



Aug 21st, 2025



Home Inspection Report

PREPARED FOR:



INSPECTED BY:

Corey Hinson / Cornerstone Home Inspections



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Summary

Inspection Details

INSPECTOR 1

Corey Hinson
Cornerstone Home Inspections

Address

Phone

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Email

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CLIENT

Phone

Email

ADDITIONAL INFO

📅 Inspection date	Aug 21st, 2025
• Others Present	None
• Property Occupied	Occupied
• Building Type	Single Family
• Weather	Clear,Sunny
• Temperature	90 °F
• Year Built	1999
• Water Source	Well
• Sewage/Disposal	Septic

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

The grounds section addresses the condition of the property's exterior areas, including grading, drainage, driveways, walkways, landscaping, fencing, and other site features. The inspection focuses on safety, functionality, and any conditions that may affect the structure or usability of the property.

1.1 DRIVEWAY

DESCRIPTION: Gravel

LOCATION: West

MEDIA:



COMMENTS:

☒ Maintenance

Driveway on Slope. Regular maintenance needed

The driveway is situated on a slope, which requires regular maintenance to ensure proper drainage and to prevent erosion or surface damage. Monitor for any signs of material displacement. Consider installing a drainage system to divert water away from the driveway. Regular inspections are advised to address potential issues early.

1.2 WALKS

DESCRIPTION: Concrete

LOCATION: West

MEDIA:



COMMENTS:

☒ Recommendation

Cracks found

Cracks were observed in the walkways, which may indicate settling or underlying structural issues. Recommend monitoring for further movement and consulting a professional to assess and repair as needed to prevent potential hazards.

☐ Maintenance

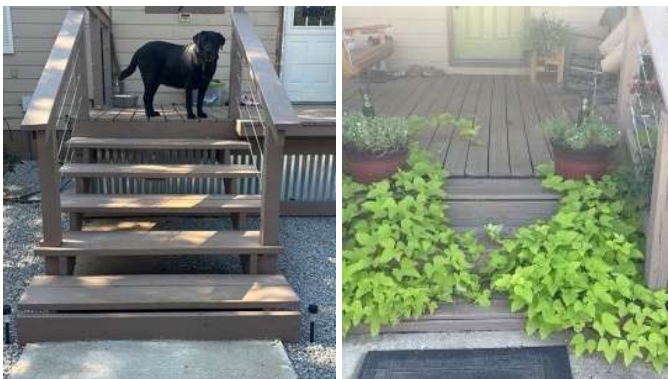
Concrete pitted and chipped

1.3 STEPS/STOOPS

DESCRIPTION: Wood

LOCATION: North, West

MEDIA:



COMMENTS:

☐ Maintenance

vegetation

Vegetation observed near steps/stoops can cause damage and pose a safety hazard. Recommend removing vegetation to prevent structural deterioration and ensure safe access. Regular maintenance will help preserve the integrity of the area.

Location - West

1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope, Negative slope

LOCATION: North, South, East, West

MEDIA:



COMMENTS:

 Requires Attention

Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

Location - Southwest

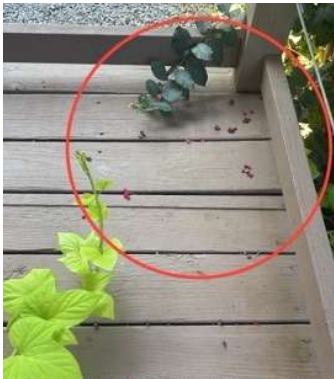


1.5 PORCH/PATIO

DESCRIPTION: Treated wood

LOCATION: West, North

MEDIA:



Boards are no longer fastened to structure



Boards are no longer fastened to structure

COMMENTS:

Vegetation

Vegetation around the porch/patio is overgrown and in contact with the structure. Recommend trimming back to prevent moisture retention and pest intrusion, which can lead to damage. Regular maintenance is advised to keep vegetation from encroaching.



Trip hazard

Location - West



2. Exterior

The exterior section covers the visible condition of the home's outside components, including siding, trim, doors, windows, soffits, fascia, flashing, and exterior finishes. The inspection focuses on identifying material defects, signs of weathering, areas of deterioration, and any conditions that may impact the structure, safety, or energy efficiency of the home.

