inspection

report

Oct 26, 2026

"Every Home Has a Story. We Focus on the Details."

the summary

- Important Findings & Recommendations

the insurance

- Property Details & System Information



SAMPLE INSPECTION REPORT

Oct 27, 2026 at 3:44pm EDT

inspectagram™

the elements

FYI.

Compiled property specs are located in the Insurance section. Access via the top right menu.

Oct 26, 2026

Sample Property

Single Family

Sunny

Sample Report - Client Redacted

Daniel Lloyd
License # North Carolina 6494

Client information withheld

N/A

8:00AM Start Time

the method



At FinePoint Home Inspections, we provide thorough, professional, and unbiased inspections. As a veteran-owned business, we take pride in our attention to detail.

Our visual, non-invasive inspections follow North Carolina Standards of Practice, helping you understand your home's condition and make informed decisions with confidence.

Every Detail Matters.

"At FinePoint Home Inspections, we believe every detail matters and your peace of mind comes first."

the contents

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thank you

Welcome to FinePoint Home Inspections! Thank you for trusting us with such an important step in your homeownership journey. As a veteran-owned business, we believe in treating every home like it's our own. We're here to help you understand your home's condition, answer your questions, and give you the confidence to move forward. Your peace of mind matters to us!

Thank You,

Daniel Lloyd

disclaimer stuff.

Summary Page This summary page 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.

We encourage you to read our Standards of Practice (SOP's), scope, disclamers & limitations. The SOPs outline the scope of the inspection, the systems reviewed & the limitations that apply. They provide the framework inspectors follow to evaluate properties & communicate findings consistently. This structure helps ensure inspections are performed using a clear, proven, nationally recognized standard. Full details by clicking the logo.

icons & legends



It's a snap! Here are some key terms you'll see throughout.

Iconography Used for clarity.

Immediate Attention

Attention

Not Inspected Limitations.

Hand Gestures Universal.

Issue: Identify the problem if there is one
Action: Recommended path to address the issue
L: Location where it is found
T: Typical Tradesperson
R: Reason why it wasn't inspected

$ / $$ / $$$

the summary

ROOF

- **Roof Observation - (2):** Issue: Lifting / Curling
  Action: Correct / Adjust / Verify T: Roofer L: SEE PHOTO
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.

EXTERIOR

- **Additional Vent(s):** Issue: Obstructed / Dirty
  Action: Clean / Repair / Maintain T: Handyman L: Backyard
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Foundation / Structure:** Issue: Hairline / Small Crack(s)
  Action: Seal / Repair / Monitor T: Masonry L: SEE PHOTO
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Air Conditioner Unit(s):** Issue: Damage / Deterioration
  Action: Repair &/or Replace T: HVAC Tech L: Backyard
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Soft:** Issue: Detaching / Seperating
  Action: Repair &/or Replace T: Siding contract L: Above deck
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.

EXTERIOR (CONT.)

- **Overview Deck 2 :** Issue: Poor Workmanship
  Action: Seal / Repair / Monitor T: CarpenterDeck L: SEE PHOTO
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.

CRAWL SPACE

- **Plumbing Fittings:** Issue: Poor Installation
  Action: Correct / Adjust / Verify T: Plumber L: Crawlspace
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Blackbox:**

GARAGE

- **Garage Overhead Door Motor(s):** Issue: Poor Install / Safety
  Action: Correct / Adjust / Verify T: Garage door tec L: Motor 1
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.

ATTIC

- **Blackbox:** Issue: Possible fire hazars
  Action: Further evaluation T: Chimney expert L: Attic
  Notes: Would rafters and roof sheething, sitting directly on and the brick of the chimney possible fire hazard

ATTIC (CONT.)

- **The Hatch (Scuttle) Entry:** Issue: Thermal Weak Point
  Action: Seal / Repair / Monitor T: Handyman L: Garage
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed. Over time, minor gaps may reduce energy efficiency.
- **Attic Hatch Weatherstrip :** Issue: Missing seal
  Action: Seal / Repair / Monitor L: Garage
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.

INTERIOR

- **Smoke detector:** Issue: Missing Hardware
  Action: Correct / Adjust / Verify T: Electrician L: Always
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.
- **General Ceilings / Walls:** Issue: Seams / Nail Pops
  Action: Seal / Repair / Monitor T: Carpenter L: Dining room
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Ceiling:** Issue: Poor Seal / Exposed
  Action: Seal / Repair / Monitor T: Carpenter L: Living room ceiling
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.

INTERIOR (CONT.)

- **Interior Door(s) :** Issue: Loose doorstriker
  Action: Repair &/or Replace T: General Cont L: Master bedroom
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Interior Door(s) :** Issue: Broken doorstop
  Action: Repair &/or Replace T: Carpenter L: Second bedroom
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.

LAUNDROMAT

- **Laundry Dryer(s). :** Issue: Recommend annual cleaning
  Action: Clean / Repair / Maintain L: Laundry room
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.

BATHROOM

- **Master shower:** Issue: Not sealed at the edge
  Action: Seal / Repair / Monitor T: Handyman. L: Master bath
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.
- **Bathroom Extraction Fan(s):**

BATHROOM (CONT.)

- **Bathtub & Surround(s):** Issue: Slow drainage
  Action: Further Evaluate / Repair T: Plumber L: Master bath
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.

MECHANICAL

- **Electrical Panel(s) :** Issue: Open Penetrations / RISK
  Action: Correct / Adjust / Verify T: Electrician L: Rear Entry
  Notes: Service Recommended – Issue(s) should be addressed by a certified professional. If left as is, this could impact performance, safety, and/or reliability.
- **Hot Water Unit(s) :**
- **Hot Water Data:**
- **Plumbing Waterlines :** Issue: Calcification Build-up
  Action: Tune-up/ Service Advised T: Plumber L: Crawl space
  Notes: Observation – Issue(s) should be monitored; plan for maintenance or correction as needed.
- **Blackbox:**

R

BACK TO SUMMARY

IMMEDIATE

ATTENTION

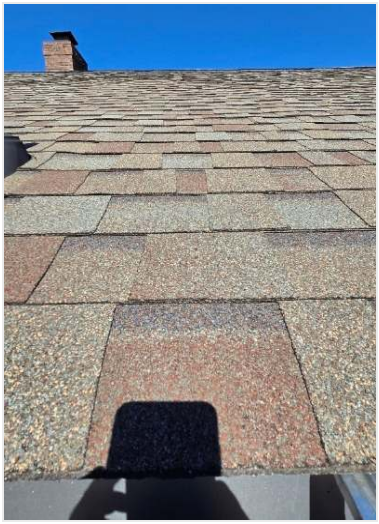
The Legend

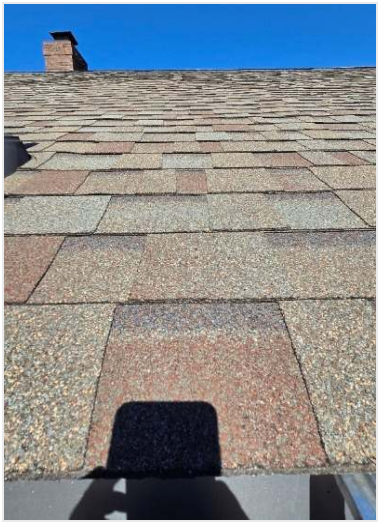




Roof Observations - (1)
Reviewing condition, flashings, drainage flow, debris, & intrusion points. See also Insurance Section.

Roof Observation - (2)
Recommended having evaluation to prevent any leak or roof damage Lifting / Curling. Correct / Adjust / Verify.

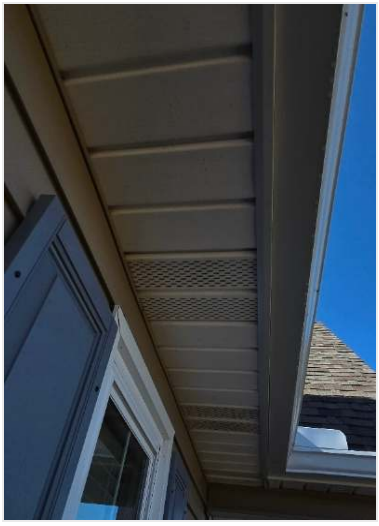




Roof Observation - (3)
Observed by foot and ladder.

Roof Observation - (4)
Observed by foot and ladder.





Gutter(s) -Trough(s)
Inspected for debris, drainage flow, interior condition and visible standing water.

Soffit(s) & Fascia(s)
Attn. given to ventilation openings, attachment, clearance & visible staining or obstructions.



Blackbox

Roof Inspection Method: The roof was inspected by walking accessible roof surfaces and using a ladder.

Roof Covering: The roof covering appears to be approximately 10 years old. Minor granule loss was observed, along with several raised shingles on the south side of the home above the sunroom. Recommend further evaluation and necessary repairs by a qualified roofing contractor to help prevent potential moisture intrusion. Monitor for continued deterioration.

Gutters and Downspouts: Gutters appeared to be in satisfactory overall condition at the time of inspection. Recommend annual cleaning and routine maintenance to ensure proper drainage. Keep downspouts and discharge areas clear of vegetation, including trees and shrubs, to prevent blockages and promote proper water diversion away from the foundation.

E

BACK TO SUMMARY

IMMEDIATE

ATTENTION

The Legend





Exterior Entry Door(s)
Inspected for condition, glazing, sealing, flashing, alignment & operation.

Window(s) & Trim-Casing
Reviewed for glazing, condition, cracking, flashing, gaps & sealant deterioration.





Exterior Outlet(s).
Inspected for safety, GFCI presence (using a standard plug tester.)

