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Mar 23rd, 2026

XXXXXXXXXX, XXXXXXXX, GA 31015

Home Inspection Report

PREPARED FOR:

XXXXXX XXXXX

INSPECTED BY:

James Register / True Core Home Inspections, LLC





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Inspection Details

INSPECTOR 1

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Phone

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CLIENT

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ADDITIONAL INFO

📅 Inspection date	Mar 23rd, 2026
● Others Present	None
● Property Occupied	Occupied
● Building Type	Single Family
● Weather	Rain
● Temperature	70 °F
● Year Built	1972
● Water Source	City
● Sewage/Disposal	City

HOME INSPECTION REPORT

Definitions

-  **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

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

Flagged items will show up in summary view.

1. Grounds

This inspection of the grounds is limited to the areas immediately surrounding the primary structure and focuses on conditions that may impact the building's performance or safety. We evaluate the general grade, drainage, walkways, driveways, and adjacent vegetation. Please note that this is a visual assessment; underground piping, specialized landscaping lighting, irrigation systems, and legal property boundaries (land surveys) are outside the scope of this inspection.

1.1 DRIVEWAY

DESCRIPTION: Concrete

LOCATION: South

COMMENTS:

 Inspected

Driveway Good Condition

At the time of inspection, the concrete driveway was found to be in good condition. The surface appears stable with no signs of significant heaving, settling, or major structural cracking. Normal hairline shrinkage cracks may be present but are considered a cosmetic characteristic of concrete and do not require repair at this time.



1.2 STEPS/STOOPS

DESCRIPTION: Brick

LOCATION: South

MEDIA:



COMMENTS:



Missing Handrail

A handrail is missing at the front entry steps. This condition increases the risk of falls. Recommend installation of a secure handrail.

Location - Front door entrance steps



1.3 STEPS/STOOPS 2

DESCRIPTION: Brick

LOCATION: Back door entrance

MEDIA:



COMMENTS:

 Requires Attention

Organic Growth

Organic growth was observed on the rear entrance steps, which may create a slip hazard. Recommend cleaning and treating the surface to improve traction.



Safety

Rear entrance steps

A handrail is missing at the rear entrance steps. This condition increases the risk of falls. Recommend installation of a secure handrail.

Location - Back door



Recommend that a qualified contractor evaluate and estimate cleaning

1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

COMMENTS:

Recommendation

Grading and Drainage

The grading around the home appears to direct water toward the foundation in some areas. This condition is not uncommon, especially in older homes, but can contribute to moisture intrusion over time. Improving grading to direct water away from the foundation is recommended to help manage drainage. This may include minor landscaping adjustments as needed.

1.5 PORCH/PATIO

DESCRIPTION: Concrete

LOCATION: South

COMMENTS:

Inspected

The front porch was inspected and found to be in good condition at the time of inspection. The floor surfaces, support structure, and connections to the main dwelling appear structurally sound. No significant settlement, wood rot, or tripping hazards were identified.

Maintenance Recommendation: To maintain the current condition, ensure that the porch remains clear of heavy organic debris and cleaned and resealed periodically to prevent UV and moisture damage.

Location - Front of house



2. Exterior

The exterior of the home was inspected for overall condition and performance at the time of the inspection. This includes visible and accessible components such as siding, trim, windows, doors, grading, drainage, and exterior structures. The inspection is limited to a visual assessment and does not include destructive testing or evaluation of concealed conditions.

Conditions noted reflect the property as observed on the day of inspection. Routine maintenance and improvements may be recommended where appropriate to help protect the home and extend the life of exterior components.

2.1 TYPE

DESCRIPTION: Brick

TRIM: Wood

LOCATION: South, North, East, West

COMMENTS:

Recommendation

Algae/Moss Growth on Exterior Brick Wall

Brick exterior was generally in good condition at the time of inspection. One localized area of organic growth (such as algae or moss) was observed, which may indicate prolonged moisture exposure. Recommend cleaning the affected area using appropriate methods and monitoring for recurrence. If growth persists, further evaluation may be needed to identify and address underlying moisture sources.



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

LOCATION: Perimeter of Home

MEDIA:



Paint lifted from wood surface from drip edge movement.



Open access to attic for pests.



Exposed nail and wood



Exposed nail and wood. Seam needs to be sealed



Gap between soffit and fascia



Close-up of rotten wood



Rotten wood



Rotten wood

COMMENTS:

Maintenance

Exposed Nails and Wood

Exposed nail heads and areas of wood deterioration were observed on the exterior. These conditions can allow moisture intrusion and lead to further deterioration over time. Recommend sealing or replacing affected wood and properly securing or covering exposed nails to help protect against weather damage. A qualified contractor should evaluate and address repairs as needed.

Location - South side above front porch



 Requires Attention

Soffit/Fascia Rot or Damage

Deterioration was observed at the soffit and/or fascia. Recommend repair or replacement of affected areas to prevent further damage.

