



INSPECTION REPORT · FULL REPORT

123 Sample Street

Sample City, FL 00000

Prepared for: Sample Customer

Inspection Date: July 10, 2026

2

Low Severity



14

Medium Severity



2

High Severity



0

Safety Hazard



Inspector

Summit Home Inspections

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01 General Information

Inspection Details

SERVICES RENDERED	Home Inspection, 4-Point Inspection, Wind Mitigation
IN ATTENDANCE	Client, Buyer's Agent
METHODOLOGIES USED	Visual, Drones, Camera Pole
THERMAL IMAGING	Utilized
PROPERTY ACCESS	Accessible – Lockbox



Understanding Thermal Imaging

Informational

Thermal imaging technology was utilized as an additional inspection tool during the evaluation of the property. Infrared cameras detect differences in surface temperatures that may indicate conditions warranting further investigation, such as moisture intrusion, air leakage, missing insulation, overheating electrical components, or HVAC performance concerns.

Thermal imaging does not allow the inspector to see through walls, ceilings, or other building materials, and temperature variations alone do not confirm the presence of a defect. Findings identified through thermal imaging should be considered in conjunction with visual observations and other inspection methods. Not all conditions produce detectable thermal patterns, and the absence of an observed temperature anomaly should not be interpreted as confirmation that a component is free of defects.

Utilities

WATER SERVICE	Active
ELECTRIC SERVICE	Active
GAS SERVICE	No Gas Present
WATER SOURCE	Municipal
SEWAGE SYSTEM	Municipal Sewer

Weather

TEMPERATURE	Hot (90°F+)
VISIBILITY	Mostly Clear
PRECIPITATION	None

Property Details

PROPERTY STATUS	Existing Home
TYPE OF BUILDING	Single Family
OCCUPANCY	Vacant
NUMBER OF STORIES	1
ANIMALS ON LOCATION	None

Site Conditions

SURFACE CONDITIONS	Dry
GROUND COVER	Grass, Bare Soil

Interior Conditions

INTERIOR TEMPERATURE (F)	76
INTERIOR HUMIDITY (%)	57
HVAC OPERATING MODE	Cooling
THERMOSTAT SET POINT (°F)	76



02 Site & Grounds

Grading & Drainage

SURFACE GRADING	Positive
SITE DRAINAGE CONDITIONS	Functional
EVIDENCE OF STANDING WATER OR PONDING	No
EVIDENCE OF EROSION	No

Driveway

DRIVEWAY MATERIAL	Concrete
OVERALL DRIVEWAY CONDITION	Functional
CRACKING OBSERVED?	Significant
SETTLEMENT OR DISPLACEMENT OBSERVED?	No
TRIP HAZARD PRESENT?	Yes
DRIVEWAY SLOPES TOWARD STRUCTURE?	No
SURFACE SPALLING / SCALING?	None



02.D1 Driveway – Moderate Cracking

HIGH SEVERITY

Cracking and vertical displacement were observed in the concrete driveway slab at the time of inspection. Displacement of approximately 1 inch was noted at affected crack locations, with heaving of the slab surface present in multiple areas. The driveway surface is not severely deteriorated overall, but the displacement and cracking represent a notable departure from acceptable condition.

A qualified concrete or flatwork contractor should be consulted to evaluate the affected sections and recommend appropriate corrective action, which may include slab grinding, mudjacking, or panel replacement.



Recommendation: Service / Maintain

02.D2 Driveway – Trip Hazard

MEDIUM SEVERITY

A trip hazard was observed at the driveway surface. The condition appears consistent with displacement or settlement of the paving material, resulting in an uneven surface edge or elevation change.

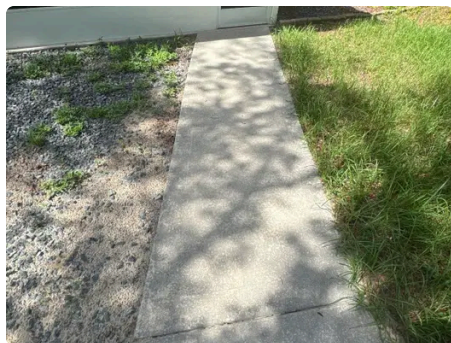
Trip hazards at driveways present a safety concern for occupants and visitors. The condition may worsen over time if contributing factors continue to affect the surface.

Correction by a qualified contractor is recommended to reduce the potential for injury and prevent further deterioration of the affected area.

Recommendation: Service / Maintain

Walkways

WALKWAY MATERIAL	Concrete
OVERALL WALKWAY CONDITION	Functional
CRACKING OBSERVED?	None
SETTLEMENT OR DISPLACEMENT OBSERVED?	None
TRIP HAZARDS PRESENT?	No
SLIP HAZARD PRESENT?	No



Retaining Walls

RETAINING WALLS PRESENT?	No
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Vegetation

VEGETATION CONTACTING STRUCTURE?	false, Encroaching Structure
TREE LIMBS OVERHANGING ROOF?	Yes
VEGETATION OBSTRUCTING COMPONENTS?	No
TREE ROOT DAMAGE OBSERVED?	No
DEAD OR DETERIORATED TREES OBSERVED?	No
VEGETATION LIMITING INSPECTION?	No

02.D3 Vegetation – Encroaching Structure

MEDIUM SEVERITY

Vegetation was observed in contact with or encroaching upon the structure. Plant material in direct contact with a building can retain moisture against exterior surfaces and may provide a pathway for insects or pests to access the structure.