Exterior Faucet(s)
Inspected for location, flashings, sealant, operability, anti-siphon & leakage.





Support Photo
Loose and damaged siding

Additional Vent(s)
Dryer Exhaust Vent: The dryer exhaust vent was observed to have significant lint accumulation. Obstructed / Dirty. Clean / Repair / Maintain.



Cladding / Material(s)
Dent in garage door fascia



Foundation / Structure
Exterior Masonry: A hairline crack was observed on the right side of the home near the garage door and gutter downspout. Improper drainage may be a contributing factor; however, the cause was not determined. Recommend repointing the affected mortar joints as needed, ensuring proper drainage away from the foundation, and monitoring for further cracking, movement, or deterioration. If conditions worsen,
Hairline / Small Crack(s). Seal / Repair / Monitor.



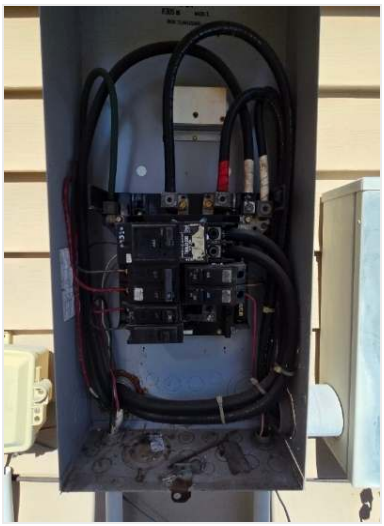
SLOPE & Grade Management
Grading and Drainage: Negative grading was observed along the south side of the home, directing surface water toward the foundation. This condition increases the potential for moisture intrusion and foundation-related damage. Recommend evaluation and correction by a qualified grading or drainage contractor to establish positive drainage away from the home and reduce the risk of water intrusion.





Focus Feature Page
These are photos related to the same component or system.

AC Data Plate(s)
Unit detail(s). See also Insurance Section.





AC Disconnect(s)

Air Conditioner Unit(s)
Deteriorated insulation was observed on the A/C refrigerant suction line near the outdoor condenser recommend replacing insulation. Damage / Deterioration. Repair &/or Replace.



Overview Air Conditioner(s)
Air Conditioning System: The outdoor A/C condenser appears to be approximately 1.5–2 tons in capacity and 9–10 years old. The unit is approaching the typical service life range for residential air conditioning systems. Recommend annual servicing and maintenance by a qualified HVAC contractor to maintain efficiency and performance. Due to the system's age, recommend budgeting for eventual replacement, as unexpected repairs or failure may occur.

component FOCUS page



Focus Feature Page
These are photos related to the same component or system.

- **Soft**
  separation at this office recommend repair or replace by citing contractor could allow bugs and pests into the attic Detaching / Seperating. Repair &/or Replace.



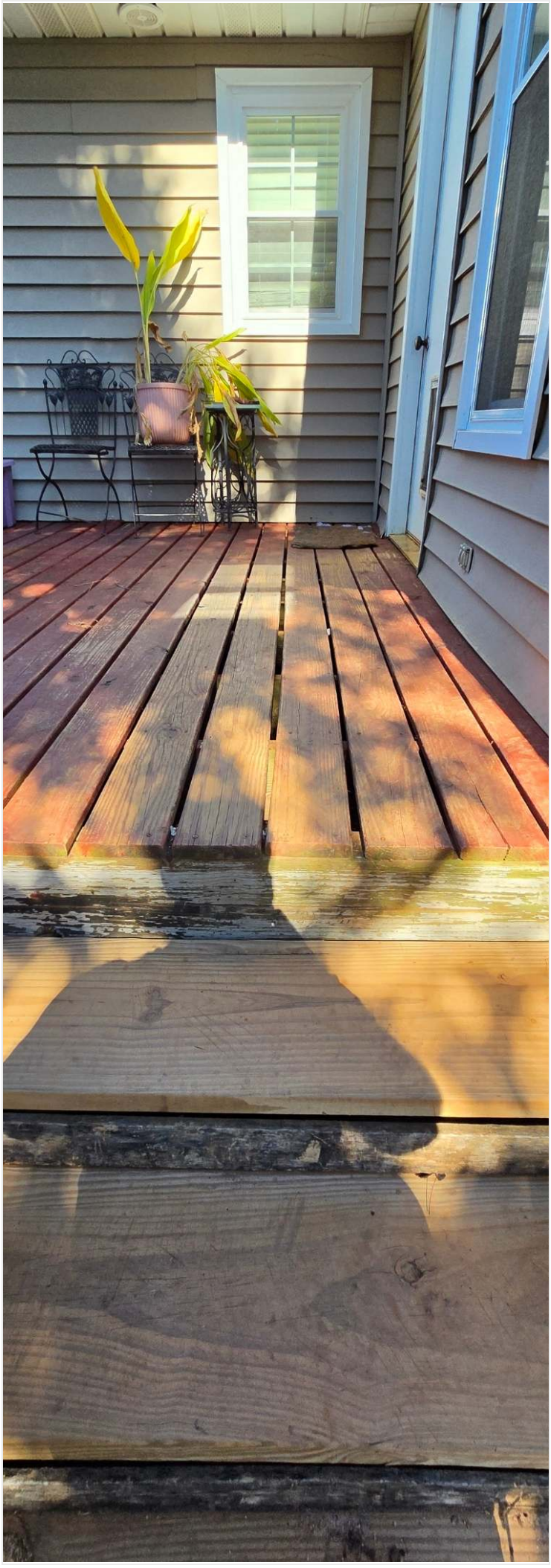


Support Photo
Starting pulling away from corner

- **Overview Deck 2**
  Deck Structure: Several deck boards were observed lifting or becoming loose, creating potential trip hazards. Additionally, proper f Poor Workmanship. Seal / Repair / Monitor.



The Deck Baseline
Visually inspected structural components including posts, beams, and joists for condition & movement. Looking for ledger attachments & visible flashing at the house connection. Assess decking boards for deterioration or damage, & review guardrails & stairs for stability & general safety.



- **Blackbox**

Backyard Deck Inspection Findings

- **1. Handrail – Improvement Recommended**

The backyard deck stairway handrail is not properly graspable. Recommend installing a graspable handrail to improve safety and accessibility.

- **2. Deteriorated Siding Above Screen Door**

The siding and trim above the screen door show signs of deterioration and separation. Recommend repairing or replacing the affected areas to prevent further deterioration and potential moisture intrusion.

- **3. Damaged Screen Door**

A hole was observed in the screen door. Recommend repair or replacement to maintain proper functionality and prevent insect entry.

- **4. Deck Flashing**

No visible flashing was observed at the deck-to-house connection. Recommend further evaluation by a qualified carpenter and installation of appropriate flashing where needed to help prevent moisture intrusion.

- **5. Ledger Board Fasteners**

No ledger bolts were visible at the deck-to-house connection. Recommend further evaluation by a qualified carpenter to verify that the ledger board is properly secured and make improvements as necessary.

- **6. Joist Hangers**

Joist hangers were not observed at the deck framing connections. Recommend further evaluation by a qualified carpenter to determine whether additional structural connectors are needed.

-

Overall Recommendation

-

The backyard deck appeared stable at the time of inspection. However, several areas could benefit from maintenance and improvements. Recommend further evaluation by a qualified carpenter and completing necessary repairs to help maintain the deck's safety, durability, and long-term performance.

C

BACK TO SUMMARY

IMMEDIATE

ATTENTION

The Legend





The Entry
Inspected for condition, glazing, sealing, flashing, alignment & operation.

Plumbing Fittings
Used to combine, divert or reduce the flow of the water & come in a variety of sizes.



Plumbing Fittings
Corrugated flexible drain piping was observed beneath the master bathroom tub. Poor Installation. Correct / Adjust / Verify.



Crawlspace Overall
A snap shot of how things look today.



Crawl Space Baseline
Reviewed for overall condition, accessibility, and environmental conditions where present. Observations included visible framing, insulation, ground surfaces, and foundation walls for signs of moisture, damage, or movement. Ventilation and general air conditions were noted where accessible. Inspection was limited to visible areas; no invasive methods or concealed components were evaluated.



- **Blackbox**

Crawl Space Inspection Findings

- **1. Dehumidifier – Maintenance**

A dehumidifier was operating in the crawl space, maintaining approximately 55% humidity. Recommend annual filter replacement and routine maintenance per manufacturer guidelines.

- **2. HVAC Condensate Drain – Improper Slope**

The air handler condensate drain line lacked adequate slope, potentially allowing water to accumulate or back up into the unit. Recommend correcting the slope to ensure proper drainage.

- **3. Moisture and Ventilation**

No visible signs of active water intrusion were observed. Crawl space vents appeared properly sealed.

- **4. HVAC Ductwork – Minor Damage**

Ductwork appeared adequately supported and in generally good condition. A minor tear was noted in flexible ductwork near the air handler. Recommend sealing or repairing to prevent air leakage.

- **5. Plumbing – No Active Leaks**

Accessible plumbing connections and penetrations were inspected. No active leaks were observed at the time of inspection.

- **6. Master Bathroom Tub Drain – Flexible Piping**

Corrugated flexible piping was observed beneath the master bathroom tub. This material can collect debris and restrict drainage, potentially contributing to the slow drainage noted during testing. Recommend replacement with properly installed rigid PVC piping by a qualified plumber.

-

Overall Recommendation

-

The crawl space appeared generally satisfactory, with no visible active water intrusion or plumbing leaks. Recommend routine dehumidifier maintenance, correcting the condensate drain slope, repairing the minor ductwork damage, and replacing the flexible tub drain piping to improve drainage and long-term performance.