Location - West side of house



West side of house



Close-up



Southeast corner

2.3 WINDOWS

DESCRIPTION: Wood

LOCATION: All Windows

MEDIA:





COMMENTS:

Maintenance

Window Operation

Some windows were noted to be a bit tight during operation, which is common with normal use and age. Windows were operable at the time of inspection.

Note:

Minor adjustment or maintenance may improve ease of use, as desired.

Location - Most windows throughout the house



2.4 HOSE BIBS

DESCRIPTION: Rotary

MEDIA:



COMMENTS:

Recommendation

Spigots Missing Anti-siphon device
Missing anti-siphon device

Exterior hose spigots were observed without anti-siphon (backflow prevention) devices. This safety feature helps prevent contaminated water from being drawn back into the home's potable water system. Recommend installing anti-siphon devices or frost-free hose bibs with built-in protection to improve safety. A qualified plumber can complete this upgrade quickly and affordably.

2.5 SIDING

DESCRIPTION: Siding

LOCATION: Southwest corner of house. Closed in carport.

MEDIA:



COMMENTS:

Maintenance

Siding touching ground/concrete

Some areas of siding are in direct contact with the ground or concrete. This condition is common in older homes and can contribute to moisture exposure and accelerated wear over time. Consider adjusting or trimming siding to maintain proper clearance from the ground, which can help reduce the risk of moisture-related damage.

Location - Southwest corner. Closed-in carport



2.6 FRONT DOOR

DESCRIPTION: Front Door

LOCATION: Front Porch

COMMENTS:

Maintenance

Missing Sealant

Sealant is missing at sections of the brick mold. Although this area is not directly exposed to rain, gaps can still allow air intrusion and potential moisture entry over time. Recommend applying an appropriate exterior-grade sealant to all gaps to improve the building envelope and help prevent future deterioration. Periodic monitoring is advised.

Location - Front Porch



2.7 SIDE DOOR

COMMENTS:

Maintenance

Side Door

Some wood at the brick molding around the side door shows minor rot. This is typical in older homes and can be addressed with routine maintenance. Repair or replace affected sections as part of general upkeep to prevent further deterioration.

Location - Side door leading into enclosed carport



2.8 PATIO DOOR

LOCATION: Patio door

MEDIA:



COMMENTS:

Inspected

Patio Door

According to the current homeowner, the patio door has been replaced within the past 12 months. All wood was replaced with PVC wood. The door was in good working order at the time of the inspection

Location - Patio Door

3. Roof

The roof was inspected from the ground and on the roof for visible condition and overall performance at the time of the inspection. This included roofing materials, flashings, gutters, downspouts, and visible penetrations such as vents and chimneys. The inspection is limited to a visual assessment of accessible areas and does not include destructive testing. Observations reflect the condition of the roof on the day of inspection, and routine maintenance or improvements may be recommended.

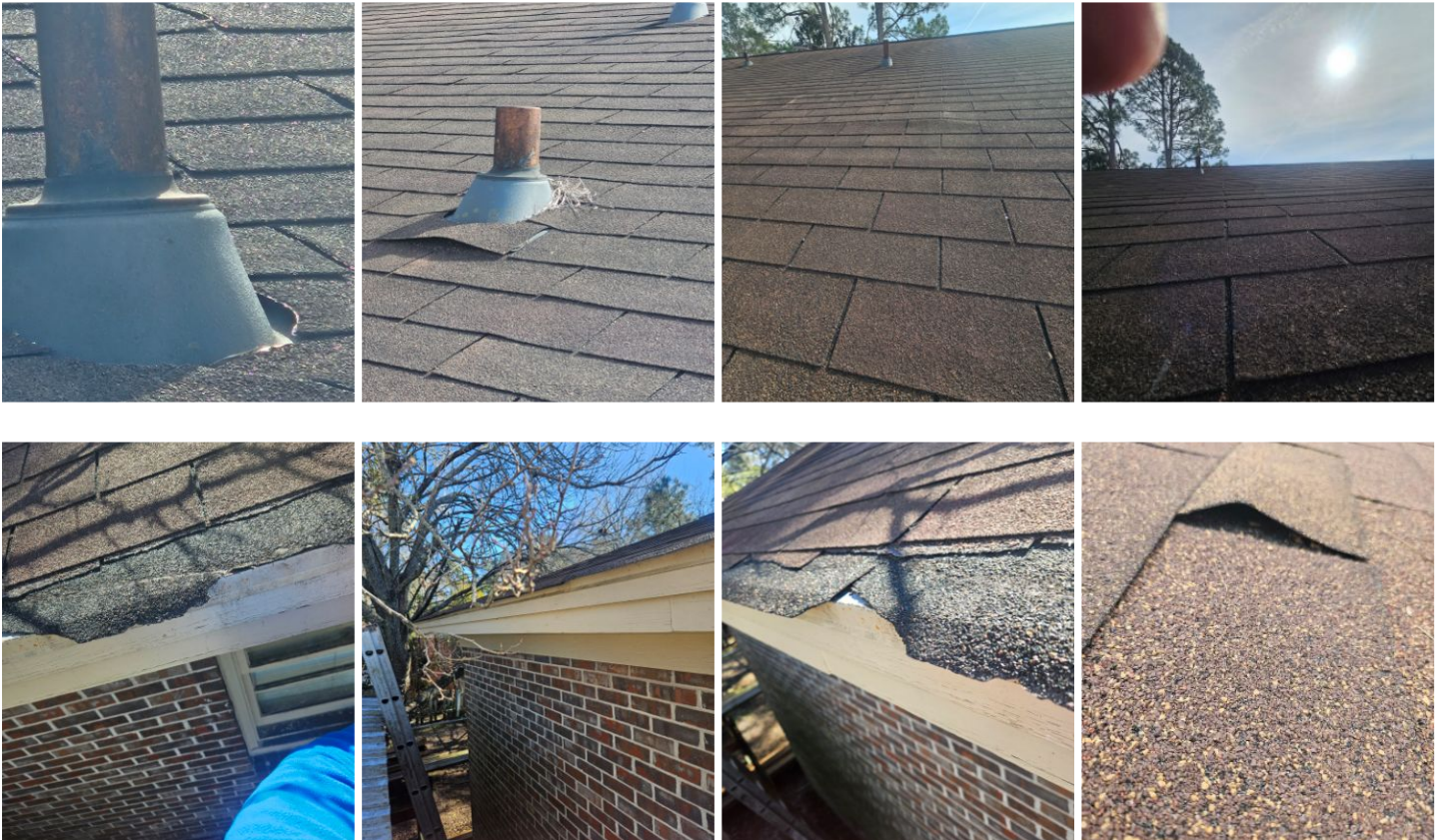
3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle

MEDIA:



COMMENTS:

Maintenance

Roof Shingles

Roof shingles show localized damage, including several torn areas likely caused by contact with a nearby tree limb, along with a few visible nail pops. These conditions can allow moisture intrusion over time. The roof is estimated to have approximately 5 years of remaining service life. Recommend trimming back overhanging branches to prevent further damage and having a qualified roofing contractor repair or replace damaged shingles and address nail pops to maintain proper performance. Regular monitoring is advised.

Location - South Facing Roof



3.2 GUTTERS

DESCRIPTION: None Installed

COMMENTS:

Recommendation

Missing Gutters

Gutters are missing from some areas of the home. Properly installed gutters help direct water away from the foundation and reduce potential moisture issues.

Consider installing gutters or extending existing downspouts to improve drainage and protect the home's exterior and foundation.

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: None Installed

COMMENTS:

Recommendation

Missing gutters and downspouts

The home currently has no gutters, and therefore no downspouts. Installing gutters and downspouts is recommended to help direct roof water away from the foundation and reduce potential moisture issues.

3.4 FLASHING

COMMENTS:

Inspected

Drip edge

Drip edge present and in good condition at time of inspection.

3.5 PLUMBING VENTS

DESCRIPTION: Cast iron

MEDIA:



COMMENTS:

Inspected

Plumbing Vents

The roof plumbing vents are cast iron and appear to be in serviceable condition. Flashings and rubber boots around the vents were inspected and appear to be properly installed and in good condition.

4. Structure

Structure – General Overview

The structural components of the home were inspected at the time of the inspection for visible signs of performance and stability. This includes the foundation, framing, support beams, and visible structural connections. The inspection is limited to a visual assessment of accessible areas

and does not include destructive testing or evaluation of concealed conditions. Observations noted reflect the condition of the structure on the day of inspection, and routine maintenance or improvements may be recommended.

4.1 TYPE

DESCRIPTION: Masonry

LOCATION: Exterior

MEDIA:



COMMENTS:

Inspected

Brick House

The exterior wall cladding consists of a brick veneer siding. This masonry "skin" is supported by the foundation's concrete masonry unit (CMU) shelf and is tied to the wooden wall framing.

4.2 FOUNDATION

DESCRIPTION: Block

COMMENTS:

Inspected

Foundation

At the time of inspection, the foundation consisted of a concrete block perimeter supported by concrete footings.

4.3 BEAMS

DESCRIPTION: Not visible

COMMENTS:

Beam(s) is not accessible or visible

4.4 FLOOR/SLAB

DESCRIPTION: Wood

LOCATION: Floor

COMMENTS:

Floor

The wood floor system (subfloor and framing) could not be fully inspected from the interior due to the presence of floor coverings (carpet, tile, linoleum).