Trimming vegetation back from the structure is recommended to maintain clearance and reduce the potential for moisture-related deterioration at affected exterior surfaces. A qualified landscaping professional or general contractor can perform this work as conditions warrant.



Recommendation: Service / Maintain

02.D4 Vegetation – Tree Limbs Overhanging Roof

MEDIUM SEVERITY

Tree limbs were observed overhanging the roof surface. Overhanging branches can deposit debris such as leaves and organic material onto the roof, which may contribute to moisture retention and accelerated deterioration of roofing materials. Branch contact or movement during wind events may also cause abrasion to the roof surface.

Trimming or removal of overhanging limbs by a qualified arborist or tree service professional is recommended to reduce the potential for debris accumulation and surface wear.

Irrigation

IRRIGATION SYSTEM PRESENT?	No
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Fencing

FENCING PRESENT?	Yes
FENCE MATERIAL	Chain link
OVERALL FENCE CONDITION	Minor Wear
FENCING CONTACTS STRUCTURE?	No
FENCE LEANING OR MOVEMENT OBSERVED?	Minor
DAMAGED OR MISSING SECTIONS OBSERVED?	Minor
GATE PRESENT?	Yes
GATE OPERATIONAL?	Functional
GATE SELF-CLOSING AND SELF-LATCHING?	No



02.D5 Fencing – Fence Movement

MEDIUM SEVERITY

Movement was observed at the fence. This condition is commonly associated with post instability and may allow the fence to shift or lean further over time, reducing its effectiveness as a boundary or enclosure.

Evaluation and correction by a qualified fencing contractor is recommended as conditions warrant.

Recommendation: Service / Maintain

Inspector's Note

The fence has seen better days. It's not in terrible shape, but it is showing some wear and tear. Over time, you're going to need to replace portions of the fence – especially in areas in close proximity to trees or when vegetation is permitted to grow on the fence.

02.D6 Fencing – Damaged or Missing Sections**MEDIUM SEVERITY**

Damaged or missing sections were observed at the fencing. This condition may reduce the effectiveness of the fence as a boundary barrier and can allow unintended access to the property. Left unaddressed, the affected areas may be subject to continued deterioration.

Evaluation and correction by a qualified fencing contractor is recommended to restore the fence to proper condition.



Recommendation: Service / Maintain

02.D7 Gates – Missing Self-Closing/Self-Latching Feature**LOW SEVERITY**

A gate was observed to be missing self-closing and/or self-latching hardware. Gates providing access to pool or yard enclosures are commonly expected to include self-closing and self-latching mechanisms to help ensure the gate returns to a secured position without manual intervention. Without these features, the gate may be left open unintentionally, reducing the effectiveness of the enclosure as a barrier.

Correction by a qualified contractor or fence professional is recommended to restore proper self-closing and self-latching function to the gate.

Recommendation: Install

Inspector's Note

Always recommended, but not necessarily required on this property.

03 Manufactured Home**Shed**

SHED PRESENT?

No

04

Exterior

General Exterior

BUILDING NUMBERS VISIBLE AND COMPLIANT?	Yes
EXTERIOR MAINTAINED BY HOA?	No

Wall Covering

WALL COVERING MATERIAL(S)	Vinyl siding
CRACKING OBSERVED?	None
DETERIORATED MATERIALS OBSERVED?	No
WALL COVERING IN CONTACT WITH GROUND?	Yes – Soil/Dirt/Ground
PENETRATIONS PROPERLY SEALED?	Yes
PAINT/FINISH CONDITION ACCEPTABLE?	Acceptable



04.D1 Wall Covering – Wall Covering Contacting Soil

MEDIUM SEVERITY

Wall covering material at the home exterior was observed in direct contact with the soil. This condition is inconsistent with standard installation practices, as exterior wall coverings are intended to terminate above grade. When wall covering materials contact soil, they are exposed to sustained moisture, which may contribute to deterioration of the material over time. This condition may also increase the potential for moisture intrusion at the base of the wall assembly and can create conditions conducive to wood-destroying organism activity.

It is recommended that a qualified contractor evaluate the condition and correct as needed. Correction typically involves adjusting the grade or addressing the termination height of the wall covering to establish appropriate clearance above soil.