G

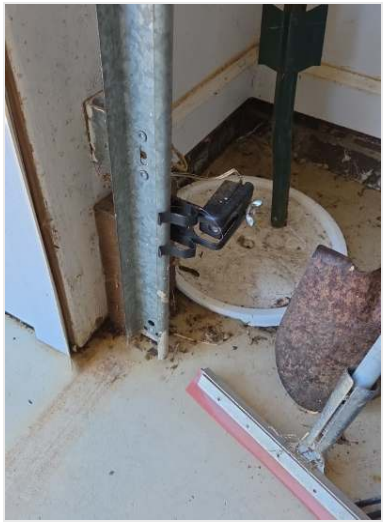
BACK TO SUMMARY

IMMEDIATE

ATTENTION

The Legend



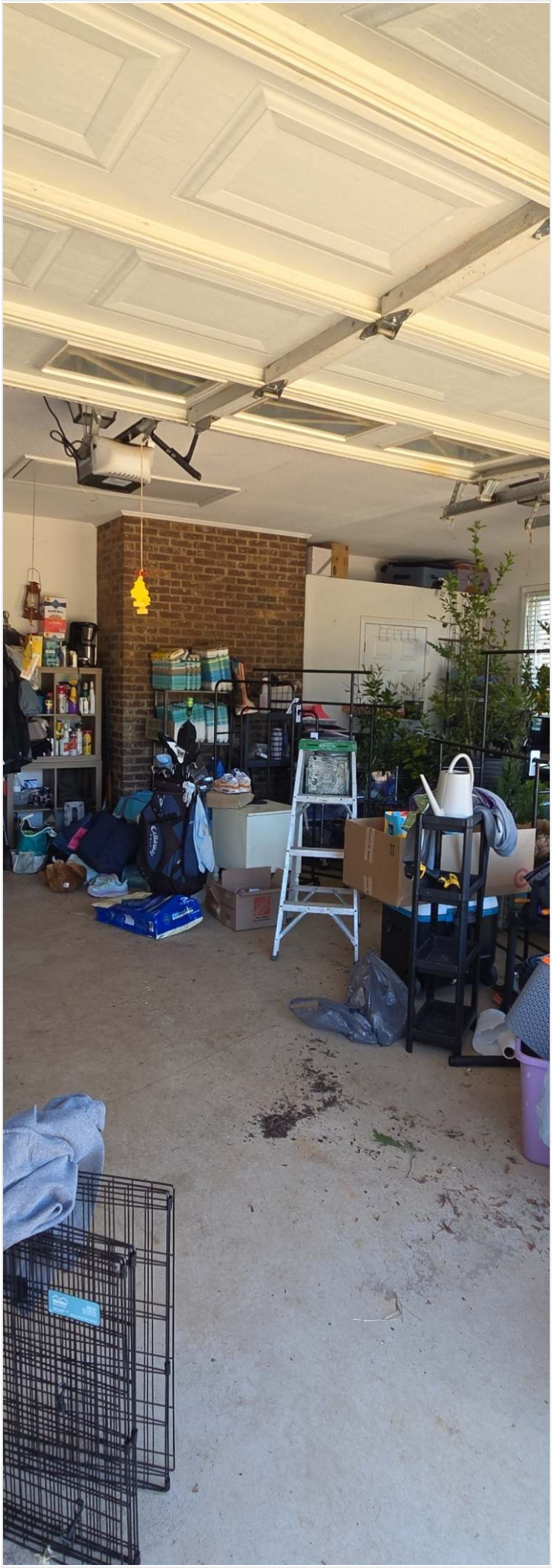


Garage Overhead Door Motor(s)
Inspected for deficiencies using normal operating procedures. Poor Install / Safety. Correct / Adjust / Verify.

Garage Safety Track Sensor(s)
Observations included sensor presence, alignment, height & response during basic operational testing.



Garage Overhead Door(s)
Attention given to door panels, tracks, hardware, balance, & general operation. See also Insurance Section.



Blackbox

1. Garage Door Auto-Reverse Safety Mechanisms
Safety Concern – Repair Recommended
The auto-reverse safety mechanisms on both garage doors require adjustment to operate properly. This condition presents a potential safety hazard. Recommend evaluation and adjustment by a qualified garage door specialist to ensure proper operation.
2. Loose Electrical Receptacle
Safety Concern – Repair Recommended
A loose electrical receptacle was observed near the garage doors. This condition may present an electrical safety hazard. Recommend a qualified electrician properly secure the receptacle and verify GFCI protection is provided. Replace or upgrade the receptacle as necessary.
3. Garage Floor Cracking
Maintenance – Monitor
Minor cracks approximately 1/16 inch wide were observed in the garage concrete floor. These cracks may be associated with normal settlement or concrete shrinkage. No cause was confirmed during the inspection. Recommend sealing as appropriate and monitoring for widening, displacement, or additional cracking. Further evaluation is recommended if movement occurs.
4. The entry door to the laundry room does not appear to be fire-rated. Recommendation: Have a qualified contractor evaluate and upgrade the door if fire-rated separation is required.

A

BACK TO SUMMARY

IMMEDIATE

ATTENTION

The Legend





The Hatch (Scuttle) Entry
I recommend having me seal. Put around at a catch to prevent loss of heat Thermal Weak Point. Seal / Repair / Monitor.

Attic Hatch Weatherstrip
missing still on attic hatch. Recommend installing seal via handyman or contractor Missing seal. Seal / Repair / Monitor.



Sheathing / Roof Decking
Observations include material type, fastening pattern, visible sagging or deflection, moisture staining, delam & signs of past or active deterioration.



Insulation - Depth
Observations included insulation depth, vapour barrier presence, coverage consistency, & visible gaps. See also Insurance Section.



Blackbox

1. Wood roof rafters contact the brick chimney; clearance from sheathing ispresenting a potential fire hazard. Recommend further eval. Possible fire hazars. Further evaluation .

I

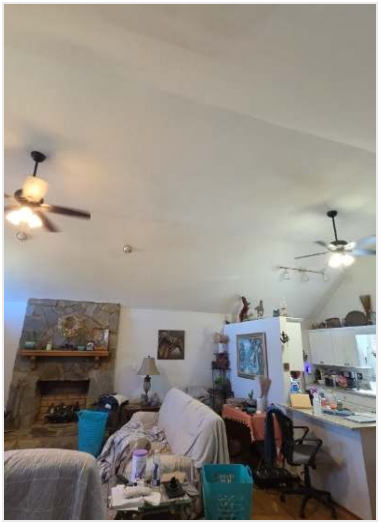
BACK TO SUMMARY

IMMEDIATE

ATTENTION

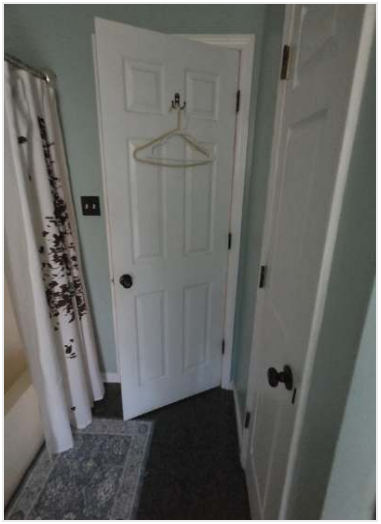
The Legend





Outlet(s)
Inspected for operation, secure mounting, polarity, grounding, cover condition & visible wiring concerns.

Interior Light(s) / Fan(s)
Inspected for operation using normal switching procedures & visible deficiencies.





Interior Door(s)
Attention given to alignment, operation, hardware, hinges, latching, & indicators affecting use.

Door Hinge.
works as designed





Interior Window(s)
Observations included glazing, operation, seals, & conditions affecting performance.

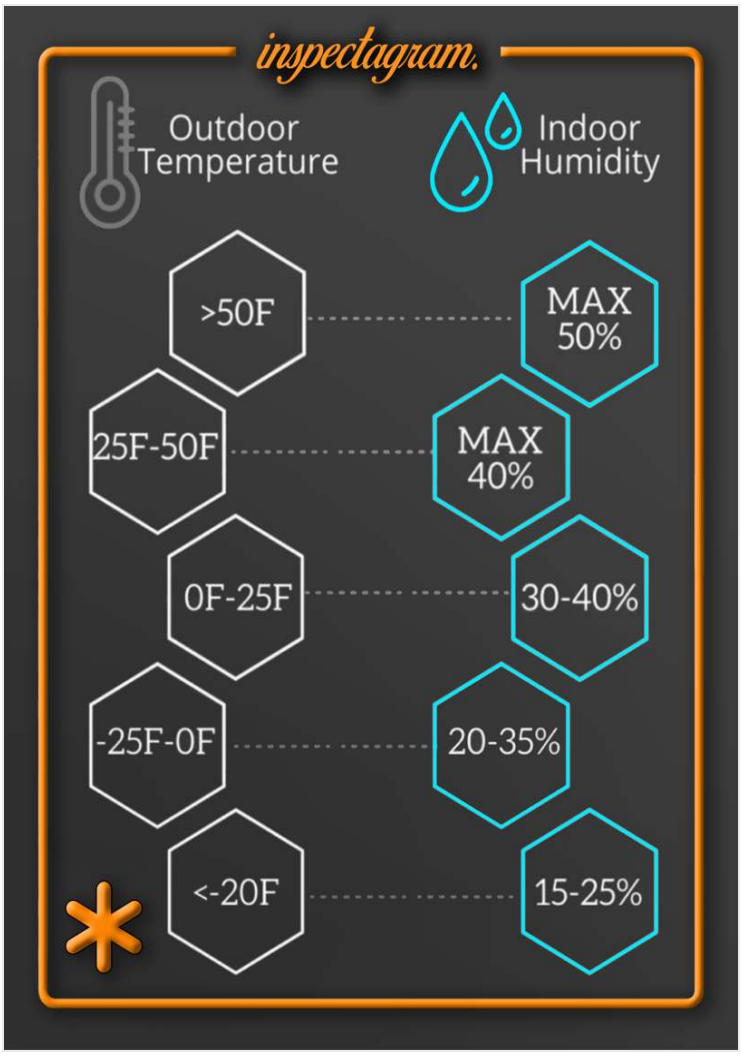
Window(s) & Operation
Review for opening, closing, latching, seals, weep holes & screens. See also Insurance Section.