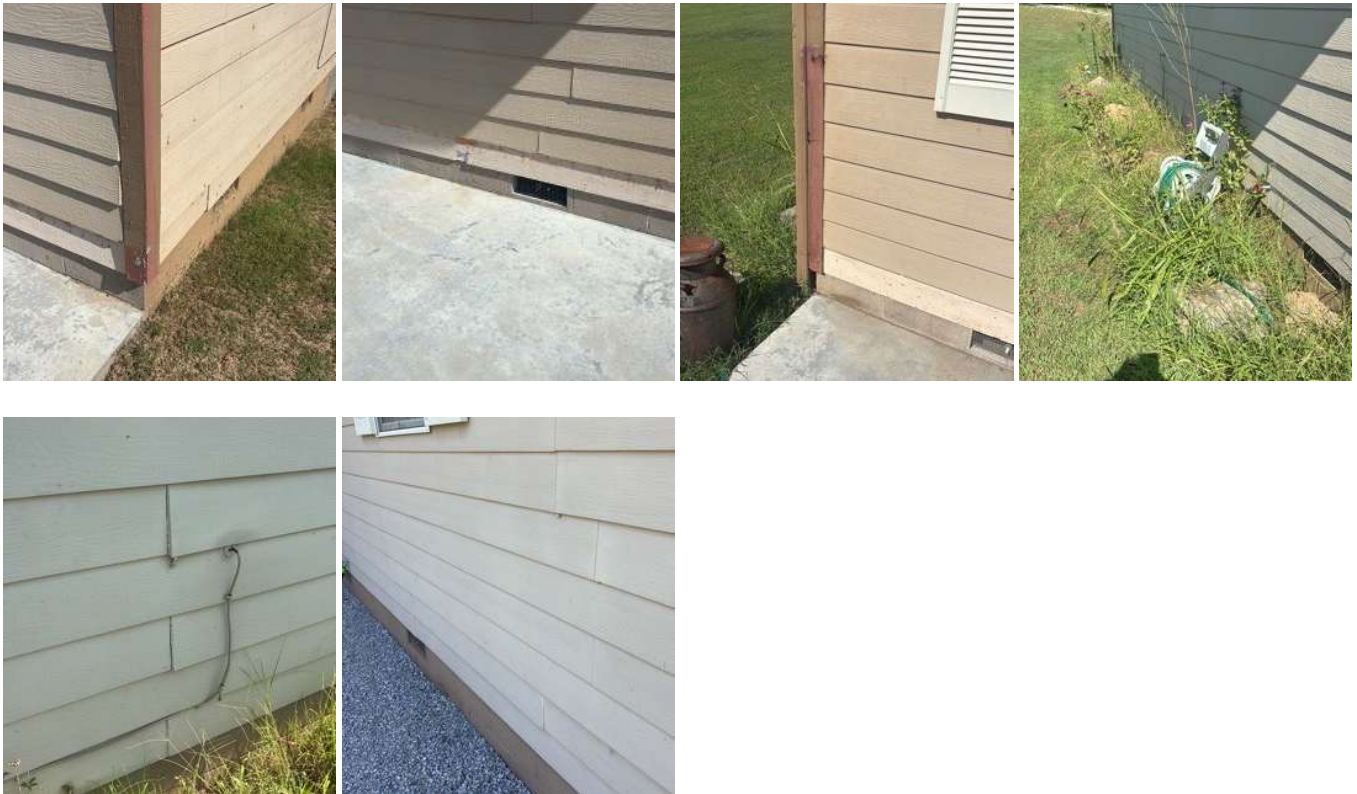
2.1 TYPE

DESCRIPTION: Concrete Board

LOCATION: North, South, East, West

MEDIA:





COMMENTS:

 Recommendation

vegetation

Vegetation observed growing too close to the structure may lead to moisture intrusion and pest concerns. Trim back or remove plants to at least 1-2 feet away from the exterior walls to maintain proper airflow and reduce potential damage. Regular maintenance is advised.



 Requires Attention

Seems need caulked

Upon inspection, it was observed that the seams require caulking to prevent moisture intrusion and potential damage. It is recommended to apply a high-quality exterior caulk to

all affected areas to seal gaps, ensure weatherproofing, and maintain structural integrity. Consider consulting a professional for proper application if needed.

Location - North, South, East, West

 Maintenance

Paint peeling

Location - North, South, East, West

 Requires Attention

Rot noted

Location - Northwest, Southeast



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

LOCATION: North, South, East, West

MEDIA:



COMMENTS:

☒ Maintenance

☒ Requires Attention

Recommend painting/caulking wood finish

Location - North, South, East, West

2.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

☒ Requires Attention

Window seal broken or damaged

Location - East, West



☒ Maintenance

Screens torn/damaged

Location - East

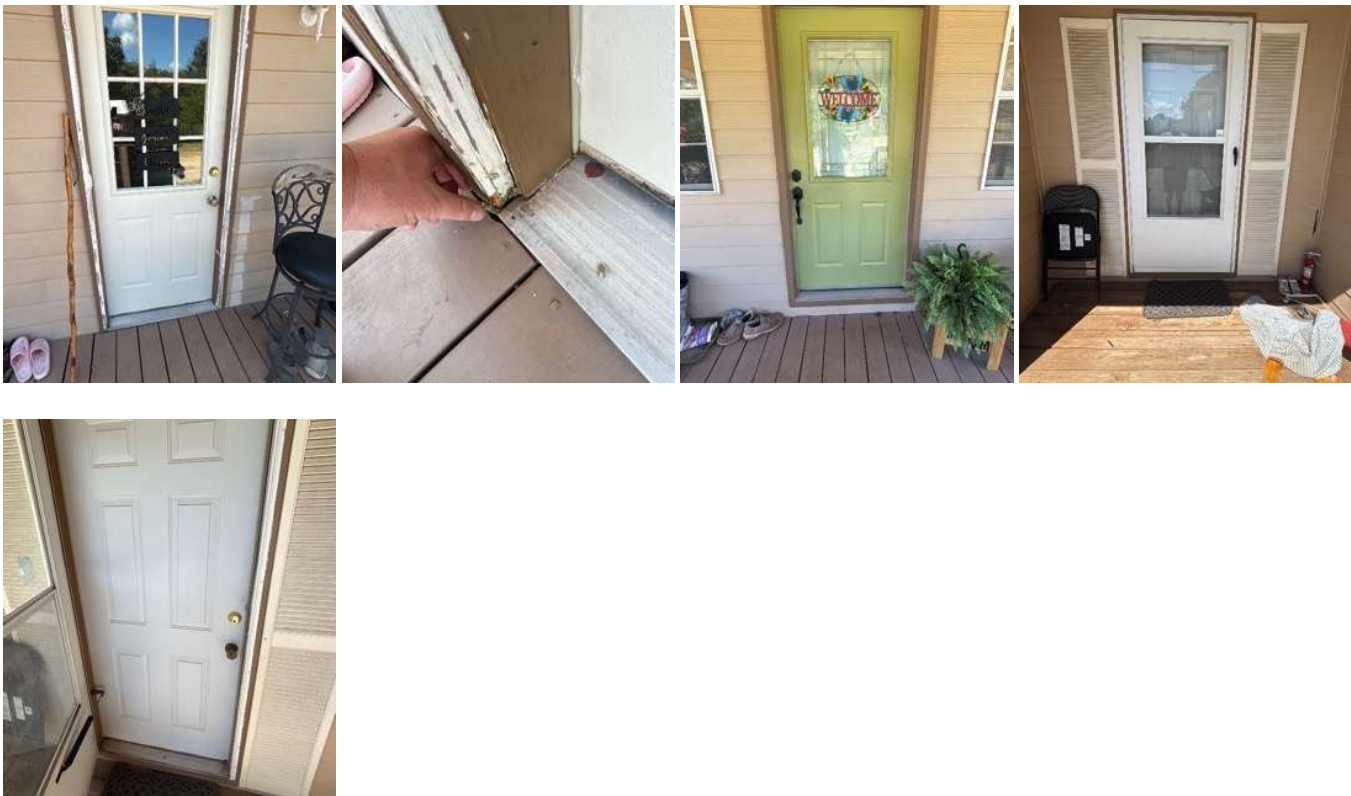


2.4 EXTERIOR DOORS

DESCRIPTION: Wood

LOCATION: North

MEDIA:



COMMENTS:

☒ Maintenance

Paint peeling

☒ Requires Attention

Wood rot

Location - North

☒ Requires Attention

Recommend that a qualified contractor evaluate and estimate repairs

Location - North

2.5 HOSE BIBS

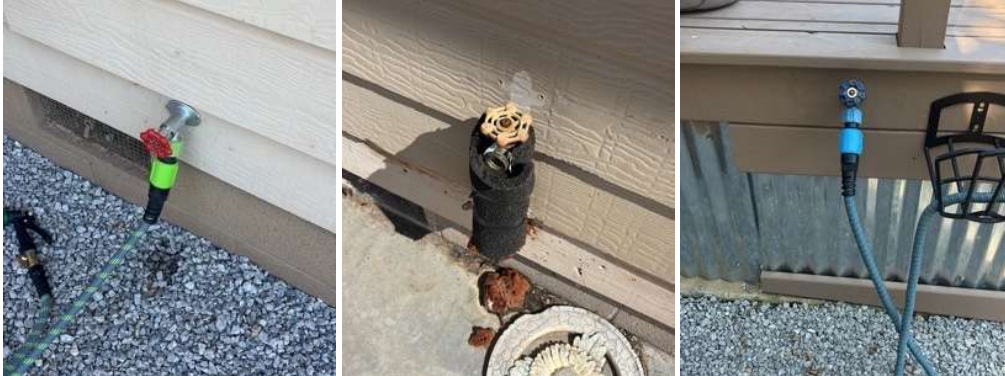
DESCRIPTION: Gate

COMMENTS:

☒ Inspected

Valves are not operated as part of the inspection

Location - East, West, North



3. Roof

The roof section addresses the condition of the roofing materials, flashing, drainage systems, and roof penetrations as observed from accessible areas. The inspection focuses on signs of wear, damage, or deficiencies that may lead to water intrusion or reduce the roof's service life.

3.1 TYPE

DESCRIPTION: Hip

METHOD OF INSPECTION: On roof, Ground level

MATERIAL: Asphalt shingle

MEDIA:



COMMENTS:

 Requires Attention

Roof at/near end of useful life



 Requires Attention

Recommend that a qualified contractor evaluate and estimate repairs

3.2 GUTTERS

DESCRIPTION: Aluminum

COMMENTS:

 Maintenance

Need cleaning

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Aluminum

LOCATION: Southwest

MEDIA:



COMMENTS:

 Requires Attention

Damaged

The downspouts/leaders/extensions are damaged, potentially impacting proper water drainage. Recommend repair or replacement by a qualified professional to prevent water accumulation and potential foundation issues.

 Requires Attention

Extend drain(s) to move water away from foundation

Location - Southwest

3.4 FLASHING

COMMENTS:

Flashing not inspected

Flashing not inspected due to inaccessibility; unable to assess condition or installation.

3.5 VALLEYS

DESCRIPTION: Asphalt shingle

3.6 PLUMBING VENTS

DESCRIPTION: PVC

MEDIA:



COMMENTS:

☒ Maintenance

Monitor the boot or flashing at the vent pipe

3.7 CHIMNEY

DESCRIPTION: Framed, Metal pipe

MEDIA:



COMMENTS:

Unable to view interior of chimney

 Requires Attention

Siding is rotting and pulled away

During the inspection, I observed that the siding surrounding the chimney is rotting and has pulled away from the structure. This damage can lead to water intrusion and further deterioration of the chimney and siding. I recommend consulting with a licensed contractor to repair or replace the affected siding sections. Addressing the issue promptly will help prevent additional structural damage and potential water-related issues.

4. Garage

The garage section addresses the condition and functionality of the garage structure and its components, including the walls, ceiling, floors, doors, windows, vehicle doors and openers, fire separation, and any electrical or ventilation features present. The inspection focuses on identifying safety concerns, structural issues, and conditions that may affect proper operation or longevity.

4.1 TYPE

DESCRIPTION: Detached, Carport

LOCATION: North

MEDIA:



4.2 FLOOR/FOUNDATION

DESCRIPTION: Poured slab

COMMENTS:

 Maintenance

Minor floor crack(s)



5. Structure

The structure section evaluates the visible and accessible portions of the home's structural system, including the foundation, framing, floors, walls, ceilings, and roof structure. The inspection is intended to identify signs of movement, settlement, deterioration, or other conditions that may affect the stability and integrity of the home.