Recommendation: Improve Grading

Exterior Trim

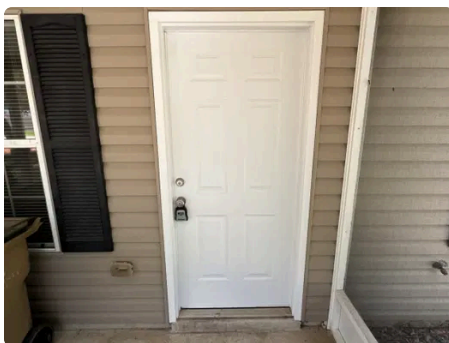
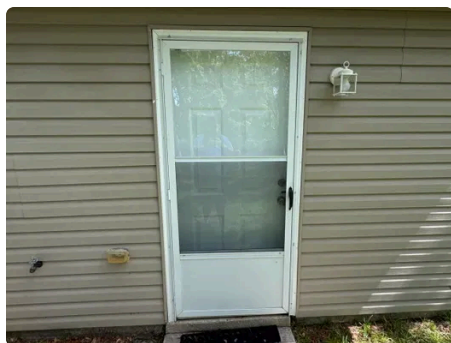
DETERIORATED MATERIALS OBSERVED?	None
TRIM IN CONTACT WITH GROUND OR HARD SURFACES?	None
CAULKING / SEALANT CONDITION	Servicable
PROTECTIVE FINISH CONDITION	Serviceable

Eaves, Soffits & Fascia

SOFFIT DEFICIENCIES OBSERVED?	None
FASCIA DEFICIENCIES OBSERVED?	None
SOFFIT VENT DEFICIENCIES OBSERVED?	None
OPENINGS OR ANIMAL ENTRY POINTS OBSERVED?	None

Exterior Doors

DOOR TYPE(S) PRESENT	Hinged entry
WERE ALL EXTERIOR DOORS TESTED?	Yes
OPERATIONAL ISSUES OBSERVED?	None
LOCKING HARDWARE DEFICIENCIES OBSERVED?	None
WEATHER STRIPPING CONDITION	Serviceable
DOOR SEALS PROPERLY WHEN CLOSED?	Yes
DOOR OR FRAME DEFICIENCIES OBSERVED?	None
SAFETY GLAZING PRESENT WHERE REQUIRED?	Yes



Doorbell

DOORBELL PRESENT?	No
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Exterior Windows

WINDOW TYPE(S)	Single-hung
ACCESSIBILITY?	Accessible
WINDOW FRAME MATERIAL	Vinyl
IMPACT RATED OR HURRICANE PROTECTION?	Non-Impact
SEALS AND CAULKING CONDITION	Serviceable



Pest Control Devices

PEST CONTROL DEVICES OBSERVED?	None Observed
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Enclosed Porch

Porch/Patio Surface

SURFACE MATERIAL	Concrete
SURFACE CONDITIONS OBSERVED	Serviceable
EVIDENCE OF PONDING/DRAINAGE ISSUES?	No
COVERED OR UNCOVERED?	Covered — part of main roof

Screen Enclosure

05 Primary Roof

Roof Structure

INSPECTION METHOD	Drone
ROOF STYLE	Gable
ROOF PITCH	Moderate (4:12–6:12)
STRUCTURAL ISSUES OBSERVED	None

Roof Covering

COVERING MATERIAL	Architectural shingles
CONDITIONS OBSERVED	Serviceable
ESTIMATED REMAINING SERVICE LIFE	10-15 years

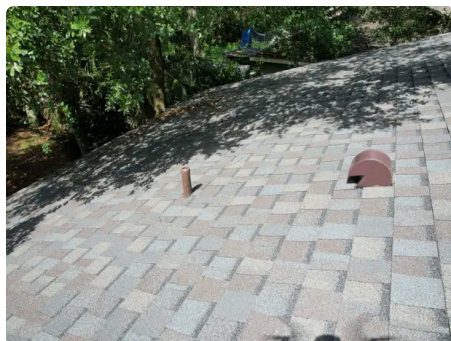


Roof Flashing

FLASHING CONDITIONS OBSERVED	Serviceable
KICKOUT FLASHING PRESENT WHERE REQUIRED?	Yes

Plumbing Vent Pipes

VENT PIPE BOOT/FLASHING CONDITIONS	Serviceable
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Skylights

SKYLIGHTS PRESENT?	No
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Gutters & Downspouts

GUTTERS PRESENT?	No gutters installed
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Gutters & Downspouts – Not Installed

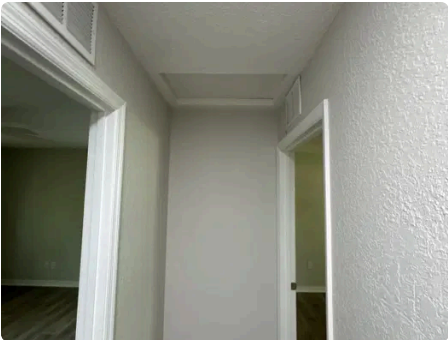
Informational

The home does not have a gutter system, which is not unusual in Florida construction. Without gutters, roof runoff falls at the drip line, and the grading there must handle the concentrated water — erosion channels or splash-back staining on the lower walls are the signs it is not keeping up. If such signs develop, adding gutters with proper downspout extensions is the standard remedy.

