or leakage occurs.





Sink

Double

Condition: Repair or Replace

Comment 37
Repair or Replacement Needed

Faucet leak.

At the time the inspection, the faucet was observed to be leaking. Recommend replacing as needed.



Comment 38
Monitor Condition

Evidence of past leaks.

At the time of the inspection, there was evidence of prior leaking. However, no leaking was detected at the time of the inspection. Recommend monitoring.



Comment 39
Repair or Replacement Needed

One or more components was observed to be loose at the sink cabinet. It appears that the piece was added to fill a gap that was created by poor installation. Recommend repair as needed.





Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Frigidaire

Condition: Satisfactory

Range

Frigidaire

Condition: Satisfactory

Refrigerator

Samsung

Condition: Satisfactory

Dishwasher

Kitchen Aid

Condition: Satisfactory

Microwave

Kitchen Aid

Condition: Satisfactory

Disposal

Badger

Condition: Marginal

Comment 40
Monitor Condition

Although it functioned at the time of the inspection, the disposal was observed to be heavily corroded. Recommend further evaluation and replacement as needed.



Laundry

Built In Cabinets

Yes

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

Yes

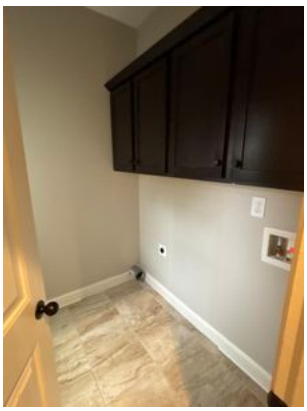
Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Overview Photos of Laundry







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

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed up floor drains, leaky plumbing lines, or a clogged air conditioner condensate line.

Foundation Types

Basement

Foundation Material

Poured Concrete

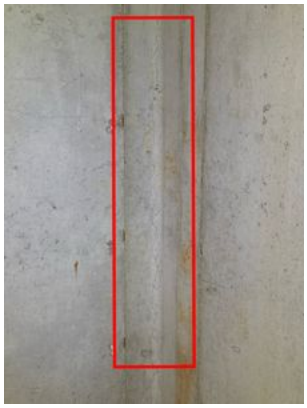
Condition: Marginal

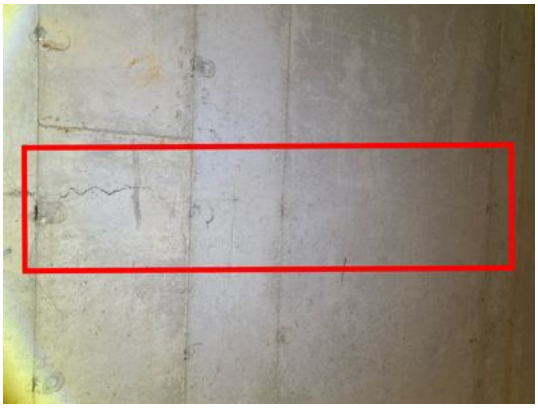
Comment 41
Monitor Condition

Settlement cracking: minor.

At the time of the inspection, settlement cracking was observed in one or more areas. This is an indication of foundation movement. Settlement happens naturally over time. Recommend monitoring for further separation and repair as needed.












Signs of Water Penetration

Moisture, Stains

Condition: Repair or Replace

Comment 42
Monitor Condition

Clay staining was observed at the poured concrete stem walls. This is generally indicative of moisture intrusion beneath the sill plate. This is common and finished basements. Recommend monitoring for future moisture and staining and apply an injection or expanding foam to prevent moisture from coming underneath the sill plate.














Comment 43
Repair or Replacement Needed

At the time of the inspection, active moisture intrusion was observed at the back door at the basement. Recommend further evaluation and installing moisture mitigation such as expanding foam and redirecting stormwater to drain away from the sill plate.





Comment 44
Monitor Condition

Vines were observed to have been growing at the basement. This is an indication of moisture intrusion as the vines will follow the water. Expanding foam was observed at several of the areas, indicating an attempt to mitigate the moisture intrusion. Recommend monitoring and repair as needed.





Comment 45
Repair or Replacement Needed

Moisture staining was observed at the framing members. This is indicative of moisture intrusion. Recommend monitoring and remediate as needed.