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

DESCRIPTION: Block

MEDIA:





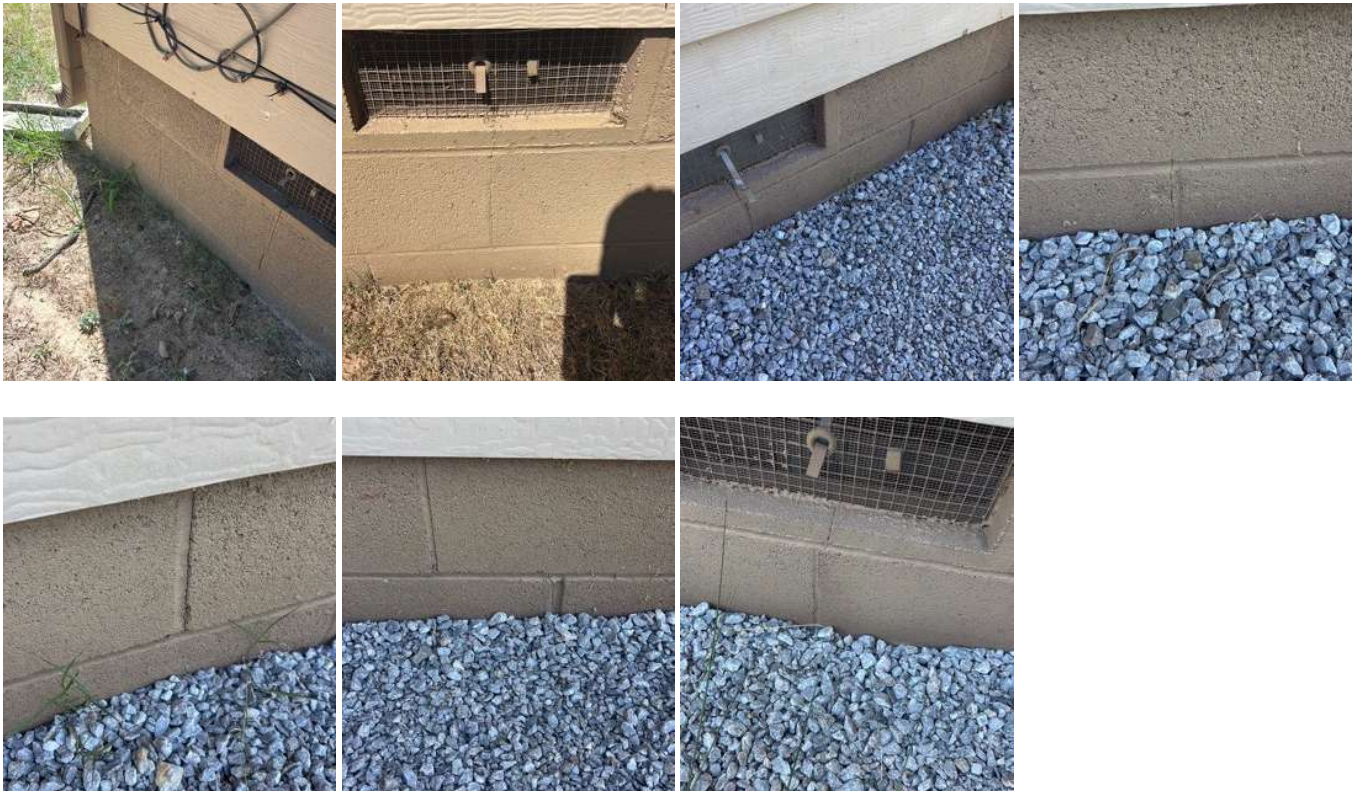
COMMENTS:

The foundation areas were not fully accessible and portions were not inspected

☒ Inspected

Cracks present but not active

During the inspection, non-active cracks were observed in the foundation. These do not appear to currently indicate any structural issues. It is recommended to monitor these cracks over time for any changes or signs of movement. Consult a structural engineer if any crack activity is noted in the future for a detailed assessment. Regular maintenance and moisture management can help prevent further cracking.



5.3 BEAMS

DESCRIPTION: Solid wood

MEDIA:



5.4 JOISTS/TRUSSES

DESCRIPTION: 2 x 10

MEDIA:



COMMENTS:

☒ Inspected

Finishes block visual inspection of joist(s)/truss(es)

Location - Crawlspace

5.5 BEARING WALLS

COMMENTS:

Framing is not accessible for inspection

5.6 SUBFLOOR

DESCRIPTION: Not visible

6. Electrical

6.1 SERVICE

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Plumbing and rod in ground, Rod in ground only

MEDIA:



6.2 MAIN PANEL

DESCRIPTION: Cutler-Hammer

CAPACITY: 200 amps

LOCATION: North

MEDIA:



COMMENTS:



Open knockout hole. Insert blank to cover opening.



6.3 GFCI/AFCI

DESCRIPTION: Kitchen, Bathroom(s)

6.4 BRANCH CIRCUITS

DESCRIPTION: Copper

6.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

INFORMATION: Master bedroom appears to be the only updated smoke detector no install dates written recommend replace every 10 years

MEDIA:





COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

Location - Bedroom, Living room, hallway

6.6 CARBON MONOXIDE DETECTORS

COMMENTS:

 Recommendation

Recommend installation of carbon monoxide detector(s)

7. Plumbing

7.1 SERVICE LINE

DESCRIPTION: PVC

7.2 MAIN WATER SHUTOFF

COMMENTS:

 Inspected

The valve was not operated during the inspection

Location - Pump House



7.3 WATER LINES

DESCRIPTION: PEX, PVC

MEDIA:



COMMENTS:

☒ Inspected

Sign(s) of previous leak(s). Monitor and repair as needed.