06 Attic, Insulation & Ventilation

Attic Access

ACCESS LOCATION(S)	Hallway ceiling
HATCH TYPE(S)	Scuttle hatch
ACCESS CONDITION	Serviceable



06.D1

Hatch Insulation – Missing

MEDIUM SEVERITY

No hatch insulation was observed where one would be expected. Insulation and ventilation work together to manage heat and moisture; a shortfall in either can raise energy costs and promote condensation-related problems. Recommend installation by a qualified professional.

Recommendation: Install

Structural Components

FRAMING TYPE	Trusses
STRUCTURAL CONDITIONS OBSERVED	Serviceable — no concerns
ACTIVE WATER PENETRATION?	No
EVIDENCE OF PRIOR WATER PENETRATION?	No
EVIDENCE OF FIRE DAMAGE?	No
RADIANT BARRIER INSTALLED?	Yes



Radiant Barrier – Overview

Informational

A radiant barrier was observed installed within the attic space of the home. Radiant barriers are reflective insulation systems typically composed of a highly reflective material, most commonly aluminum foil, applied to one or both sides of a substrate such as kraft paper, plastic film, or oriented strand board (OSB). The primary function of a radiant barrier is to reduce radiant heat transfer, which occurs when heat energy travels from a warm surface to a cooler one without direct contact.

Radiant barriers are commonly installed in attic spaces, where they are positioned to reflect radiant heat from the roof decking before it can be absorbed by the attic floor insulation and transferred into the living space below. This type of system is generally associated with warmer climates where solar heat gain through the roof assembly is a significant factor in cooling loads, though it may be found in homes across a variety of regions.

Installation methods vary and may include stapling the material to the underside of the roof rafters, draping it over the attic floor insulation, or applying it directly to the roof sheathing. The effectiveness of a radiant barrier is generally dependent on the orientation of the reflective surface, the presence of an adjacent air space, and the overall attic ventilation conditions.

Radiant barriers are a passive system and do not require maintenance in the traditional sense, though the accumulation of dust on the reflective surface over time is a known characteristic that can affect performance. Radiant barriers are not a substitute for conventional thermal insulation and are typically intended to complement existing insulation rather than replace it.

Attic Insulation

INSULATION TYPE	Blown cellulose
APPROXIMATE DEPTH	6–9 inches
INSULATION CONDITIONS	Adequate and consistent

Attic Ventilation

VENTILATION TYPE(S) OBSERVED	Ridge vent, Soffit vents
MIXED VENTILATION TYPES OBSERVED?	No
SOFFIT VENTS CLEAR AND UNOBSTRUCTED?	Yes
RIDGE VENT PRESENT WITHOUT SOFFIT VENTS?	No
WHOLE-HOUSE FAN	Not present

07 Foundation & Structure

General Foundation

FOUNDATION TYPE(S) PRESENT	Slab on Grade
METHOD OF INSPECTION	Visual
EXTERIOR WALL STRUCTURE	Wood framed (2x4)
INTERIOR WALL STRUCTURE	Wood framed (2x4)
EVIDENCE OF FOUNDATION MOVEMENT?	None Observed
PREVIOUS FOUNDATION REPAIRS OBSERVED?	None Observed

Slab Foundation

VISIBLE SLAB CRACKING?	None Observed
EVIDENCE OF HEAVING OR SETTLEMENT?	No

08 Electrical

Service Information

SERVICE ENTRANCE TYPE	Overhead
SERVICE ENTRANCE AMPACITY	150A
SERVICE ENTRANCE VOLTAGE	120/240V
SERVICE ENTRANCE FEEDER CONDUCTOR	Unable to confirm



08.D1

Overhead Conductors – Too Close to Trees

MEDIUM SEVERITY

Overhead electrical conductors were observed in close proximity to tree branches at the time of inspection. Contact between tree limbs and overhead conductors presents a safety concern, as movement of branches during wind or storm events can result in damage to the conductors or service equipment.

It is recommended that a qualified arborist be engaged to trim or remove the encroaching tree branches, and that the serving utility company be contacted to evaluate conductor clearance and perform any necessary adjustments to the service lines.

Electric Meter

METER PRESENT?	Yes
METER BASE CONDITION	Serviceable
MULTIPLE METERS PRESENT?	No



Grounding & Bonding

GROUNDING ELECTRODE (GROUND ROD) VISIBLE?	Yes
GROUNDING ELECTRODE CONDUCTOR (GEC) PRESENT?	Yes
GROUND ROD CONNECTION CONDITION	Serviceable



Branch Circuit Wiring

WIRING TYPE(S) OBSERVED	NM-B (Romex)
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Receptacles & GFCI

GFCI PROTECTION — KITCHEN?	Yes
GFCI PROTECTION — BATHROOM(S)?	Yes
GFCI PROTECTION — EXTERIOR?	Yes
GFCI PROTECTION — LAUNDRY?	Unknown / Untested
RECEPTACLE CONDITIONS	Serviceable

