



AccuCheck Home Inspection Services

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ACCUCHECK HOME INSPECTION SERVICES

123 Sample Street, Demo City, ST 12345

5/20/2026 2:08PM

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Introduction

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed, and the report is delivered, I am still available to you for any questions you may have throughout the closing process.

Recommended Contractors

- 5 Star Helping Hands-General Contractor: 412-808-5098

(Reference the name "AccuCheck Home Inspection Services" to get 5% off)

-Kyle's Handyman services: 724-208-8495

-L.Cipriani Heating & Cooling: 412-720-4962

-Danlovich Electric LLC: 412-526-9761

-Brickhaas Plumbing: 412-218-1025

* The following professionals are provided as a courtesy for possible further evaluation or repairs. Clients are encouraged to perform their own due diligence when selecting any contractor. AccuCheck Home Inspection Services does not guarantee or warrant the work of any listed professional.

1.0 Inspection Details

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
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1.1 General

● No Status

—

1.1 General

Information

1.1.1 **In Attendance:** Contractor(s), Client

1.1.2 **Occupancy:** Vacant

1.1.3 **Style:** Ranch

1.1.4 **Type of Building:** Single Family

1.1.5 **Temperature**

70

1.1.6 **Weather Conditions:** Cloudy

2.0 Exterior

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
2.1 General	● Inspected	—
2.2 Eaves, Soffits & Fascia	● Inspected	—
2.3 Siding, Flashing & Trim	● Inspected	—
2.4 Vegetation, Grading, Drainage & Retaining Walls	● Inspected	1
2.5 Electrical	● Inspected	—
2.6 Walkways, Patios & Driveways	● Inspected	—
2.7 Stairs, & Ramps	● Inspected	1
2.8 Porches, Patios, Decks	● Inspected	2
2.9 Windows	● Inspected	1
2.10 Exterior Doors	● Inspected	—

2.1 General

Information

2.1.1 Homeowner’s Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the structures exterior materials and look for developing patterns of damage or deterioration.

2.1.2 Exterior Inspection Completed

The exterior of the property was inspected. This included evaluation of visible exterior components, systems, and conditions as part of the comprehensive assessment.





2.2 Eaves, Soffits & Fascia

Information

2.2.1 Eaves, Soffits, and Fascia were inspected

2.3 Siding, Flashing & Trim

Information

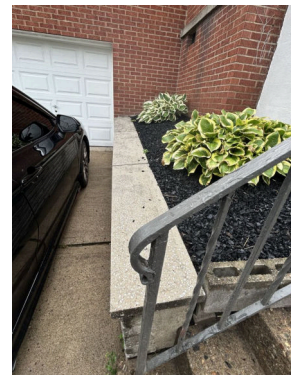
2.3.1 Siding Material: Brick

2.4 Vegetation, Grading, Drainage & Retaining Walls

Information

2.4.1 Vegetation, Drainage, Retaining Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property where they may adversely affect the structure due to moisture intrusion.



Defects/ Deficiencies

2.4.2 Negative Grading

Service: Monitor

Grading is sloping towards the home in some areas.

This could lead to water intrusion and foundation issues.

Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Recommendations

2.5 Electrical

Information

2.5.1 GFCI Inspected

I inspected & tested GFCI receptacle(s) on the exterior of the home.



2.6 Walkways, Patios & Driveways

Information

2.6.1 Walkways, & Driveways Were Inspected: Concrete

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways and parking areas that were away from the house foundation were not inspected.

2.7 Stairs, & Ramps

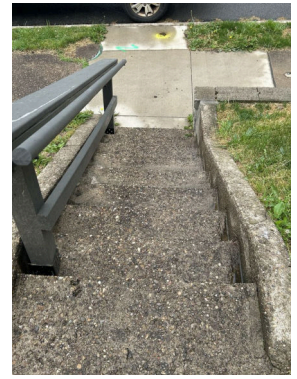
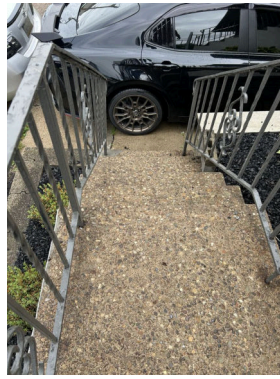
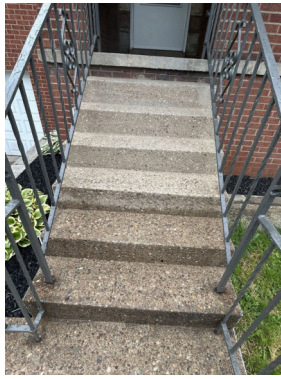
Information

2.7.1 Stairs & Ramps Were Inspected

I inspected the stairs and or ramps that were within the scope of my inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible.