Location - Crawlspace



7.4 DRAIN PIPES

DESCRIPTION: PVC

MEDIA:



COMMENTS:

☒ Inspected

Finishes block visual inspection of drain/sewer lines

Location - Crawlspace

7.5 VENT PIPES

DESCRIPTION: PVC

7.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

MEDIA:



7.7 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: Rheem

CAPACITY: 40 gal

FUEL: Natural gas

LOCATION: First floor

INFORMATION: mfg date may 2018

LOCATION: Utility room

NAMEPLATE:



MEDIA:



8. Attic

8.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 60%

MEDIA:



COMMENTS:

☒ Inspected

Ducting/Insulation block visual inspection of some components

☐ Recommendation

Add insulation to attic access hatch

8.2 ROOF FRAMING

DESCRIPTION: 2 x 4, 2 x 6

MEDIA:

**COMMENTS:****Lack of support in roof area**

During the inspection, it was observed that the roof area lacks adequate support. This deficiency can lead to structural stress and potential failure over time. It is recommended that a licensed structural engineer or qualified roofing contractor be consulted to evaluate the issue and design the necessary reinforcements to ensure the roof's structural integrity and safety. Prompt attention to this matter is advised to prevent further complications.

**8.3 INSULATION**

DESCRIPTION: Fiberglass

MEDIA:



8.4 VENTILATION

DESCRIPTION: Gable

LOCATION: Roof

MEDIA:



COMMENTS:

Visual inspection

Ventilation system appears functional with no visible obstructions or damages noted.

8.5 MOISTURE PENETRATION

DESCRIPTION: None noted

9. Heating/Cooling

9.1 THERMOSTAT(S)

DESCRIPTION: Individual, Programmable

LOCATION: Hallway

NAMEPLATE:



COMMENTS:

Inspected

Secure thermostat to wall

9.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Concord

FUEL TYPE: Natural gas

MEDIA:



Service shut off switch

COMMENTS:

Requires Attention

Filter missing



Unable to test due to season/exterior temperature

9.3 DISTRIBUTION

DESCRIPTION: Metal duct

LOCATION: Attic

COMMENTS:

 Recommendation

Air distribution is beyond the scope of the inspection. System should be evaluated by a licensed HVAC specialist.

 Requires Attention

Seal penetrations in duct work

Location - Utility room



9.4 CONTROLS

DESCRIPTION: Service disconnect switch

LOCATION: Utility room

MEDIA:



9.5 COOLING SYSTEM

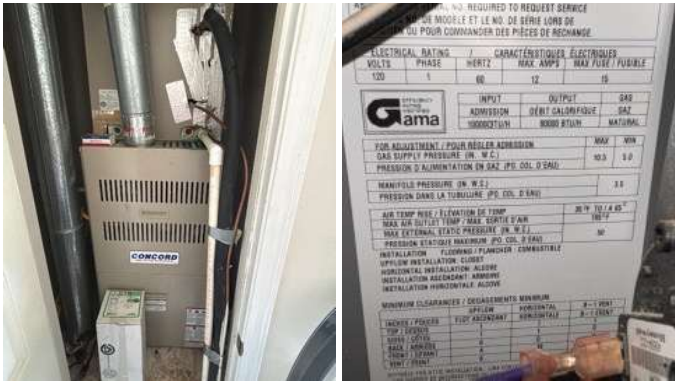
DESCRIPTION: Central A/C

MANUFACTURER: Concord

FUEL TYPE: 110 VAC

CAPACITY: Unknown

MEDIA:



COMMENTS:

☒ Maintenance

Recommend having a qualified contractor clean and service

☒ Requires Attention

Leak found at top of blower unit

During the inspection, a leak was identified at the top of the blower unit in the cooling system. This may indicate a potential issue with the condensate line, drain pan, or other components.

It is recommended to have a licensed HVAC technician assess and repair the leak to prevent further damage and ensure optimal system performance. Periodic maintenance of the cooling system is also advised to identify and resolve any similar issues early.

Location - Utility room

9.6 EXTERIOR UNIT

DESCRIPTION: Pad mounted

NAMEPLATE:



MEDIA:



COMMENTS:

☒ Recommendation

Recommend that a qualified contractor evaluate and estimate repairs

9.7 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

COMMENTS:

Inspected

Recommend changing filter on a regular basis



10. Bathroom Master

10.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

Electrical outlets tested

All electrical outlets tested are functioning properly. GFCI present

10.2 COUNTER/CABINET

DESCRIPTION: Laminate

MEDIA:



10.3 SINK/BASIN

DESCRIPTION: Double

MEDIA:



10.4 FAUCETS/TRAPS

DESCRIPTION: Metal

COMMENTS:

Fixture(s) was operated and appeared functional at the time of inspection

10.5 TOILETS

COMMENTS:

☒ Maintenance

Water continues to run after flushing

10.6 TUB/SHOWER/SURROUND

COMMENTS:

Shower inspected/Operated

Shower: Inspected and operated without issues; no defects noted at the time of inspection.



10.7 VENTILATION

DESCRIPTION: Electric fan

COMMENTS:

Fan Operating as Designed

The ventilation fan is functioning properly and operating as intended.

11. Bathroom- Hall

11.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:



COMMENTS:

GFCI

GFCI outlets functioning properly; no defects observed.

11.2 COUNTER/CABINET

DESCRIPTION: Laminate

COMMENTS:

☒ Recommendation

Caulk and seal around sink and backsplash



11.3 SINK/BASIN

DESCRIPTION: Single

MEDIA:



COMMENTS:

☒ Maintenance

Stopper missing



11.4 FAUCETS/TRAPS

COMMENTS:

Shower not inspected

The shower was not inspected due to access restrictions at the time of the inspection. It is recommended to schedule a follow-up inspection to evaluate the shower's condition and ensure it is functioning properly.