08.D2 GFCI Protection (Laundry) – Unable to Verify

MEDIUM SEVERITY

Unable to verify was observed at the GFCI protection (laundry). Because this component serves a protective function, a condition affecting it means the protection it provides may not be available when needed. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

Switches

SWITCH CONDITIONS	Serviceable
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Light Fixtures

LIGHT FIXTURE CONDITIONS	Serviceable
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Ceiling Fans

CEILING FAN CONDITIONS	Serviceable
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Smoke Detectors

SMOKE DETECTOR CONDITIONS	Serviceable
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Carbon Monoxide Detectors

CO DETECTORS REQUIRED?	No
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Main Disconnect

Panel Information

PANEL TYPE	Meter-main combo
PANEL LOCATION	Exterior
EXTERIOR/POLE LOCATION	Right side
PANEL MANUFACTURER	Siemens
PANEL AMPACITY	150A
IS THIS A SUB-PANEL?	Yes

Panel Condition

DEAD FRONT COVER CONDITION	Serviceable
PANEL CONDITIONS OBSERVED	Serviceable
SURGE PROTECTION DEVICE (SPD) PRESENT?	Yes

O8.D3 SPD – Wired Direct to Main & Not On Breaker

HIGH SEVERITY

The surge protective device (SPD) was observed to be wired directly to the main lugs of the electrical panel rather than connected through a dedicated circuit breaker. Without an overcurrent protective device on the SPD circuit, the wiring and device are not protected in the event of a fault condition.

A licensed electrician should be consulted to evaluate the installation and reconnect the SPD through an appropriately rated circuit breaker in accordance with the manufacturer's installation requirements and applicable electrical standards.



Breakers & Wiring

BREAKER CONDITIONS	Serviceable
WIRING CONDITIONS INSIDE PANEL	Serviceable

Distribution Panel

Panel Information

PANEL TYPE	Distribution Panel
PANEL LOCATION	Bedroom
PANEL MANUFACTURER	Siemens
PANEL AMPACITY	150A
IS THIS A SUB-PANEL?	Yes
SUB-PANEL FED WITH 4 CONDUCTORS?	Yes
NEUTRALS AND GROUNDS SEPARATED IN SUB-PANEL?	Yes

O8.D4 Panel Location – In Bedroom/Closet

MEDIUM SEVERITY

In bedroom/closet was observed at the panel location. Electrical conditions of this kind can contribute to shock or overheating concerns and tend to be inexpensive to correct when addressed early. Recommend correction by a licensed electrician.

Recommendation: Consult Licensed Electrician

Panel Condition

DEAD FRONT COVER CONDITION	Serviceable
PANEL CONDITIONS OBSERVED	Serviceable

Breakers & Wiring

BREAKER CONDITIONS	Serviceable
WIRING CONDITIONS INSIDE PANEL	Serviceable

09 Heating & Cooling

Ductwork

DUCTWORK TYPE	Flexible insulated
DUCTWORK LOCATION(S)	Attic
DUCTWORK CONDITIONS	Serviceable
SUPPLY REGISTER CONDITIONS	Serviceable
RETURN REGISTER CONDITIONS	Serviceable

Mechanical Exhaust

BATHROOM EXHAUST PRESENT?	Yes
BATHROOM FAN TYPE(S)	Fan with light
BATHROOM FAN CONDITION	Serviceable
BATHROOM EXHAUST TERMINATION	To exterior — confirmed
KITCHEN EXHAUST TYPE	Over-range microwave — recirculating
KITCHEN EXHAUST OPERATIONAL?	Yes
KITCHEN EXHAUST CONDITION	Serviceable

Kitchen Exhaust – Recirculating vs. Ducted

Informational

Kitchen exhaust comes in two designs: ducted hoods carry cooking moisture, grease, and odors outdoors, while recirculating hoods filter the air through charcoal and return it to the room. Recirculating units are common and acceptable, but they remove no moisture and depend entirely on filter maintenance to do anything at all. Knowing which type the kitchen has sets maintenance expectations — and charcoal filters need periodic replacement to keep a recirculating hood useful.

AC

Split System Info

REFRIGERANT	R-454B
SEER / SEER2 RATING	14.3
COOLING CAPACITY	2.0 Ton
HEATING METHOD	Heat pump
HEATING CAPACITY	7.5 HSPF

Outdoor Unit

YEAR OF MANUFACTURE	2025
UNIT TYPE	Heat Pump
UNIT LEVEL?	Yes
CABINET CONDITION	Serviceable
REFRIGERANT LINES INSULATED?	Yes
REFRIGERANT LINE CONDITIONS	Serviceable
DISCONNECT PRESENT AND WITHIN LINE OF SIGHT?	Yes
DISCONNECT CONDITION	Serviceable

Indoor Unit

DATA PLATE LEGIBLE?	Yes
INDOOR UNIT LOCATION	Closet
AREA SURROUNDING UNIT CLEAN AND CLEAR?	Yes
UNIT EXTERIOR CONDITION	Serviceable
UNUSUAL NOISE?	No

System Controls

THERMOSTAT LOCATION	Bedroom Hallway
THERMOSTAT TYPE	WiFi Thermostat, Smart Thermostat
HARD-WIRED OR BATTERY?	Hard-Wired

Thermostat – Smart / WiFi Device Note

Informational

The home is equipped with a smart or WiFi-connected thermostat. These devices are typically linked to the current owner's online account, and the association does not transfer automatically with the sale. It is recommended to ask the seller to remove the device from their account so it can be registered to yours; otherwise, remote features and schedules may remain under the previous owner's control.