4.5 JOISTS/TRUSSES

Inspected

DESCRIPTION: 2 x 10

LOCATION: Attic

MEDIA:



4.6 BEARING WALLS

Inspected

DESCRIPTION: Wood frame

4.7 SUBFLOOR

Inspected

DESCRIPTION: Plywood

5. Electrical

Electrical – General Overview

The home's electrical system was inspected at the time of the inspection for visible and accessible components. This includes the service entrance, electrical panel(s), breakers/fuses, wiring, and a representative sampling of outlets, switches, and lighting. The inspection is limited to a visual and functional assessment and does not include testing of concealed wiring or verification of compliance with current electrical codes. Observations reflect the condition of the electrical system on the day of inspection, and improvements or updates may be recommended for safety or performance.

5.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Plumbing ground only

LOCATION: North Side

MEDIA:



COMMENTS:

Inspected

Service

The home has a 200-amp aluminum service. Drip loops are present at the service entry, helping to protect the wiring from moisture. The service appears to be in functional condition at the time of inspection.

5.2 MAIN PANEL

DESCRIPTION: Imerial

CAPACITY: 200 amps

LOCATION: Utility Room

MEDIA:



COMMENTS:

 Requires Attention

Fuse style service panel

The home is equipped with a fuse-style electrical panel. While functional, this is an older system. Recommend evaluation and upgrades as needed.



 Requires Attention

Electrical Panel - Circuit Labeling

Circuit labeling at the electrical panel is incomplete or unclear. Recommend properly identifying and labeling circuits for ease of use.



 Safety

Electrical Panel Access

Access to the electrical panel is obstructed. This condition can delay emergency shutoff. Recommend providing clear, unobstructed access to the panel.

Location - Utility Room



5.3 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only, Kitchen, Bathroom(s)

MEDIA:



COMMENTS:

 Requires Attention

GFCI Protection Missing

GFCI protection was not observed at outlets in areas where it is typically recommended (kitchen, bath, exterior, garage, laundry).

This is a common condition in older homes and may have been acceptable at the time of construction.

Upgrading to GFCI protection is recommended for improved safety.

 Safety

Open Ground - Receptacle

One or more receptacles tested as open ground. This condition may reduce effectiveness of surge protection and presents a potential safety concern. Recommend evaluation and correction by a qualified electrician.



5.4 BRANCH CIRCUITS

DESCRIPTION: Copper

MEDIA:



COMMENTS:

Inspected

Branch Circuits (Outlets, Switches & Fixtures)

A representative number of outlets throughout the home were tested using a GFCI tester. All outlets tested were functioning properly at the time of inspection.

5.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

LOCATION: Hallway

MEDIA:



COMMENTS:

Maintenance

Smoke Detector - Functional

A battery-powered smoke detector is installed and responded to testing at the time of inspection. Routine testing and battery replacement are recommended. Consider installing additional detectors to improve coverage.

5.6 CARBON MONOXIDE DETECTORS

DESCRIPTION: None Installed

COMMENTS:

Recommendation

The home does not have carbon monoxide (CO) detectors. At the time of inspection, there are no gas appliances or an attached garage, which are the primary sources of CO in most homes.

While not required in this home, installing CO detectors is generally recommended as a precautionary safety measure, particularly if fuel-burning appliances are added in the future.

6. Plumbing

Plumbing – General Overview

The plumbing system was inspected at the time of the inspection for visible condition and functionality of accessible components. This includes water supply lines, drains, fixtures, faucets, water heater(s), and visible supply and waste piping. The inspection is limited to a visual and functional assessment and does not include testing for concealed leaks, water quality, or code compliance. Observations reflect the condition of the plumbing system on the day of inspection, and routine maintenance or improvements may be recommended.

6.1 WATER SUPPLY LINE

DESCRIPTION: Galvanized

COMMENTS:

Recommendation

Galvanized Water Lines

The home has galvanized water supply lines. Galvanized piping is common in older homes but may be prone to internal corrosion over time, which can reduce water flow and increase the risk of leaks.

Routine monitoring of water pressure and flow is recommended. Consider consulting a licensed plumber for evaluation or planning for eventual replacement as part of long-term maintenance.

Location - Crawlspace



6.2 MAIN WATER SHUTOFF

DESCRIPTION: Front of house

MEDIA:



COMMENTS:

Recommendation

Water Shut Off Valve

The home's only water shutoff is located at the city water meter. There is no individual shutoff valve inside the home.

Consider having a licensed plumber install an interior shutoff valve to allow convenient control of the water supply within the home, which can be useful for maintenance or in the event of a leak.

Location - Front Yard

6.3 DRAIN, WASTE AND VENT SYSTEM

DESCRIPTION: PVC

COMMENTS:

Inspected

Drain, Wast and Vent

The home's drain, waste, and vent (DWV) system was inspected and appeared operational at the time of inspection. Fixtures drained properly and vents appeared functional.