☒ Inspected

Fixture(s) was operated and appeared functional at the time of inspection

11.5 TOILETS

COMMENTS:

Operating as designed

Toilets are functioning properly and operating as designed without any issues.

11.6 TUB/SHOWER/SURROUND

COMMENTS:

Recommendation

Caulk edge(s) of tub/surround



11.7 VENTILATION

DESCRIPTION: Electric fan

12. Kitchen

12.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

MEDIA:



COMMENTS:

Outlets and GFCI inspected

GFCI outlets inspected; all functioning properly and within safety standards.

12.2 COUNTERTOPS

DESCRIPTION: Granite

MEDIA:



COMMENTS:

☒ Maintenance

Caulk the edge(s) of the counter and backsplash



12.3 CABINETS

DESCRIPTION: Wood

COMMENTS:

Operating as designed

Cabinets are functioning properly and show no signs of wear or damage.



 Requires Attention

Water damage present under the counter



12.4 SINK

DESCRIPTION: Single

MEDIA:



COMMENTS:

Sink not fully inspected due to dishes

Sink inspection limited; dishes obstructing full view. Under sink counter inspected no issues present at this time



12.5 PLUMBING/FIXTURES

DESCRIPTION: PVC, Stainless steel

MEDIA:



COMMENTS:

☒ Inspected

Fixture(s) was operated and appeared functional at the time of inspection

12.6 DISHWASHER

DESCRIPTION: KitchenAid

COMMENTS:

☒ Recommendation

Water stain found

During the inspection, a water stain was observed near the dishwasher, indicating a possible leak. It is recommended to have a licensed plumber evaluate the situation to prevent potential water damage. Regular inspection and maintenance of the dishwasher seals and connections are advised to ensure optimal performance and mitigate future issues.

☒ Inspected

Ran cycle at time of inspection

12.7 RANGE/OVEN

DESCRIPTION: Frigidaire

FUEL SOURCE: Gas

COMMENTS:

☒ Inspected

Appeared functional at the time of the inspection

12.8 MICROWAVE

DESCRIPTION: Frigidaire

MEDIA:



COMMENTS:

☒ Inspected

Appeared functional at the time of the inspection

12.9 REFRIGERATOR

COMMENTS:

☒ Inspected

Appeared functional at the time of the inspection

13. Interior

13.1 ELECTRICAL

DESCRIPTION: 110 volts

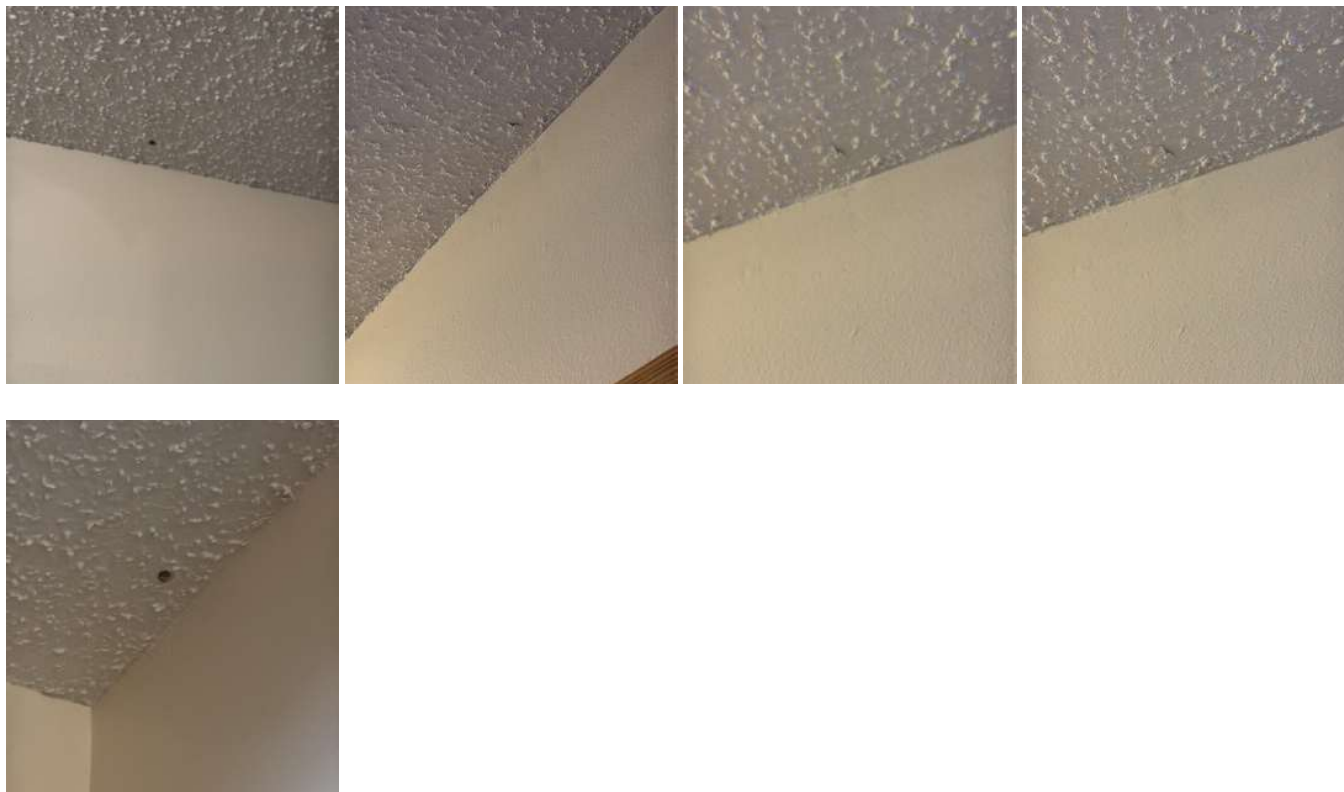
13.2 CEILING

DESCRIPTION: Drywall

COMMENTS:

☒ Maintenance

Nail pop(s) observed



13.3 WALLS

DESCRIPTION: Paint, Drywall

COMMENTS:

☒ Recommendation

Crack in wall vertical

A vertical crack was observed in the wall, indicating potential foundation settling or structural movement. It's recommended to monitor the crack for any changes in size or appearance. Consulting with a structural engineer for further evaluation and guidance would be prudent to ensure structural integrity.