Return & Filter

FILTER TYPE	Pleated
FILTER CONDITION	Clean
RETURN AIR GRILLE CONDITION	Serviceable

Condensate

PRIMARY DISCHARGE LOCATION	Exterior wall
LINE CONDITIONS	Serviceable

Temperatures

COOLING TESTED?	Yes
SUPPLY AIR TEMPERATURE	57 °F
RETURN AIR TEMPERATURE	76 °F
HEATING TESTED?	No — high ambient temperature

Heating – High Ambient Limitation Explained

Informational

Heat pump heating is exercised only briefly — or not at all — during hot weather, because forcing a system to heat an already-hot home stresses the equipment and yields readings that mean little. This is standard practice, not an oversight. Verifying heating under suitable conditions, or through seller demonstration, is the recommended follow-up when the test could not be completed.

LIMITATIONS

Heating & Cooling › Temperatures › #1

Heating – Not Tested (High Ambient Temperature) — The heating could not be fully evaluated because ambient conditions at the time of inspection made operation inadvisable, as running the equipment could damage it. The component's condition under normal circumstances could not be fully verified. Recommend evaluation under suitable conditions prior to closing where practical.

10 Plumbing

Main Water Shut-Off Valve

LOCATION	Water Meter
VALVE TYPE	Ball valve

Water Pressure

STATIC WATER PRESSURE READING	35 PSI
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10.D1 Water Pressure – Low (<40 PSI)

MEDIUM SEVERITY

Low (<40 PSI) was observed at the water pressure. Conditions of this kind tend to progress if left unaddressed, and correction is generally most economical when performed early. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

Supply Piping

SUPPLY PIPE MATERIAL(S)	CPVC
SUPPLY PIPE CONDITIONS	Serviceable

Water Treatment

WATER TREATMENT SYSTEM PRESENT?	None
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DWV Piping

DRAIN PIPE MATERIAL(S)	PVC
DWV CONDITIONS	Serviceable
MAIN CLEANOUT LOCATED?	Yes
MAIN CLEANOUT LOCATION	Front Yard
CLEANOUT CONDITION	Serviceable



Hose Bibs

HOSE BIB CONDITIONS	Serviceable
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Water Heater

Water Heater Info

WATER HEATER TYPE	Electric tank
FUEL/POWER SOURCE	Electric
TANK CAPACITY	40 gal
YEAR OF MANUFACTURE	2025
LOCATION	Closet

Water Heater Condition

CONDITION OBSERVATIONS	Serviceable
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Water Heater Performance

HOT WATER TEMPERATURE AT NEAREST FIXTURE	Below 120°F
STRONG SULFUR/ROTTEN EGG SMELL?	No

10.D2

Hot Water Temperature – Below Minimum (Below 120°F)

MEDIUM SEVERITY

Below minimum (below 120°F) was observed at the hot water temperature. Left unaddressed, plumbing conditions of this kind can allow moisture to reach surrounding materials, and moisture-related damage typically grows more costly over time. Recommend adjustment by a qualified professional.