Prior Waterproofing

Not Present

Structure Comments

Comment 46
Repair or Replacement Needed

A cracked stud was observed at the basement wall framing. Recommend repair by sistering a 2 x 6 on either side to reinforce the damaged portion.



Comment 47

Repair or Replacement Needed

Damaged studs were observed at the basement wall framing. Recommend repairing or replacing as needed.











Attic

Attic Entry

Hallway, Bedroom Closet




Overview Photos Of Attic















Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Vent Risers

Metal, PVC

Condition: Satisfactory

Insulation

Blown In Fiberglass

Condition: Satisfactory



Radon Testing

According to the American Cancer Society, radon is caused by radon gas that is in the air and breaks down into tiny radioactive elements that can lodge in the lining of the lungs, where they can give off radiation, ultimately, potentially damaging lung cells that can lead to lung cancer.

Radon isn't something you can see, unlike mold, or other problems that can affect the health of your home. That's why you want to test for it. If your resulting test shows a radon level of 4 pCi/L or higher, then you'll want to make efforts to reduce it.

A radon detection device will be placed at the lowest finished living space of the home for a minimum of 48 hours to obtain a short-term average of radon exposure. If the short-term average is near or at 4 pCi/L, then the device shall remain in the home for an additional five days for a total of seven days to obtain a long-term average.

Radon levels vary greatly throughout the day and fluctuate depending on factors such as: ventilation, weather, and temperature.

Time Of Deployment

11:00am

Location Of Deployment

Basement

Type Of Foundation

Basement

Foundation Material

Poured concrete

Foundation Penetrations

Utilities

Radon Mitigation

None

Foundation Damage

Marginal

> **Comment 48**
> **Monitor Condition**
>
> Settlement cracks: minor.
>
> Settlement cracking of less than 1/4in in width was observed at the time of the inspection. Though not considered a material defect, it will lead to moisture intrusion and erosion of the base soil.

Recommend monitoring for further separation and repair as needed.



Weather At Time Of Deployment

Heavy rain

Results

8.29 pCi/L

Comment 49
Safety Concern

Explanation of results:

High Radon Levels (4 pCi/L and Above)

- What It Means: Levels at or above 4 pCi/L are considered high by the EPA, which recommends taking action to reduce radon concentrations. For context, living in a home with 4 pCi/L is roughly equivalent to smoking half a pack of cigarettes daily in terms of lung cancer risk.
- Implications: Prolonged exposure significantly increases the risk of lung cancer, especially for smokers or those with respiratory issues. Immediate action is advisable.
- Courses of Action:

• Install a radon mitigation system: The most effective solution is a sub-slab depressurization system, which uses a fan and piping to vent radon gas from beneath the home to the outside. This typically costs $800–$2,500, depending on the home's size and structure.

• Retest after mitigation: After installing a mitigation system, retest to ensure radon levels are below 4 pCi/L (ideally below 2 pCi/L).

• Seal entry points: Seal cracks in the foundation, walls, and floors to reduce radon entry, though this alone is not sufficient for high levels.

• Hire a certified professional: Work with a licensed radon mitigation contractor (certified by organizations like the National Radon Proficiency Program or National Radon Safety Board) to design and install an effective system.

• Disclose during real estate transactions: If selling the home, disclose the radon levels and any mitigation efforts to potential buyers, as required in many states.



Comment 50
Information

The results of the retest were .67 pCi/L at the living room, and 1.45 pCi/L at the basement.





Radon Testing Comments

Comment 51
Information

Additional testing initiated on November 9 at 2:30 PM. First device placed at same location in basement. Second device placed on main floor in living area.





Comment 52
Information

Retest results picked up at 4:37 PM on Wednesday, 11/11.

Explanation of results:

Low Radon Levels (Below 2 pCi/L)

- What It Means: Levels below 2 pCi/L are considered low and pose minimal health risks according to the Environmental Protection Agency (EPA). This is within the range of typical outdoor air radon levels (around 0.4 pCi/L).
- Implications: No immediate health concerns. The home is generally safe regarding radon exposure.
- Courses of Action:
  - No action required: The EPA does not recommend mitigation for levels below 2 pCi/L.
  - Optional monitoring: If you want to be cautious, consider periodic retesting (every 2-5 years) to ensure levels remain low, especially if there are changes to the home's structure or ventilation.

• Maintain good ventilation: Ensure the home has adequate airflow, as poor ventilation can allow radon to accumulate over time.