As a guide, stairs must have a maximum riser height of 7-3/4 inches and a minimum tread depths of 10 inches.



Defects/ Deficiencies

2.7.2 Loose Handrail

Service: Handyman Diy

Loose handrail was observed during the inspection of the exterior steps. This creates a fall hazard. I recommend having it repaired or replaced.

▶ [Watch video](#)

➖ Recommendations

2.8 Porches, Patios, Decks

Information

2.8.1 Porches, Patios, Decks Were Inspected

A visual inspection of all accessible porches, patios, and decks was performed to evaluate their structural condition, surface integrity, and safety.

2.8.2 Material: Concrete

Defects/ Deficiencies

2.8.3 Material Defect

Recommendations

Service: Qualified Professional

Front porch jalousie window is missing a glass slat/panel. I recommend repair or replacement to restore proper weather resistance and functionality.



2.8.4 Inoperable Front Porch Window

Recommendations

Service: Qualified Professional

Front porch jalousie style window was inoperable at the time of the inspection, and would not open when tested. I recommend further evaluation and repair by a qualified professional.

▶ [Watch video](#)

2.9 Windows

Information

2.9.1 Windows Inspected

Windows are inspected for proper operation, condition, and integrity. This inspection includes checking frames, glass, seals, and functionality.

Defects/ Deficiencies

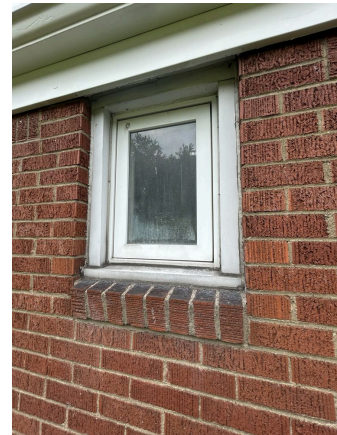
2.9.2 Fogged Windowpane

Recommendations

Service: Window Repair Installation Contractor

I observed a fogged windowpane (lost seal) during the exterior inspection.

Condensation or moisture trapped between windowpanes indicates seal failure. I recommend having it evaluated, repair or replaced by a window repair contractor.



Bathroom

Limitations

2.9.3 Inspection Limitation

I did not inspect all windows. I did inspect a representative number of them. I did not reach and access closely every window, particularly those above the first floor level.

2.10 Exterior Doors

Information

2.10.1 Exterior Doors Inspected.

The exterior doors were inspected.



Front



Basement

3.0 Cooling

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
------------	--------	----------------------------

3.1 Cooling Equipment

● Inspected

—

3.1 Cooling Equipment

Information

3.1.1 Brand: Concord



3.1.2 Energy Source/Type: Central Air Conditioner

3.1.3 Location: Exterior South

4.0 Roof

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
4.1 Coverings	● Inspected	—
4.2 Flashings	● Inspected	2
4.3 Roof Drainage Systems	● Inspected	2
4.4 Skylights, Chimneys & Other Roof Penetrations	● Inspected	2

4.1 Coverings

Information

4.1.1 Material: Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. I will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



4.1.2 Inspection of Roof: Roof

I attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

4.1.3 Homeowner's Responsibility

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

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

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

4.2 Flashings

Information

4.2.1 Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof covering.

4.2.2 Wall intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

Defects/ Deficiencies

4.2.3 Missing Flashing

Recommendations

Flashings were missing at time of inspection.

Flashings provide protection against moisture intrusion.

Recommend a qualified roofing contractor evaluate and remedy.



4.2.4 Deteriorated Chimney Flashing

Recommendations

Service: Roofing Professional

Chimney flashing was observed to be deteriorated. Visible gaps, and signs of material deterioration were observed at the flashing components. I recommend evaluation and repair by a qualified roofing contractor.



4.3 Roof Drainage Systems

Information

4.3.1 Gutter Material: Vinyl

Defects/ Deficiencies

4.3.2 Downspouts Drain Near House

Recommendations

One or more downspouts drain too close to the home's foundation.

This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



4.3.3 Gutter Leakage

Gutters were observed to be leaking in one or more areas.