Location - Crawlspace



6.4 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: Reliance

CAPACITY: 40 gal

FUEL: Electric

LOCATION: Utility Room

NAMEPLATE:

Model number - 20RS960

Serial number - D99323291



MEDIA:



COMMENTS:

Recommendation

Water Heater

The water heater (Reliance, 40-gallon) was manufactured in 1996 and is beyond its typical service life. Unit may be prone to failure. Recommend budgeting for replacement.



Safety

Water Heater - Missing TPR Discharge Pipe

A temperature and pressure relief (TPR) discharge pipe was not observed at the water heater. This condition can allow hot water or steam to discharge improperly. There are also signs of active leaking from the TPR valve. Recommend installation of a proper discharge pipe.



7. Attic

Attic – General Overview

The attic was inspected at the time of the inspection for visible and accessible conditions. This includes framing, insulation, ventilation, and evidence of moisture intrusion or roof leaks. The inspection is limited to areas safely accessible and does not include destructive testing or evaluation of concealed components. Observations reflect the condition of the attic and its visible components on the day of inspection, and routine maintenance or improvements may be recommended.

7.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

ATTIC ACCESS: Scuttle hole

UNABLE TO INSPECT: 10%

MEDIA:



COMMENTS:

Inspected

Scuttle Hole Access

Attic accessed via scuttle; limited walkable area restricted full inspection.

7.2 ROOF FRAMING

DESCRIPTION: 2 x 6

LOCATION: Attic

MEDIA:



COMMENTS:

Inspected

Roof Framing

The roof framing was inspected and appears to be in good condition. No signs of sagging, damage, or structural compromise were observed at the time of inspection.

Location - Attic

7.3 INSULATION

DESCRIPTION: Blown in, Batts

DEPTH: 4 inches

COMMENTS:

Recommendation

Attic Insulation

The attic is insulated with blown-in fiberglass, which measures less than 6 inches in depth. This is less than current recommended levels for energy efficiency.

Recommendation: Adding insulation is recommended to improve energy efficiency and help maintain more consistent indoor temperatures.

Location - Attic



7.4 VENTILATION

DESCRIPTION: Ridge, Soffit

COMMENTS:

Inspected

Attic Venting

The attic has ridge cap and soffit vents, providing airflow through the space. Proper ventilation helps manage moisture and temperature, which can extend the life of the roof and improve energy efficiency.

Location - Attic

7.5 MOISTURE PENETRATION

DESCRIPTION: None noted

COMMENTS:

Inspected

Attic Moisture

No signs of moisture, leaks, or water intrusion were observed in the attic at the time of inspection.

Location - Attic

8. Heating/Cooling

Heating and Cooling – General Overview

The home's heating and cooling systems were inspected at the time of the inspection for visible condition and basic operational functionality. This includes the heating unit(s), cooling unit(s), ductwork, vents, and visible components. The inspection is limited to a visual and operational assessment and does not include testing for efficiency, design capacity, or concealed components. Observations reflect the condition of the systems on the day of inspection, and routine maintenance or improvements may be recommended.

8.1 THERMOSTAT(S)

DESCRIPTION: Programmable

LOCATION: Hallway

MEDIA:



COMMENTS:

Inspected

AC Thermostat and Controls

The home is equipped with a digital thermostat, which was tested and found to be in working condition at the time of inspection.

Location - Hallway

8.2 DISTRIBUTION

DESCRIPTION: Metal duct

MEDIA:



COMMENTS:

Inspected

HVAC Distribution

The HVAC distribution system, located in the crawlspace, was inspected and appears to be in good working order at the time of inspection. Ductwork and vents were observed to be properly connected and functioning.

8.3 CONTROLS

DESCRIPTION: Service disconnect switch

LOCATION: East

MEDIA:



COMMENTS:

Inspected

HVAC Service Disconnect

An electrical disconnect is present next to the outdoor HVAC unit. This provides a convenient and safe way to shut off power to the system for maintenance or emergencies.

Location - East

8.4 HEATING AND COOLING SYSTEM

DESCRIPTION: Heat pump

MANUFACTURER: Rheem

FUEL TYPE: 220 VAC

CAPACITY: 2 ton

MEDIA:



COMMENTS:

Inspected

HVAC System Functionality

The HVAC system was tested and functioned properly at the time of inspection. Heating and cooling cycles operated as expected, and the system appeared to be performing normally.

8.5 EXTERIOR UNIT

DESCRIPTION: Pad mounted

LOCATION: East

NAMEPLATE:

Model number - RHPBZR036AJT000NA

Serial number - W302434481



MEDIA:



8.6 BLOWER FAN/FILTERS

DESCRIPTION: Electronic filter

COMMENTS:

■ Inspected

Blower Fan

The HVAC blower fan is operating properly, and the system’s filter is clean at the time of inspection.