General Ceilings / Walls
Small seasonal crack recommend monitoring and call carpenter. If correct gets any larger Seams / Nail Pops. Seal / Repair / Monitor.



General Flooring
Visually examined for common defects.



About Humidity'
Maintaining proper indoor relative humidity in winter is crucial to health and comfort. Cold air holds less moisture, leading to dry indoor air when heated. Optimal indoor humidity (30-50%) prevents respiratory issues, dry skin, and damage to wood furnishings. Balancing it with outdoor temperature prevents condensation on windows and mold growth, ensuring a healthy and comfortable living environment.



Support Photo
Living room



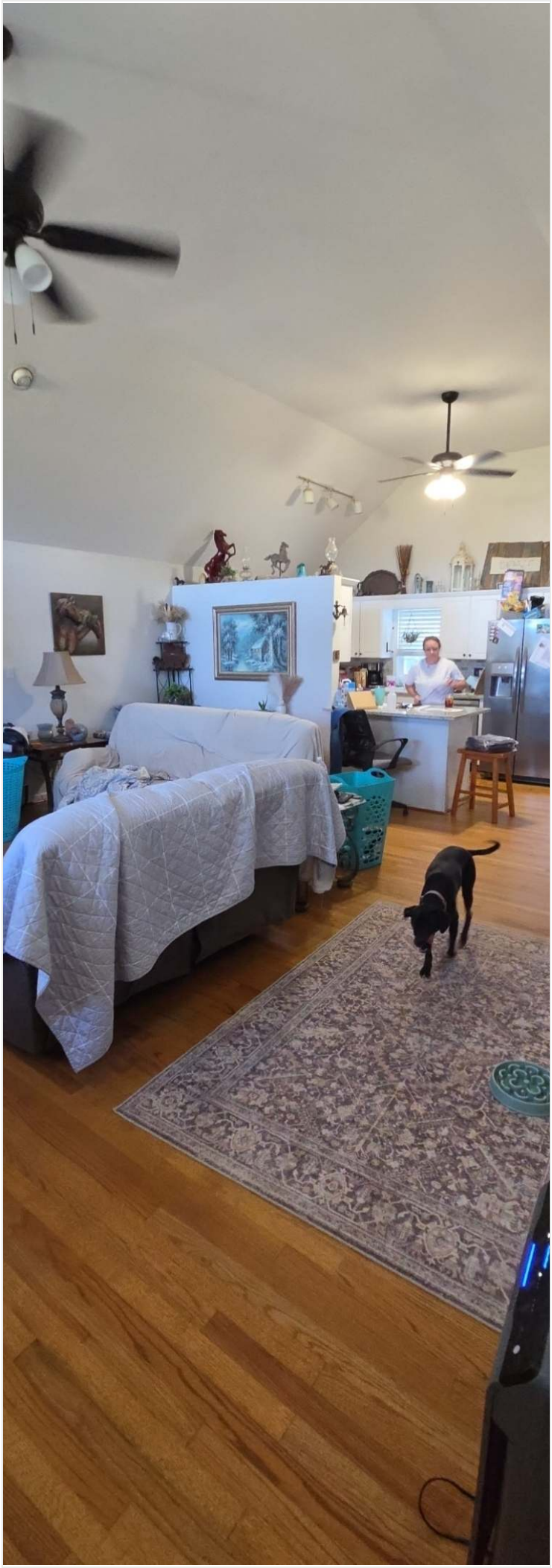
Fireplace



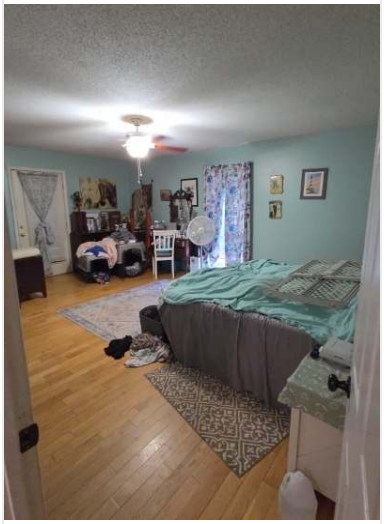
Ceiling
Seasonal crack in ceiling above kitchen recommend reselling and monitor Poor Seal / Exposed. Seal / Repair / Monitor.



Smoke detector
Recommend installing new smoke detector maine hallway Missing Hardware. Correct / Adjust / Verify.



Blackbox
Living Room & Kitchen – Inspection Findings
Ceiling Cracks and Nail Pops:
Minor cracks and several nail pops were observed in the living room and kitchen ceilings. These conditions appear consistent with normal seasonal movement and settlement. Recommend cosmetic repairs as needed and monitoring for further movement or deterioration.
Fireplace – Unable to Test:
The gas fireplace could not be operated or functionally tested because the pilot light was not lit at the time of inspection. Recommend having a qualified fireplace technician light the pilot, inspect the unit, and verify proper and safe operation before use.





Master bedroom
Overview

Outlet(s)
Inspected for operation, secure mounting, polarity, grounding, cover condition & visible wiring concerns.





Interior Door(s)
Door striker to lose recommended, replacing with two new bolts Loose doorstriker. Repair &/or Replace.

Interior Window(s)
Observations included glazing, operation, seals, & conditions affecting performance.



General Ceilings / Walls
Visually examined for common defects.



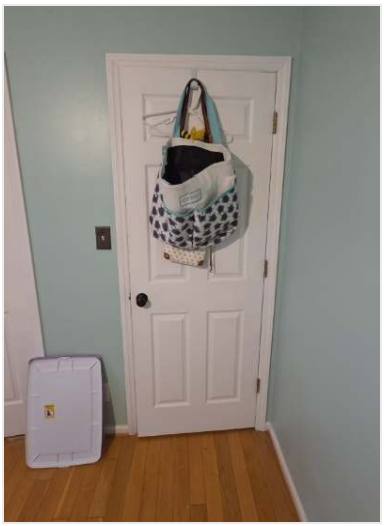
General Flooring
Visually examined for common defects.





Bedroom (2)
Secondary bedroom

Outlet(s)
Inspected for operation, secure mounting, polarity, grounding, cover condition & visible wiring concerns.



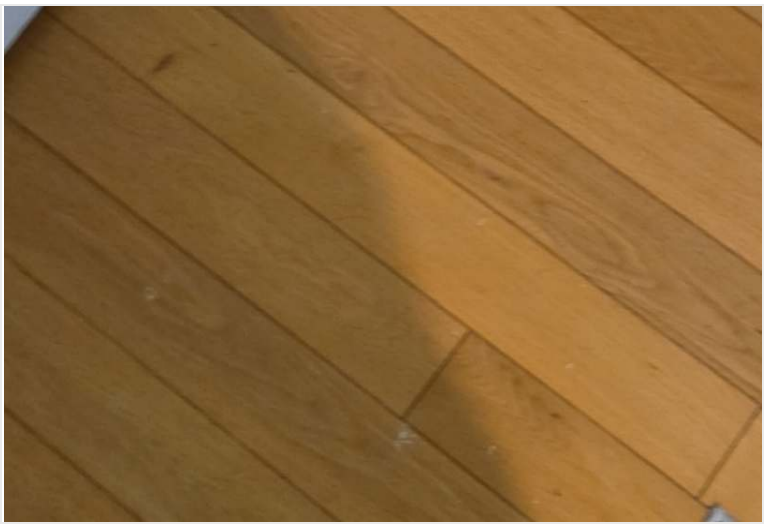


Interior Door(s)
A door stop was missing behind the second bedroom door. Recommend installing a proper door stop to prevent damage to wall Broken doorstop. Repair &/or Replace.

Interior Window(s)
Observations included glazing, operation, seals, & conditions affecting performance.



General Ceilings / Walls
Visually examined for common defects.



General Flooring
Visually examined for common defects.

K

IMMEDIATE

ATTENTION

BACK TO SUMMARY

The Legend





Kitchen Outlet(s)
Inspected for secure mounting, GFCI protection, polarity, grounding, cover condition & visible wiring concerns affecting safe use.

Microwave(s)
Inspected for presence, operation, mounting security, door seal condition, controls, ventilation, and visible wiring concerns.





Refrigerator(s) / Ice & Water
Inspected for operation, temperature control, door seal condition, water line connections, drainage, and general installation.

Dishwasher(s)
Inspected for operation, mounting, drainage & leakage indicators during short cycle.





Stovetop(s) / Cooktop(s)
Inspected for basic operation, burner function, surface condition & safety concerns.