13.4 FLOOR

DESCRIPTION: Hardwood, Laminate

COMMENTS:

☒ Recommendation

Uneven floor observed. Recommend that a qualified contractor evaluate and estimate repairs.



13.5 DOORS

DESCRIPTION: Hollow wood

13.6 SMOKE DETECTOR

DESCRIPTION: Battery operated

COMMENTS:



Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

13.7 CARBON MONOXIDE DETECTOR

COMMENTS:



Recommend installation of carbon monoxide detector(s)

14. Laundry

14.1 LOCATION

DESCRIPTION: First floor

14.2 DRYER VENT

DESCRIPTION: Metal flex

MEDIA:



COMMENTS:

☒ Maintenance

Recommend cleaning dryer vent

14.3 WASHER HOSE BIB

DESCRIPTION: Gate

MEDIA:



COMMENTS:

☒ Inspected

The hose(s)/valve(s) was inspected visually and was not tested

14.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

COMMENTS:

 Inspected

Inspected visually and was not tested

14.5 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

 Safety

Non-GFCI circuit. Recommend GFCI be installed.

14.6 FLOOR DRAIN/PAN

COMMENTS:

 Recommendation

Recommend installing a drain pan

15. Living Space

15.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

 Inspected

Non-GFCI circuit

15.2 FLOOR

DESCRIPTION: Laminate

COMMENTS:

 Inspected

Typical wear

15.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

☒ Inspected

Hard operation

15.4 CEILING

DESCRIPTION: Paint, Drywall

COMMENTS:

☒ Inspected

Typical cracking/flaws were observed in ceiling finish

15.5 WALLS

DESCRIPTION: Paint, Drywall

COMMENTS:

☐ Requires Attention

Typical cracking/flaws were observed in wall finish



15.6 DOORS

DESCRIPTION: Solid wood

15.7 HVAC SOURCE

DESCRIPTION: Heating system register

15.8 CLOSET

DESCRIPTION: Single

COMMENTS:

☒ Inspected

Not fully visible due to personal property

16. Master Bedroom

16.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

☒ Inspected

Non-GFCI circuit

16.2 FLOOR

DESCRIPTION: Carpet

MEDIA:



16.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

☒ Recommendation

Hard operation

16.4 CEILING

DESCRIPTION: Drywall

MEDIA:



16.5 WALLS

DESCRIPTION: Paint, Drywall

MEDIA:



16.6 DOORS

DESCRIPTION: Hollow wood

16.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

16.8 CARBON MONOXIDE DETECTORS

COMMENTS:



Recommend installation of carbon monoxide detector(s)

16.9 HVAC SOURCE

DESCRIPTION: Heating system register

MEDIA:



16.10 CLOSET

DESCRIPTION: Walk-in

17. Bedroom 1

17.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

 Inspected

Non-GFCI circuit

17.2 FLOOR

DESCRIPTION: Carpet

COMMENTS:

 Inspected

Typical wear

17.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

 Inspected

Hard operation

17.4 CEILING

DESCRIPTION: Paint, Drywall

17.5 WALLS

DESCRIPTION: Paint, Drywall

17.6 DOORS

DESCRIPTION: Hollow wood

17.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

COMMENTS:



Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

17.8 HVAC SOURCE

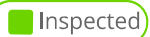
DESCRIPTION: Heating system register

17.9 CLOSET

DESCRIPTION: Walk-in

COMMENTS:

Not fully visible due to personal property



Wall(s) in closet has crack(s) not seen in room



18. Bedroom 2

18.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:



Non-GFCI circuit

18.2 FLOOR

DESCRIPTION: Laminate

18.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

Inspected

Hard operation

18.4 CEILING

DESCRIPTION: Paint, Drywall

18.5 WALLS

DESCRIPTION: Paint, Drywall

18.6 DOORS

DESCRIPTION: Hollow wood

18.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

COMMENTS:

Requires Attention

Smoke detector(s) were not tested



18.8 HVAC SOURCE

DESCRIPTION: Heating system register

18.9 CLOSET

DESCRIPTION: Walk-in

COMMENTS:

 Safety

Transition from bedroom to closet missing

19. Bedroom 3

19.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

 Inspected

Non-GFCI circuit

19.2 FLOOR

DESCRIPTION: Laminate

19.3 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

 Inspected

Hard operation

19.4 CEILING

DESCRIPTION: Paint, Drywall

19.5 WALLS

DESCRIPTION: Paint, Drywall

19.6 DOORS

DESCRIPTION: Hollow wood

19.7 SMOKE DETECTORS

DESCRIPTION: Battery operated

COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

19.8 HVAC SOURCE

DESCRIPTION: Heating system register

19.9 CLOSET

DESCRIPTION: Single

COMMENTS:

 Inspected

Not fully visible due to personal property

20. Crawl Space

20.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

ACCESS: Metal

MEDIA:



20.2 VAPOR BARRIER

DESCRIPTION: Plastic

COMMENTS:

 Requires Attention

Torn

20.3 CONDITIONS

MEDIA:

**COMMENTS:**

 Requires Attention

Efflorescence

Efflorescence observed on crawl space walls indicates moisture intrusion. This typically results from groundwater or high humidity levels. Recommend further evaluation to identify the moisture source. Implementing improved drainage and ventilation systems may help mitigate future occurrences. Consider consulting a waterproofing professional for solutions.