9. Bathroom 1

Bathrooms – General Overview

Bathrooms were inspected at the time of the inspection for visible condition and basic functionality. This includes sinks, faucets, toilets, tubs, showers, vanities, and ventilation. The inspection is limited to accessible components and does not include evaluation of concealed plumbing, water quality, or cosmetic features. Observations reflect the condition of the bathrooms on the day of inspection, and routine maintenance or improvements may be recommended.

9.1 ELECTRICAL

DESCRIPTION: GFCI

LOCATION: Outlet is located adjacent to the sink.

MEDIA:



COMMENTS:

Inspected

GFCI Open Ground

See comments and recommendations in Electrical section

Location - Bathroom

9.2 COUNTER/CABINET/SINK

DESCRIPTION: Laminate

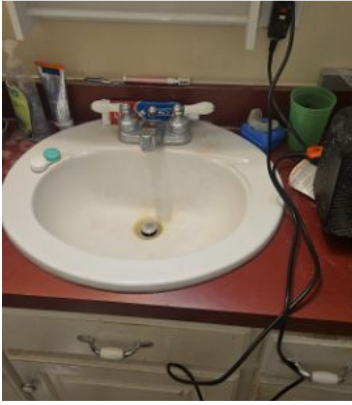
COMMENTS:

Inspected

Countertop and sink

The bathroom countertop and sink were inspected and appear to be in good condition. No visible damage or functional issues were observed at the time of inspection.

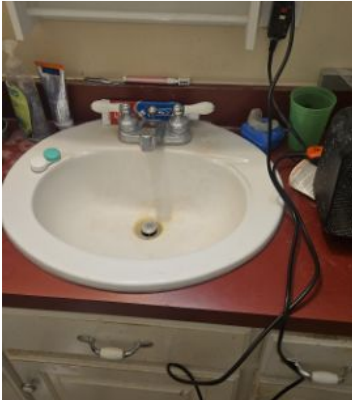
Location - Bathroom 1



9.3 SINK/BASIN

DESCRIPTION: Single

MEDIA:



COMMENTS:

Inspected

Sink

The sink was operated during the inspection and performed as intended at the time of evaluation. Water flow, hot and cold temperature response, and drainage were observed to be in good working order with no visible leaks or deficiencies noted. Routine maintenance and monitoring are recommended.

Location - Bathroom 1

9.4 FAUCETS/TRAPS

DESCRIPTION: Delta

LOCATION: Bathroom 1

MEDIA:



COMMENTS:

Inspected

Fixture

Water pressure in the bathroom was tested and found to be good. Hot water temperature measured approximately 126°F, which is within a normal and safe operating range for household use.

Location - Bathroom 1



9.5 TOILETS

DESCRIPTION: 3.5 gallon tank

COMMENTS:

Inspected

Toilet

Toilet is functional and properly secured to the floor. The tank and bowl are free of cracks, and the water level is set correctly.



9.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub

MEDIA:



COMMENTS:

Inspected

Shower

The shower was operated during the inspection and responded as intended at the time of evaluation. Water flow, temperature control, and drainage were observed to be in good working order with no visible leaks or deficiencies noted. Routine maintenance and monitoring are recommended.

Location - Bathroom 1



9.7 VENTILATION

DESCRIPTION: Electric fan

MEDIA:



COMMENTS:

Inspected

Vent Fan

The bathroom vent fan was operated during the inspection and responded as intended at the time of evaluation. The fan activated properly and appeared to adequately exhaust air with no unusual noise or deficiencies observed. Routine maintenance and periodic cleaning are recommended.

Location - Bathroom 1



10. Kitchen

Kitchen - General Overview

The kitchen was inspected for overall condition and functionality at the time of the inspection. This evaluation included visible and accessible components such as cabinetry, countertops, appliances, plumbing fixtures, electrical outlets, and built-in systems. The inspection is limited to a visual assessment and does not include destructive testing or evaluation of concealed conditions. Observations noted in this section reflect the condition of the kitchen components on the day of inspection and may not represent future performance. Recommendations are provided where deficiencies or potential concerns were identified.

10.1 ELECTRICAL

DESCRIPTION: 110 volts

LOCATION: Kitchen

MEDIA:



COMMENTS:

Inspected

Outlets

Refer to the electrical section for comments and recommendations.

Location - Kitchen

10.2 COUNTERTOPS

DESCRIPTION: Laminate

MEDIA:



COMMENTS:

Inspected

Counter Top

At the time of inspection, the kitchen countertop appears to be in generally good condition with no significant damage visible. However, there are minor scratches and signs of wear that are typical with regular use. No cracks or chips were observed at the time of inspection.

10.3 CABINETS

DESCRIPTION: Wood

LOCATION: Kitchen

MEDIA:



COMMENTS:

Inspected

Cabinets

Kitchen cabinets show typical wear consistent with age and use. A few hinges were noted to be loose, which may affect door alignment and operation. Recommend tightening or adjusting hinges as needed and monitoring for any further wear. Repairs are generally minor and can help improve function and extend the life of the cabinetry.