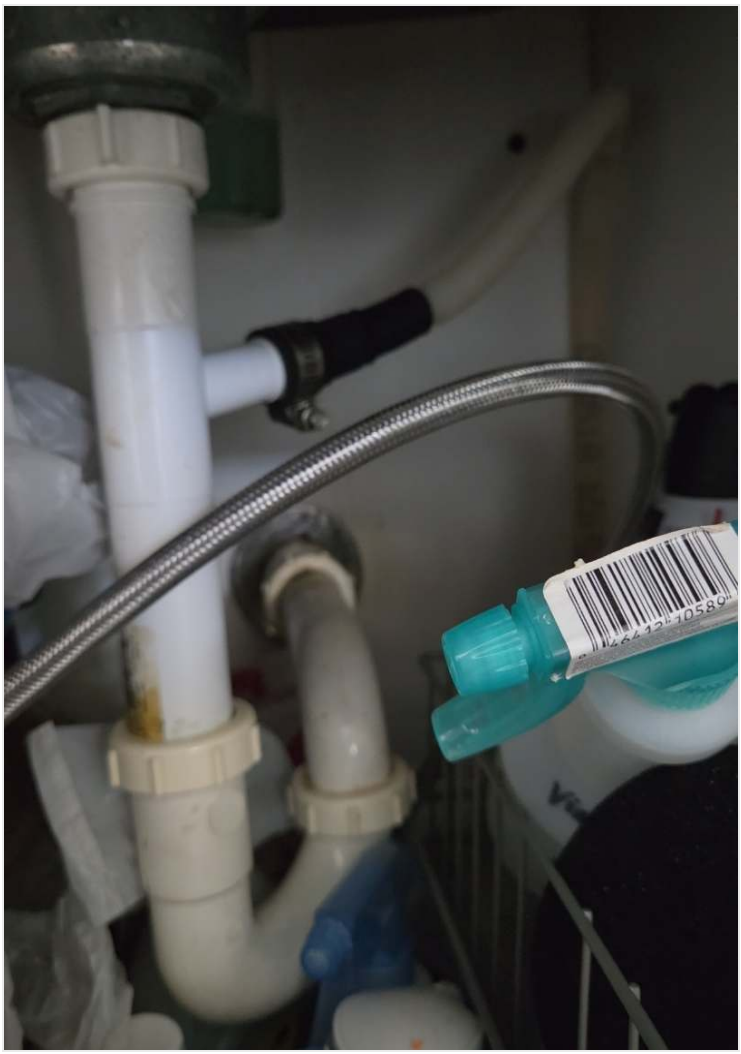
Oven(s)
Inspected for operation, interior condition, door sealing & visible safety concerns.



Hood Fan(s) / OTR
Attention was given to general operation, connections, & ventilation path where visible.



Kitchen Faucet(s), Sink(s) & Drain(s)
Reviewed, focused on operation, temperature, mounting, drainage, odors & leakage indicators.



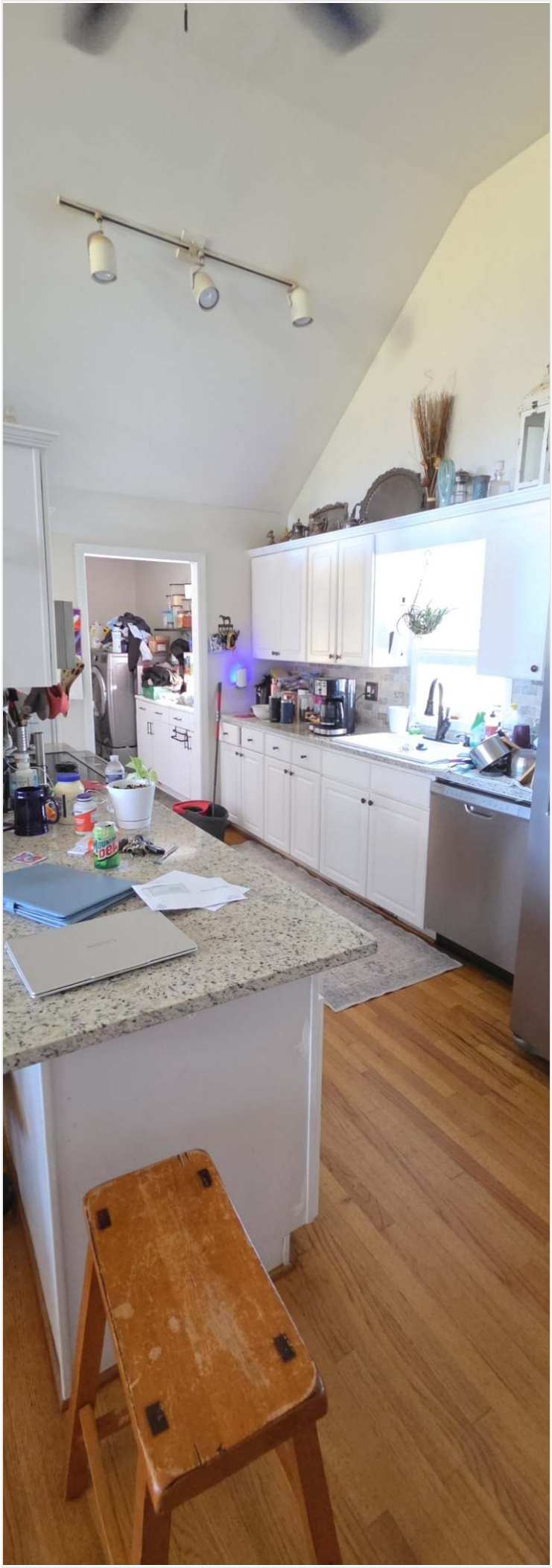
Kitchen P-Trap(s)
Checked for drainage, trap configuration, connection security, leakage indicators & visible corrosion.



The Kitchen Baseline
Components are reviewed for presence, general condition, and visible signs of damage or deterioration where accessible. This includes cabinetry, countertops, sinks, faucets, visible plumbing connections, built-in appliances, wall and ceiling finishes, and accessible electrical outlets. Accessible areas are checked for leaks, staining, loose or damaged finishes, improper clearances, and signs of moisture intrusion. The review is limited to observable conditions without moving appliances, dismantling components, or evaluating concealed plumbing, electrical, or ventilation systems.



The Laundry Baseline
Components are reviewed for presence, general condition, and visible signs of damage or deterioration where accessible. This includes cabinetry, countertops, sinks, faucets, built-in appliances, visible plumbing connections, wall and ceiling finishes, and accessible electrical receptacles. Accessible areas are checked for leaks, staining, loose or damaged finishes, improper clearances, and signs of moisture intrusion. The review is limited to observable conditions without moving appliances, dismantling components, or evaluating concealed plumbing, electrical, or ventilation systems.



Blackbox

Electrical: Kitchen GFCI receptacles were tested and functioned properly. One overhead light above the kitchen counter was inoperative. Recommend replacing the bulb and further evaluation if the issue persists.

Cabinets: Cabinet doors operated properly. No missing screws or hardware were observed.

Microwave: The microwave receptacle is located inside the upper cabinet. The microwave is equipped with an exterior-vented exhaust system. All tested microwave functions and lights operated properly.

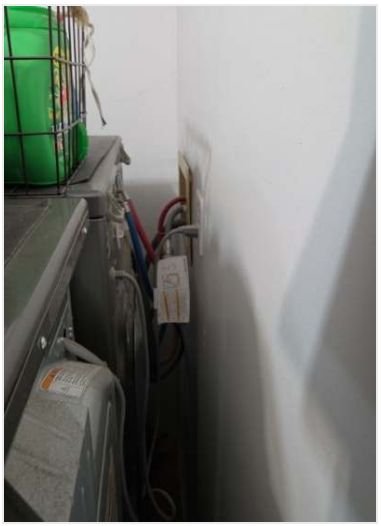
L

IMMEDIATE

ATTENTION

BACK TO SUMMARY

The Legend

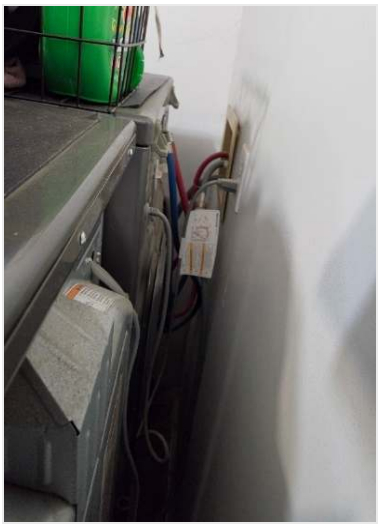




Laundry Washer Machine
Reviewed, focused on plumbing connections, hoses, drains, seals & visible leakage.

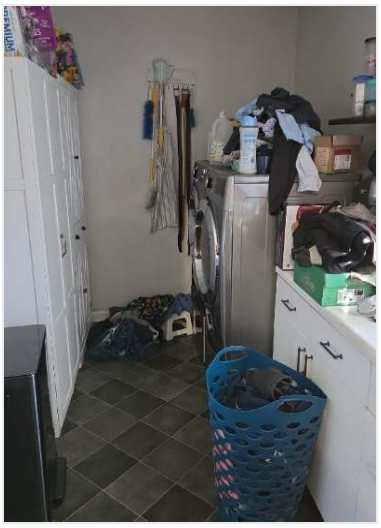
Inside The Washer





Laundry Dryer(s).
Attention given to operation, temperature variance, vent connections & lint accumulation. Recommend annual cleaning. Clean / Repair / Maintain.