Location - Crawlspace

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

1.4 GRADING/DRAINAGE

COMMENTS:

 Requires Attention

Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

Location - Southwest



1.5 PORCH/PATIO

COMMENTS:

 Safety

Trip hazard

Location - West



2. Exterior

2.1 TYPE

COMMENTS:

 Requires Attention

Seems need caulked

Upon inspection, it was observed that the seams require caulking to prevent moisture intrusion and potential damage. It is recommended to apply a high-quality exterior caulk to all affected areas to seal gaps, ensure weatherproofing, and maintain structural integrity. Consider consulting a professional for proper application if needed.

Location - North, South, East, West

 Requires Attention

Rot noted

Location - Northwest, Southeast



2.2 SOFFITS/FASCIA

COMMENTS:

☒ Maintenance
 ☒ Requires Attention

Recommend painting/caulking wood finish

Location - North, South, East, West

2.3 WINDOWS

COMMENTS:

☒ Requires Attention

Window seal broken or damaged

Location - East, West



2.4 EXTERIOR DOORS

COMMENTS:

☒ Requires Attention

Wood rot

Location - North

☒ Requires Attention

Recommend that a qualified contractor evaluate and estimate repairs

Location - North

3. Roof

3.1 TYPE

COMMENTS:

 Requires Attention

Roof at/near end of useful life



 Requires Attention

Recommend that a qualified contractor evaluate and estimate repairs

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

COMMENTS:

 Requires Attention

Damaged

The downspouts/leaders/extensions are damaged, potentially impacting proper water drainage. Recommend repair or replacement by a qualified professional to prevent water accumulation and potential foundation issues.

 Requires Attention

Extend drain(s) to move water away from foundation

Location - Southwest

3.7 CHIMNEY

COMMENTS:

 Requires Attention

Siding is rotting and pulled away

During the inspection, I observed that the siding surrounding the chimney is rotting and has pulled away from the structure. This damage can lead to water intrusion and further deterioration of the chimney and siding. I recommend consulting with a licensed contractor to repair or replace the affected siding sections. Addressing the issue promptly will help prevent additional structural damage and potential water-related issues.

6. Electrical

6.2 MAIN PANEL

COMMENTS:

 Safety

Open knockout hole. Insert blank to cover opening.



6.5 SMOKE DETECTORS

COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

Location - Bedroom, Living room, hallway

8. Attic

8.2 ROOF FRAMING

COMMENTS:



Safety

Lack of support in roof area

During the inspection, it was observed that the roof area lacks adequate support. This deficiency can lead to structural stress and potential failure over time. It is recommended that a licensed structural engineer or qualified roofing contractor be consulted to evaluate the issue and design the necessary reinforcements to ensure the roof's structural integrity and safety. Prompt attention to this matter is advised to prevent further complications.



9. Heating/Cooling

9.2 HEATING SYSTEM

COMMENTS:



Requires Attention

Filter missing



9.3 DISTRIBUTION

COMMENTS:

 Requires Attention

Seal penetrations in duct work

Location - Utility room



9.5 COOLING SYSTEM

COMMENTS:

 Requires Attention

Leak found at top of blower unit

During the inspection, a leak was identified at the top of the blower unit in the cooling system. This may indicate a potential issue with the condensate line, drain pan, or other components. It is recommended to have a licensed HVAC technician assess and repair the leak to prevent further damage and ensure optimal system performance. Periodic maintenance of the cooling system is also advised to identify and resolve any similar issues early.

Location - Utility room

12. Kitchen

12.3 CABINETS

COMMENTS:

 Requires Attention

Water damage present under the counter



13. Interior

13.6 SMOKE DETECTOR

COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

13.7 CARBON MONOXIDE DETECTOR

COMMENTS:

 Safety

Recommend installation of carbon monoxide detector(s)

14. Laundry

14.5 ELECTRICAL

COMMENTS:



Non-GFCI circuit. Recommend GFCI be installed.

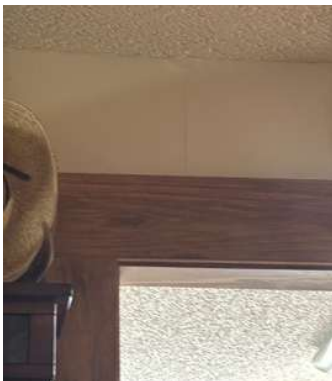
15. Living Space

15.5 WALLS

COMMENTS:



Typical cracking/flaws were observed in wall finish



16. Master Bedroom

16.8 CARBON MONOXIDE DETECTORS

COMMENTS:



Recommend installation of carbon monoxide detector(s)

17. Bedroom 1

17.7 SMOKE DETECTORS

COMMENTS:



Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

18. Bedroom 2

18.7 SMOKE DETECTORS

COMMENTS:



Smoke detector(s) were not tested



18.9 CLOSET

COMMENTS:



Transition from bedroom to closet missing

19. Bedroom 3

19.7 SMOKE DETECTORS

COMMENTS:



Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

20. Crawl Space

20.2 VAPOR BARRIER

COMMENTS:



Requires Attention

Torn

20.3 CONDITIONS

COMMENTS:



Requires Attention

Efflorescence

Efflorescence observed on crawl space walls indicates moisture intrusion. This typically results from groundwater or high humidity levels. Recommend further evaluation to identify the moisture source. Implementing improved drainage and ventilation systems may help mitigate future occurrences. Consider consulting a waterproofing professional for solutions.

Location - Crawlspace