10.4 SINK

DESCRIPTION: Double, Porcelain

LOCATION: Kitchen

COMMENTS:

Inspected

Sink

Kitchen sink observed to be in good condition at time of inspection.

10.5 PLUMBING/FIXTURES

DESCRIPTION: PVC, Chrome

MEDIA:



COMMENTS:

Inspected

Drain Lines

At the time of inspection of the kitchen plumbing, it was observed that the drain lines appear to be in serviceable condition with no visible leaks or signs of significant corrosion. However, some minor buildup is noted around the connections, which could benefit from routine maintenance to ensure optimal drainage and prevent potential blockages. Regular monitoring is advised.

10.6 DISHWASHER

DESCRIPTION: Maytag

MEDIA:



COMMENTS:

Inspected

Dishwasher

The dishwasher was operated during the inspection and responded as expected. No leaks were observed at the unit, connections, or surrounding area at the time of testing. Overall

condition appeared serviceable. Recommend normal use and routine monitoring for any future leaks or performance issues, and follow manufacturer guidelines for maintenance.

10.7 RANGE/OVEN

DESCRIPTION: Frigidaire

FUEL SOURCE: Electric

LOCATION: Kitchen

MEDIA:



COMMENTS:

 Safety

Oven

The oven was tested and operated as expected at the time of inspection. However, an anti-tip device was not observed. This safety feature is important to prevent the appliance from tipping forward, which can cause injury or spills. Recommend having a qualified professional install an approved anti-tip bracket in accordance with manufacturer guidelines to improve safety.

10.8 MICROWAVE

DESCRIPTION: General Electric

NAMEPLATE:



MEDIA:



COMMENTS:

Maintenance

Microwave

The microwave operated as expected at the time of inspection; however, the door handle was found to be broken. A damaged handle can make the unit difficult to use and may lead to further damage over time. Recommend repair or replacement of the handle to ensure safe and convenient operation.

10.9 REFRIGERATOR

DESCRIPTION: Frigidaire

MEDIA:



COMMENTS:

Inspected

Refrigerator

At the time of inspection of the kitchen refrigerator, it was observed that the appliance is functioning as intended with no visible leaks or unusual noises. The interior temperature is maintaining appropriate levels for food safety, and the door seals are intact and in good condition. The water and ice functions properly.

11. Living Area

The main living area was inspected for overall condition. This section includes an evaluation of the windows, doors, electrical distribution, and interior finishes. At the time of inspection, the room appeared to be in functional condition.

11.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:



COMMENTS:

Inspected

Outlets and Switches

At the time of inspection, a representative number of electrical outlets were tested for grounding and correct polarity. All tested receptacles, along with the wall switches and integrated lighting, were found to be in **good functional condition**.

11.2 CEILING

DESCRIPTION: Drywall

MEDIA:



COMMENTS:

Inspected

Ceiling

At the time of inspection, the ceiling surfaces appear to be in good condition. No significant cracks, sagging, or evidence of active moisture intrusion were observed.

Location - Livingroom

11.3 WALLS

DESCRIPTION: Drywall

MEDIA:



COMMENTS:

Inspected

Walls

At the time of the inspection, the walls were observed to have minor scuff marks and some small nail holes. There were no signs of major cracks, water damage, or structural issues. Overall, the walls appear to be in good condition with typical wear consistent with regular use.

11.4 FLOOR

DESCRIPTION: Laminate

MEDIA:



COMMENTS:

Inspected

Flooring

At the time of inspection, the laminate flooring was inspected and found to be in **good condition**. The planks are properly seated with no significant gaps, "buck-

ling," or signs of moisture damage. The surface finish is well-maintained with minimal wear.

11.5 DOORS

DESCRIPTION: Hollow wood

LOCATION: Living room

MEDIA:



COMMENTS:

Inspected

Living Area - Doors

The hollow wood doors in the living area were observed to be functional at the time of inspection. The doors open and close as intended, and the hardware appears to be operational. Typical signs of normal wear were noted, consistent with regular use. No significant deficiencies were observed.

11.6 WINDOWS

DESCRIPTION: Wood, Double hung

LOCATION: Living room

MEDIA:



COMMENTS:

Inspected

Windows

See window comments in the Exterior section.

11.7 SMOKE DETECTOR

DESCRIPTION: None Installed

COMMENTS:

Inspected

Smoke Detector

See comments and recommendations in the Electrical Section.

Location - Living room

11.8 CARBON MONOXIDE DETECTOR

DESCRIPTION: None Installed

LOCATION: Living room

COMMENTS:

Recommendation

No Carbon Monoxide Detector

No carbon monoxide (CO) detectors were observed in the living area. Although no gas-burning appliances or attached garage are present, conditions can change over time. It is recommended to install at least one CO detector as a precautionary safety measure, especially if fuel-burning equipment is added in the future. Verify local requirements and install detectors according to manufacturer guidelines.