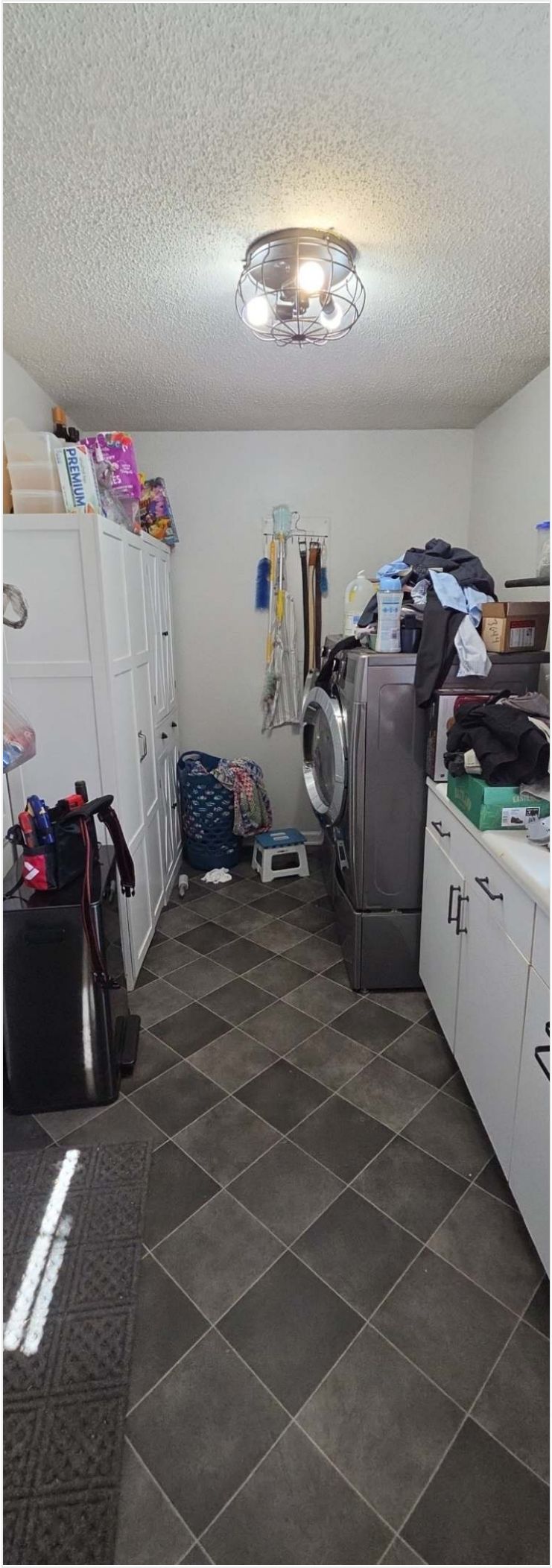
Inside The Dryer





Support Photo
Landry room

Support Photo
Recommend removing items over electrical panel



Blackbox

Washer and Dryer: A limited visual inspection of the washer and dryer was performed. Both appliances appeared to be in satisfactory condition at the time of inspection. Full operational testing was not performed.

Dryer Exhaust: Recommend cleaning the dryer exhaust duct at least annually to reduce lint accumulation, improve efficiency, and minimize potential fire hazards.

Electrical Subpanel: An electrical subpanel was observed in the laundry room. See the Electrical section of this report for additional inspection findings.

B

IMMEDIATE

ATTENTION

BACK TO SUMMARY

Master bathroom

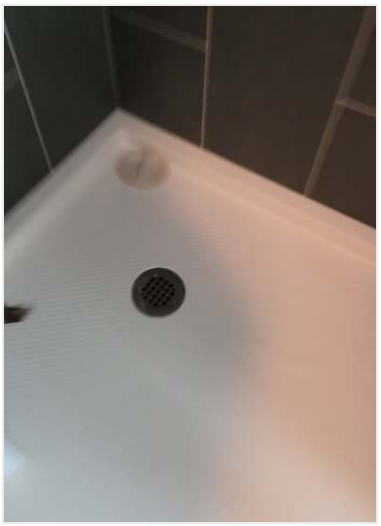




Bathroom Outlet(s)
Tested for anomalies.

Bathroom Extraction Fan(s)
Observations included basic operation & airflow response using simple draw testing.





Overview Shower / Bathtub
Focused on fixtures, connections, operation, overflows & surrounds.

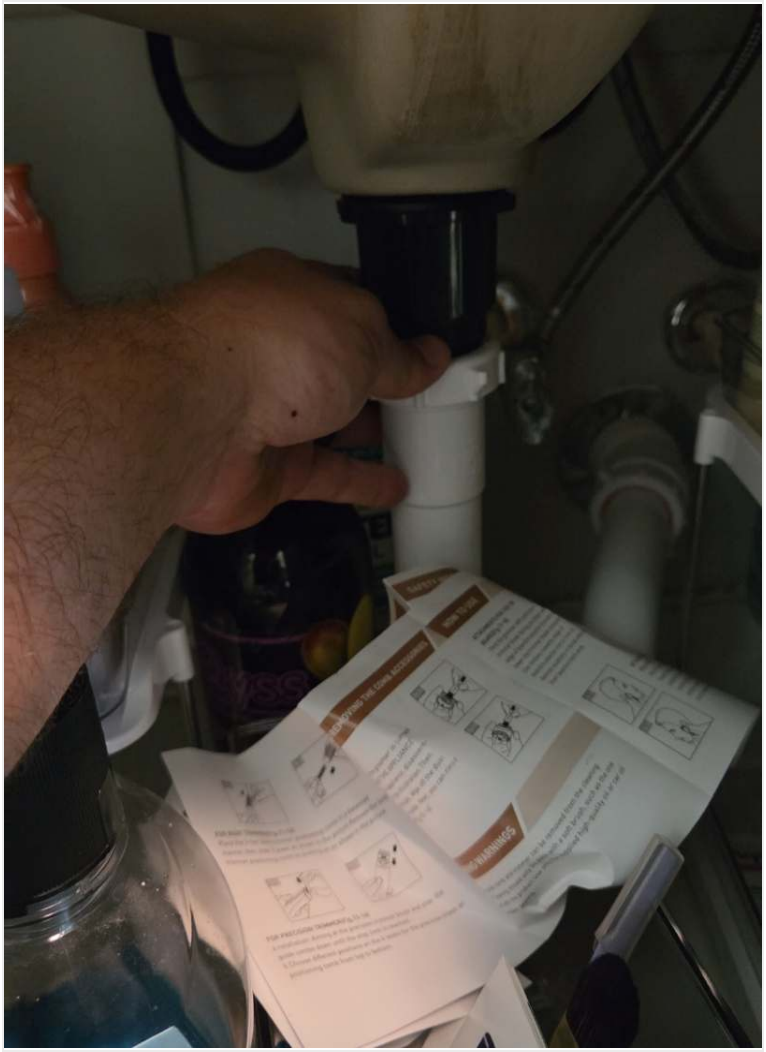
Plumbing Floor Drain(s)
Observations included drainage flow, blockage signs, backups, odors & leakage indicators.





Bathroom Water Faucet(s)
Operated to assess function, flow, mounting, sealing & signs of leakage, corrosion, or wear.

Bathroom Sink Drain(s)
sink drains properly



Bathroom P-Trap(s)
Checked for drainage, trap configuration, connection security, leakage indicators & visible corrosion.



Toilet(s)
Reviewed for stability, operation & visible leakage. X3 flush test per unit.



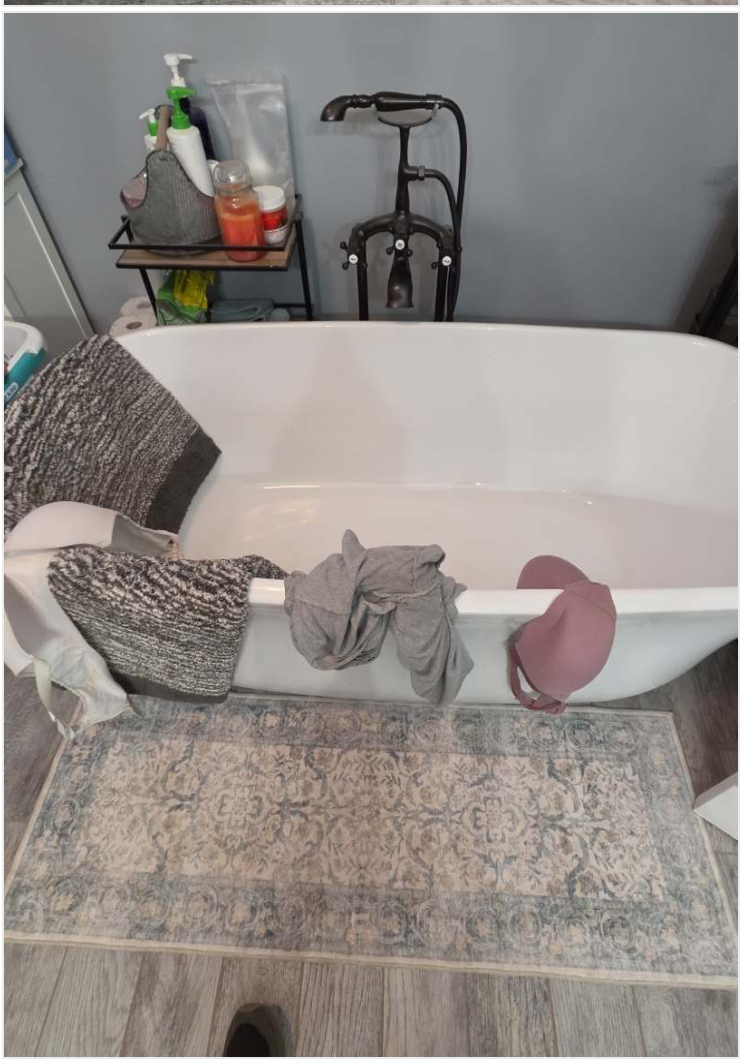
Master shower

Master Bathroom – Plumbing Leak: A leak was observed in the master bathroom during operation of the plumbing fixture. Recommend evaluation and repair by a qualified plumber to prevent moisture damage and ensure proper operation. Not sealed at the edge. Seal / Repair / Monitor.