Recommendation: Adjust

11 Interior**Flooring**

FLOOR MATERIALS OBSERVED	LVP/LVT
FLOOR CONDITIONS	Serviceable

Interior Walls

WALL FINISH TYPE	Drywall
WALL CONDITIONS	Serviceable

Ceilings

CEILING CONDITIONS	Serviceable
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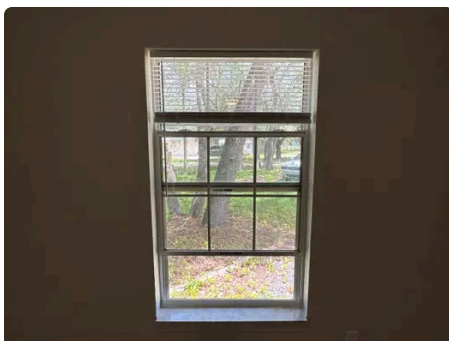
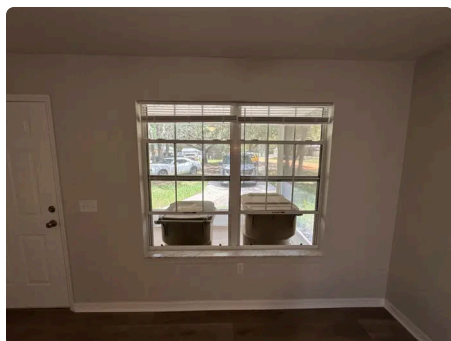
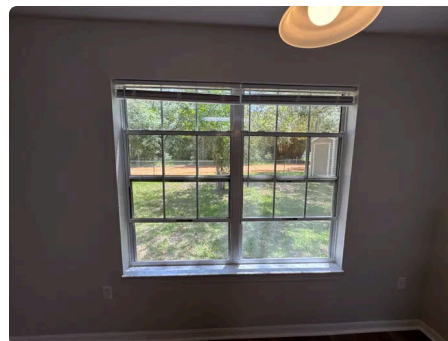
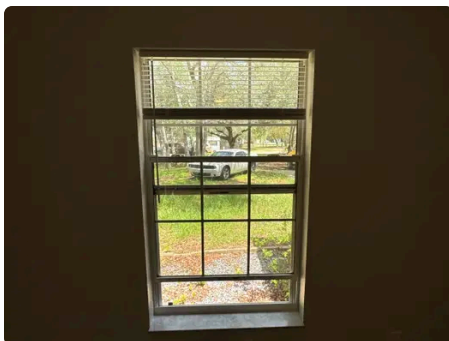
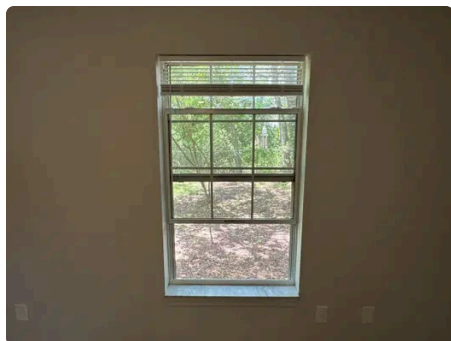
Interior Doors

DOOR CONDITIONS	Serviceable
INTERIOR KEYED DEADBOLT OBSERVED?	No

Interior Windows

WINDOW CONDITIONS

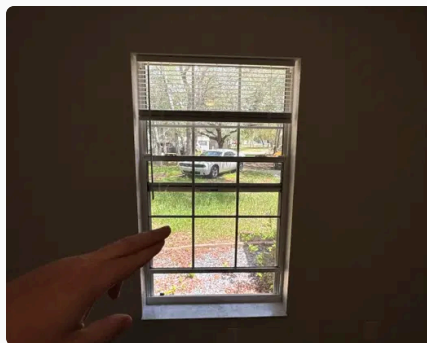
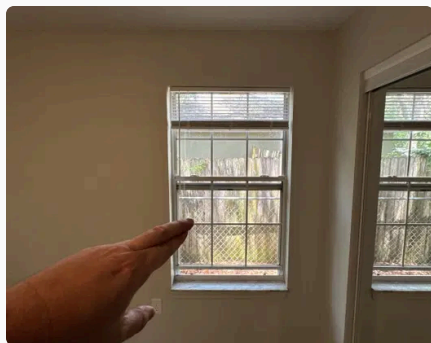
Serviceable, Hard to operate



11.D1 Interior Windows – Hard to Operate

MEDIUM SEVERITY

Hard to operate was observed at the interior windows. Beyond day-to-day function, openings in the building envelope also affect weather resistance and energy efficiency, so conditions here tend to have both convenience and moisture implications. Recommend adjustment by a qualified professional.



Recommendation: Adjust

Closets

CLOSET CONDITIONS

Serviceable

12 Kitchen

Kitchen Sink

FAUCET CONDITIONS	Serviceable
SINK BASIN SECURE?	Yes
DRAIN FUNCTIONAL?	Drains freely
UNDER-SINK CONDITIONS	Serviceable



Refrigerator

REFRIGERATOR STATUS	Operational
CONDITIONS	Serviceable
WATER LINE	Yes — functional



Range / Oven / Cooktop

FUEL TYPE	Electric
TYPE	Freestanding range
ANTI-TIP DEVICE INSTALLED?	Yes
CONDITION	Serviceable



Dishwasher

DISHWASHER PRESENT?	No
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Built-In Microwave

BUILT-IN MICROWAVE PRESENT?	Yes — over range
VENT TYPE	Recirculating



Garbage Disposal

DISPOSAL PRESENT?	No
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Countertops

COUNTERTOP MATERIAL	Laminate/Formica
CONDITIONS	Serviceable

Cabinets

CABINET CONDITIONS	Serviceable
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LIMITATIONS

Kitchen › Dishwasher › #1

Dishwasher – Not Present — The dishwasher was present at the time of inspection; however, this component falls outside the scope of a standard home inspection. It was noted for your awareness, but its condition, function, and safety were not evaluated. If information about this component is desired, consultation with a qualified specialist in that field is recommended.