12. Crawl Space

At the time of inspection, portions of the crawl space had limited or no physical access due to the presence of low-hanging HVAC ductwork and tight clearances. These areas were inspected only from a distance or where visible from accessible vantage points. However, the bathroom plumbing and home structure was able to be inspected.

The inspector cannot comment on the condition of the foundation, floor framing, or plumbing in non-accessible areas. If further evaluation of these areas is desired, the seller should be requested to provide clear access, or a specialist should be consulted.

12.1 METHOD OF INSPECTION

 Recommendation

DESCRIPTION: In the crawl space

ACCESS: Metal, Small

MEDIA:



COMMENTS:

Limited Access

Access to portions of the crawl space was limited due to HVAC ductwork, which restricted full visibility of all areas. As a result, some sections could not be thoroughly inspected. No concerns were observed in the visible areas at the time of inspection. Recommend monitoring for any signs of moisture, pests, or structural issues, and consider further evaluation if modifications or future access improvements are made.

12.2 VAPOR BARRIER

DESCRIPTION: Under entire home, Plastic

MEDIA:



COMMENTS:

Recommendation

Displaced/Torn

The crawlspace vapor barrier is significantly incomplete or displaced, with large areas of exposed soil observed. This condition can allow excessive moisture into the crawlspace. Recommend repair or replacement.

Location - Crawlspace



12.3 STRUCTURE

LOCATION: Crawlspace

COMMENTS:

 Requires Attention

Wood Rot - Crawlspace Structural Components


Fungal decay (wood rot) was observed at floor joists, rim joist, sill plate, and subfloor in the crawlspace. Deterioration and material loss were noted. Recommend evaluation and repair by a qualified contractor.




Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.

 **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

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

1. Grounds

1.2 STEPS/STOOPS

COMMENTS:

 Safety

Missing Handrail

A handrail is missing at the front entry steps. This condition increases the risk of falls. Recommend installation of a secure handrail.

Location - Front door entrance steps



1.3 STEPS/STOOPS 2

COMMENTS:

 Requires Attention

Organic Growth

Organic growth was observed on the rear entrance steps, which may create a slip hazard. Recommend cleaning and treating the surface to improve traction.



Safety

Rear entrance steps

A handrail is missing at the rear entrance steps. This condition increases the risk of falls. Recommend installation of a secure handrail.

Location - Back door



2. Exterior

2.2 SOFFITS/FASCIA

COMMENTS:

Requires Attention

Soffit/Fascia Rot or Damage

Deterioration was observed at the soffit and/or fascia. Recommend repair or replacement of affected areas to prevent further damage.

Location - West side of house



West side of house



Close-up



Southeast corner

5. Electrical

5.2 MAIN PANEL

COMMENTS:

 Requires Attention

Fuse style service panel

The home is equipped with a fuse-style electrical panel. While functional, this is an older system. Recommend evaluation and upgrades as needed.



 Requires Attention

Electrical Panel - Circuit Labeling

Circuit labeling at the electrical panel is incomplete or unclear. Recommend properly identifying and labeling circuits for ease of use.



 Safety

Electrical Panel Access

Access to the electrical panel is obstructed. This condition can delay emergency shutoff. Recommend providing clear, unobstructed access to the panel.

Location - Utility Room



5.3 GFCI/AFCI

COMMENTS:

 Requires Attention

GFCI Protection Missing

GFCI protection was not observed at outlets in areas where it is typically recommended (kitchen, bath, exterior, garage, laundry).

This is a common condition in older homes and may have been acceptable at the time of construction.

Upgrading to GFCI protection is recommended for improved safety.

 Safety

Open Ground - Receptacle

One or more receptacles tested as open ground. This condition may reduce effectiveness of surge protection and presents a potential safety concern. Recommend evaluation and correction by a qualified electrician.



6. Plumbing

6.4 WATER HEATER

COMMENTS:

 Safety

Water Heater - Missing TPR Discharge Pipe

A temperature and pressure relief (TPR) discharge pipe was not observed at the water heater. This condition can allow hot water or steam to discharge improperly. There are also signs of active leaking from the TPR valve. Recommend installation of a proper discharge pipe.



10. Kitchen

10.7 RANGE/OVEN

COMMENTS:

 Safety

Oven

The oven was tested and operated as expected at the time of inspection. However, an anti-tip device was not observed. This safety feature is important to prevent the appliance from tipping forward, which can cause injury or spills. Recommend having a qualified professional install an approved anti-tip bracket in accordance with manufacturer guidelines to improve safety.

12. Crawl Space

12.3 STRUCTURE

COMMENTS:

 Requires Attention

Wood Rot - Crawlspace Structural Components

Fungal decay (wood rot) was observed at floor joists, rim joist, sill plate, and subfloor in the crawlspace. Deterioration and material loss were noted. Recommend evaluation and repair by a qualified contractor.