General Flooring

Visually examined for common defects.



Bathtub & Surround(s)

Master Bathroom – Freestanding Tub Slow Drainage: The freestanding bathtub was observed draining slowly during testing, indicating a possible partial blockage or drainage restriction. Recommend evaluation and correction by a qualified plumber to restore proper drainage. Slow drainage . Further Evaluate / Repair.



Master Bathroom – General Inspection Findings:

Overall, the master bathroom plumbing fixtures exhibited adequate water flow and functioned as intended. The toilet operated properly and was securely mounted with no movement observed. The window operated as designed. Recommend resealing the master shower at applicable joints and corners to help prevent moisture intrusion and potential water damage.

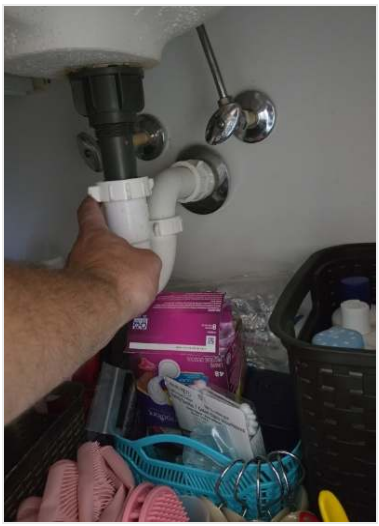




Bathroom (2)
Overview

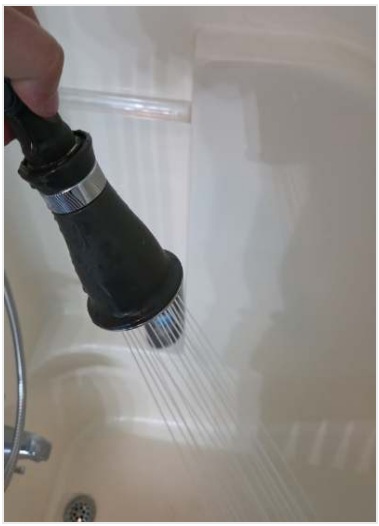
Toilet(s)
Reviewed for stability, operation & visible leakage. X3 flush test per unit.





Bathroom Water Faucet(s)
Operated to assess function, flow, mounting, sealing & signs of leakage, corrosion, or wear.

Bathroom P-Trap(s)
Checked for drainage, trap configuration, connection security, leakage indicators & visible corrosion.





Overview Shower / Bathtub
Focused on fixtures, connections, operation, overflows & surrounds.

Plumbing Floor Drain(s)
Observations included drainage flow, blockage signs, backups, odors & leakage indicators.





Bathroom Outlet(s)
Tested for anomalies.

Bathroom Extraction Fan(s)
Observations included basic operation & airflow response using simple draw testing.

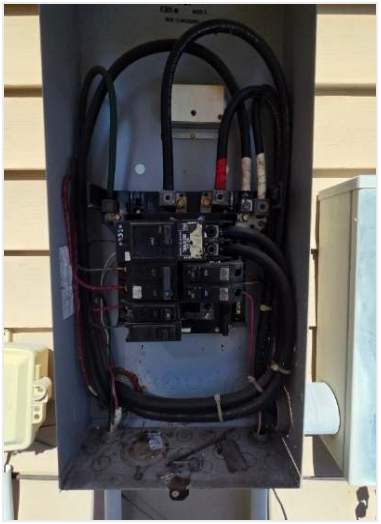
M

BACK TO SUMMARY

IMMEDIATE

ATTENTION

The Legend





Electrical Panel(s)

Assessing breakers, wires, bond, clearance, corrosion & damage. Open Penetrations / RISK. Correct / Adjust / Verify.

The Main AMP

Generally, this will shut down everything! Designed to interrupt a large amperage load.



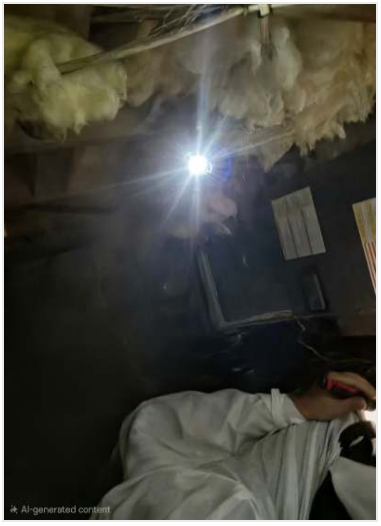


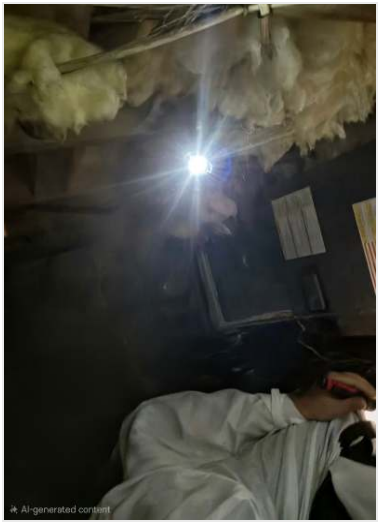
Hot Water Unit(s)

Attention was given to unit mounting, venting, safety components, temperature controls & visbile operation.

Hot Water Data

Unit detail(s). See also Insurance Section.





The Main Heating Unit(s)

Observations included mounts, venting, ducts, filters, clearances & visible performance.

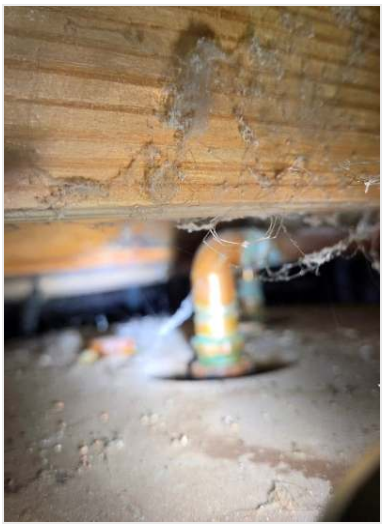
Support Photo





Heating Unit Shutoff
Observed for accessibility, labeling, secure mounting & operation affecting emergency shutoff capability.