13 Master Bathroom

Toilet

TANK CONDITIONS	Serviceable
SHUTOFF VALVE CONDITION	Serviceable



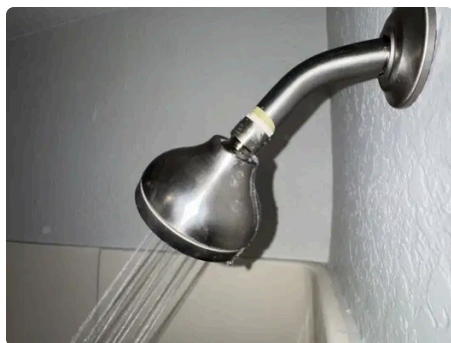
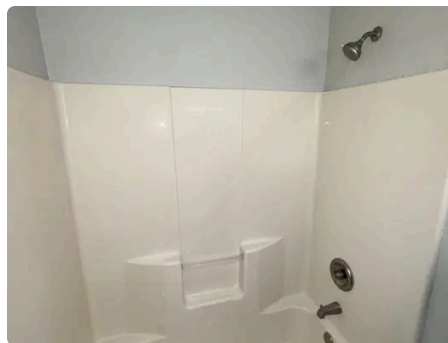
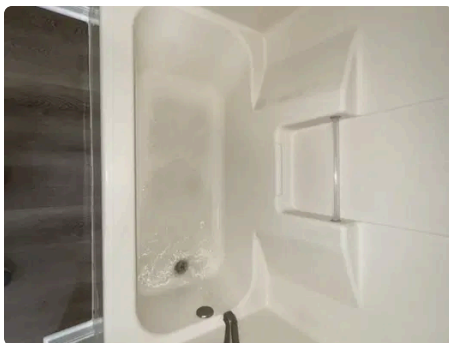
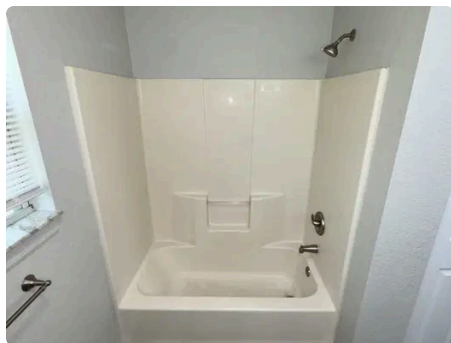
Bathroom Sink

FAUCET CONDITIONS	Serviceable
DRAIN FUNCTIONAL?	Drains freely
UNDER-SINK CONDITIONS	Serviceable



Tub / Shower

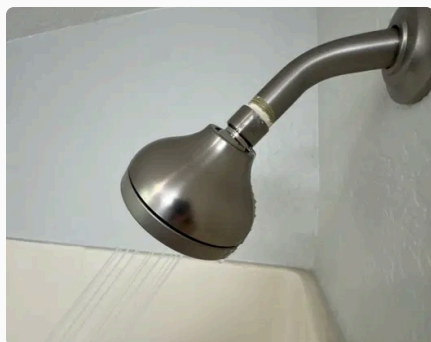
CONFIGURATION	Tub/shower combo
ENCLOSURE TYPE	Multi-piece fiberglass/acrylic
DRAIN FUNCTIONAL?	Drains freely
ENCLOSURE CONDITIONS	Serviceable
HOT & COLD REVERSED?	No



13.D1 Showerhead - Leaking

LOW SEVERITY

The showerhead was leaking at the time of inspection. Left unaddressed, plumbing conditions of this kind can allow moisture to reach surrounding materials, and moisture-related damage typically grows more costly over time. Recommend repair by a qualified professional.

**Recommendation:** Repair

Bathroom Ventilation

VENTILATION TYPE	Exhaust fan
FAN CONDITION	Serviceable



Vanity & Cabinets

VANITY/CABINET CONDITIONS	Serviceable
MIRROR CONDITIONS	Serviceable

14 Laundry

Clothes Washer

WASHER PRESENT?	Yes — not tested
SUPPLY VALVE CONDITIONS	Serviceable
SUPPLY HOSE TYPE	Braided stainless
DRAIN/STANDPIPE CONDITIONS	Serviceable



14.D1

GFCI Protection – Not Verified

MEDIUM SEVERITY

Not verified was observed at the GFCI protection. Because this component serves a protective function, a condition affecting it means the protection it provides may not be available when needed. Recommend further evaluation by a qualified professional.

Recommendation: Further Evaluation Recommended

Clothes Dryer

DRYER PRESENT?	Yes — tested
POWER TYPE	4-conductor 240V
EXHAUST VENT MATERIAL	Semi-rigid metal
EXHAUST VENT CONDITIONS	Serviceable
DRYER CONDITIONS	Serviceable



Cabinets and Shelving



LIMITATIONS

Laundry › Clothes Washer › #1

Clothes Washer – Not Tested — The clothes washer was not operated or tested because the component could not be operated using normal controls at the time of inspection. Because operation was not verified, the component's functional condition is unknown; a component that has not been run can conceal problems that only appear under use. Recommend having the component demonstrated in normal operation, or evaluated by a qualified professional, prior to closing.