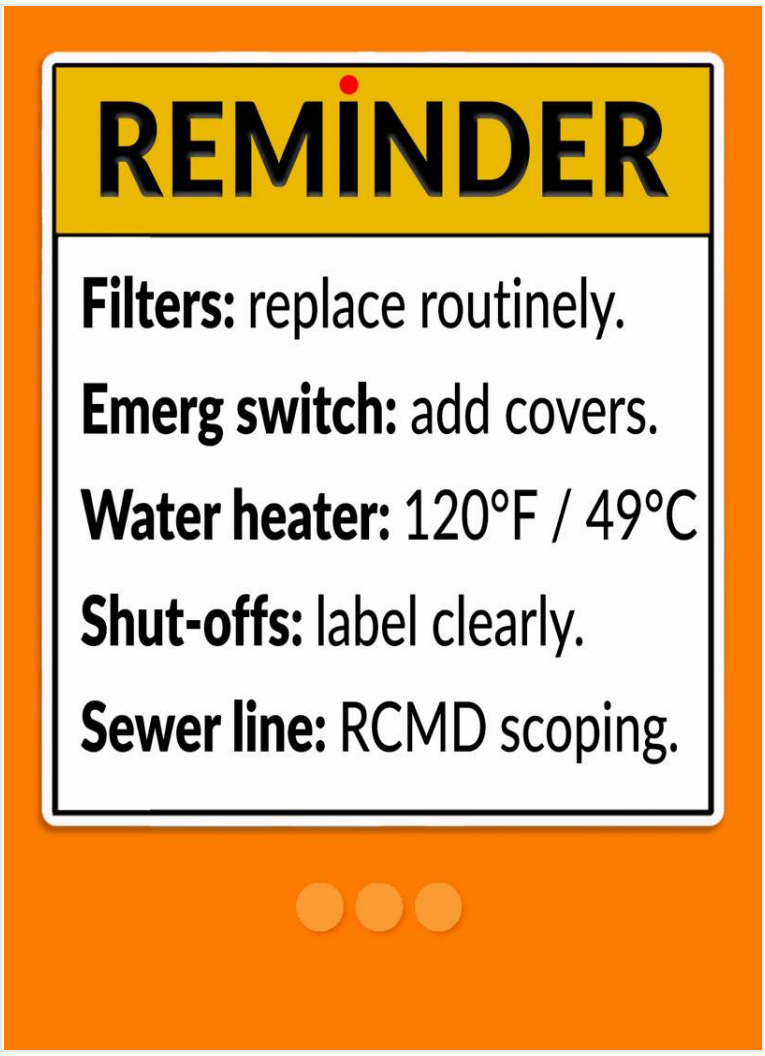
Support Photo



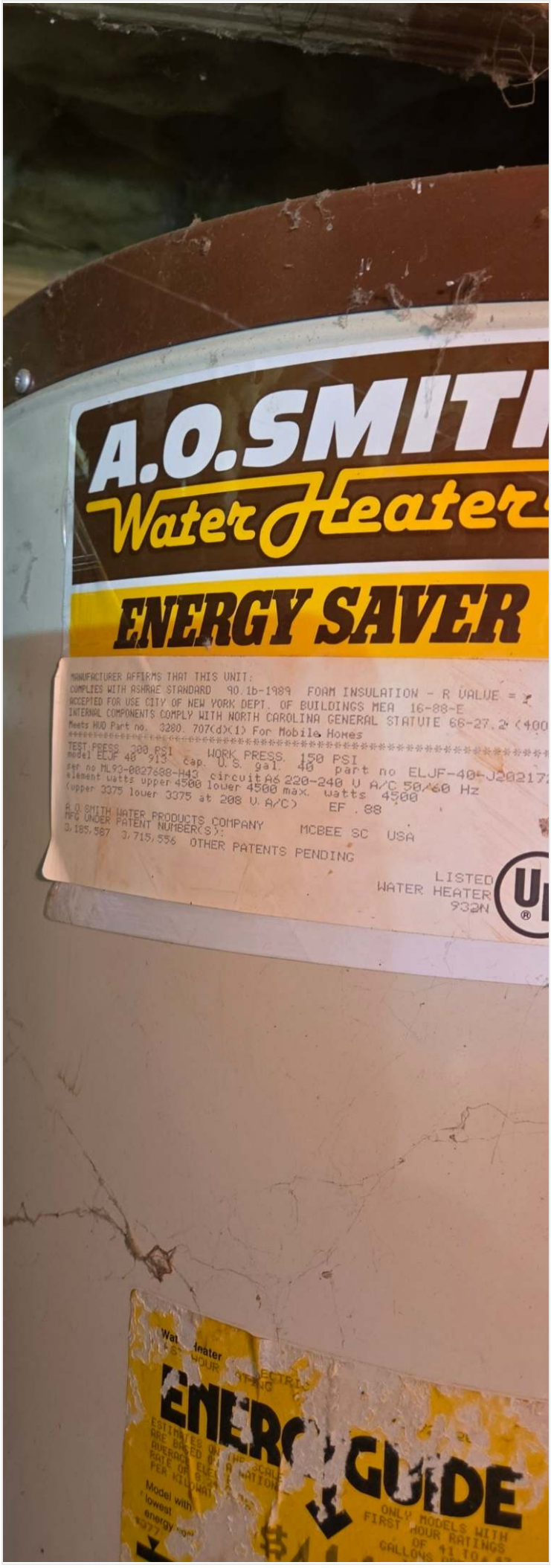


Plumbing Waterlines
Water Heater – Corrosion at Plumbing Connections: Corrosion was observed at the plumbing connection points on top of the water heater. Calcification Build-up. Tune-up/ Service

Support Photo



Maintenance Advisory
Mechanical systems require routine homeowner maintenance and periodic observation for safe operation. This includes replacing heating system filters as recommended, keeping drains and condensate lines clear of debris, and periodically having sewer lines evaluated by a qualified contractor. Safety measures include maintaining domestic hot water at a safe temperature and installing locking or spring-loaded cover plates on critical controls to prevent accidental shutoff. Occupants should be familiar with all system shutoffs and label them clearly. Mechanical rooms should not be used for storage due to required clearance to combustibles. Homeowners should periodically check the mechanical room for calcification, minor leaks, corrosion, or unusual odors that may indicate developing issues.



1. Water Heater – Beyond Expected Service Life

The water heater appears to have exceeded its typical service life. Recommend evaluation and servicing by a qualified licensed plumber to ensure continued safe operation. Due to its age, anticipate potential failure and begin budgeting for replacement.

2. Crawl Space Dehumidifier – Maintenance

A dehumidifier was observed in the crawl space. Recommend annual servicing, routine filter cleaning or replacement per manufacturer guidelines, and periodic monitoring to ensure proper operation and moisture control.

3. HVAC Condensate Drain Line – Improper Slope

The air handler condensate drain line was observed to have an improper slope, potentially preventing adequate drainage away from the home. Recommend correction by a qualified HVAC contractor to ensure proper drainage and prevent water accumulation, potential backups, and moisture-related damage.

the insurance

Overview Q&A

Site Limitations	Weather - Visibility - Access - Height
Inspection Type	Walkthough Consultation (non-SOP)
Property Vacancy	Occupied & Furnished (restrictive)
Smoke & CO	Compliant: installed, placed & functional
Egress Windows	Location: All Bedroom(s): Present
Stairs & Handholds	Structure: Functioning as Intended

Roof System

Method of Inspection	Ladder at edge (multiple locations)
Roofing Surface	Material: Asphalt - Age; approx 10 yrs old
Drainage Path	System: Valley Flash - Trough & Downspouts
Ventilation System	Ridge Vent(s) & Soffit

Exterior Overview

Cooling Type(s)	Location: Backyard - Unit: A/C - Age:10
Main Fuel Shutoff	Location: Backyard
Envelope Cladding	Material: Vinyl & Brick - Stone Veneer
Steps & Guards	Materials: Deck Stairs & Wood Railing
Barriers & Walls	Material: Wood (fence)
Grade & Ground Cover	Terrain: Uneven & Irregular - Vegitation
Hardscape Surfaces	Material: Paths: Concrete - Drive: Asphalt

Garage Systems

Fire Seperation	Minor Gaps: Small openings noted
Safety Auto Reverse	Status: Delayed
Heating Equipment	Unit: NG Furance - Age:10

Attic System

Hatch & Insulation	Location: Laundry - Mat: Blown-In
Sheathing & Poly	Material: OSB - Vap Barrier: Present (ltd vis)

Interior Overview

Thermostat Location	Location: Lower-Main & Upper Level - Restored
Walls & Ceilings	Material: Drywall
Flooring Surfaces	Material: Hardwood Throughout
Other Features	Type: NG Fireplace

Kitchen & Bathroom

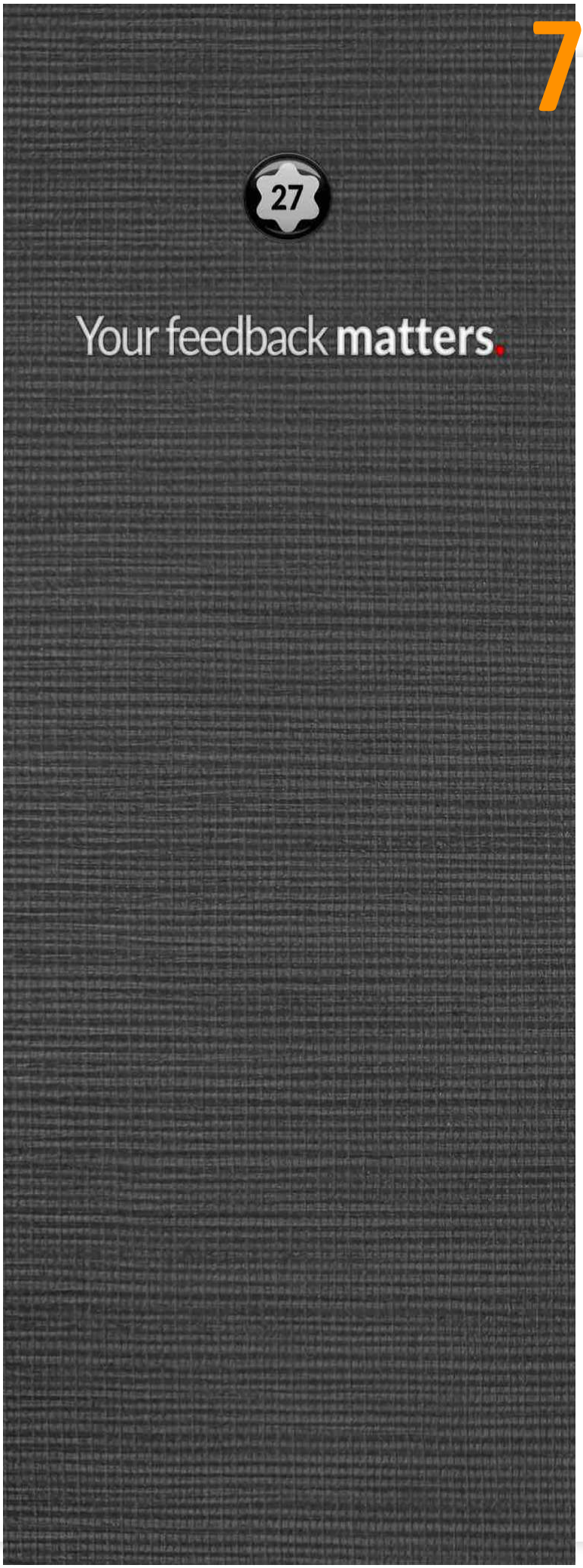
Safety - GFCI's	Location: Kitchen: Present - Bath: Present
Ventilation System	Type: Range Hood: to interior. - B-Fan: Present
Laundry Specs	220V - Vent: Flex - Water: Rubber

Mechanical System

Heating Locations	Water: Crawlspace - Heat Source: Crawlspace
Heating Unit(s)	Type: HE Furnace / Forced Air - Age:10
Heating Fuel Source	Type: Electricity - Primary
Water Heater Unit	Type: ~40 gal Tank - Age:33
Water Heating Fuel	Type: Electric - Primary
Plumbing System	Public Water: PEX - Septic Sewer: PVC
Water Main Shutoff	Location: Crawlspace
Back Flow Valve	Installation: Unknown
Electrical Service	Entry: Underground - Material: Copper
Service Disconnect	Location: Backyard
Main Panel Interior	Location: Mech Room - Ground: Unknown
Electrical System	Service: 200 AMP - Branch: Copper
Sub Panel Interior	Location: Laundry Room
Sub Panel System	Sub Panel: 100 AMP - Branch: Copper

Structure System

Roof Structure	Type: Engineered Truss
Exterior Wall System	Type: Undetermined - Unknown
Structure System	Type: Undetermined - Unknown
Foundation System	Type: Crawlspace
Structural Observ.	Notes: Minor settlement



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