This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendations



Left side of porch



Left side of porch



Right side of porch



Right side of porch

4.4 Skylights, Chimneys & Other Roof Penetrations

Defects/ Deficiencies

4.4.1 Chimney Cap Missing

Recommendations

Service: Qualified Professional

No chimney cap was observed.

This is important to protect from moisture intrusion and protect the chimney.

Recommend a qualified roofer or chimney expert install.



4.4.2 Chimney Repoint Needed

Recommendations

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

5.0 Interior, Doors, Windows

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
5.1 Ceilings	● Inspected	—
5.2 Countertops & Cabinets	● Inspected	—
5.3 Floors	● Inspected	—
5.4 Walls	● Inspected	—
5.5 Windows	● Inspected	—

5.1 Ceilings

Information

5.1.1 Ceiling Material: Plaster

5.2 Countertops & Cabinets

Information

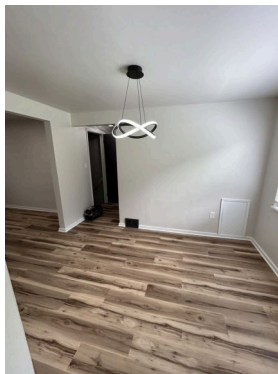
5.2.1 Cabinetry: Wood

5.2.2 Countertop Material: Granite

5.3 Floors

Information

5.3.1 Floor Coverings: Engineered Wood, Carpet, Tile



5.4 Walls

Information

5.4.1 Wall Material: Drywall



5.5 Windows

Information

5.5.1 Window Manufacturer: Unknown

5.5.2 Window Type: Sliders

6.0 Kitchen

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
6.1 Kitchen Slnk	● Inspected	—
6.2 GFCI Receptacles	● Inspected	—
6.3 Dishwasher	● Not Inspected	—
6.4 Stove/Oven	● Not Inspected	—
6.5 Exhaust Hood/Fan	● Inspected	—
6.6 Countertops & Cabinets	● Inspected	—

6.1 Kitchen Slnk

Information

6.1.1 Ran Water at Kitchen Slnk

I ran the water at the kitchen sink during the inspection.



6.2 GFCI Receptacles

Information

6.2.1 GFCI Tested

I tested the receptacle for GFCI protection in the kitchen during the inspection.

6.3 Dishwasher

Limitations

6.3.1 Dishwasher Was Not Operated.

I did not operate the dishwasher at the time of the inspection.

6.4 Stove/Oven

Limitations

6.4.1 Stove/Oven Not Present

No stove, or oven appliance was present at the time of the inspection.

6.5 Exhaust Hood/Fan

Information

6.5.1 Exhaust Hood/Fan

I inspected the exhaust hood/fan in the kitchen. All mechanical exhaust hoods/fans should terminate outside. Confirming that the fan exhaust outside is beyond the scope of a home inspection.

6.6 Countertops & Cabinets

Information

6.6.1 Countertops & Cabinets Inspected

Countertops & cabinets were inspected

7.0 Bathrooms

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
7.1 Bathroom Toilets	● Inspected	—
7.2 Sinks, Tubs, & Showers	● Inspected	1
7.3 Bathroom Exhaust Fans/Window	● Inspected	1
7.4 GFCI in Bathroom	● Inspected	—
7.5 Heat Source in Bathroom	● Inspected	—

7.1 Bathroom Toilets

Information

7.1.1 Toilets Inspected

Toilet fixture(s) were inspected to assess operational status and condition.



7.2 Sinks, Tubs, & Showers

Information

7.2.1 Water Supply Tested at Sinks, Tubs, & Showers



Defects/ Deficiencies

7.2.2 Loose Fixture

 Recommendations

Service: Handyman Diy

Loose sink, tub, or shower fixture observed during the inspection. Tighten mounting hardware and secure connections to prevent further movement.

▶ [Watch video](#)

▶ [Watch video](#)

7.3 Bathroom Exhaust Fans/Window

Information

7.3.1 Exhaust Fan/Window Inspected

Bathroom exhaust fans and windows help remove moisture and odors from the bathroom environment. The fans are typically ducted to the exterior to prevent humidity build-up, which can lead to mold growth and structural damage if not properly vented.



Defects/ Deficiencies

7.3.2 Exhaust Fan Not Properly Exhausting

 Recommendations

Service: Qualified Professional

The exhaust fan is not effectively removing moisture and odors from the bathroom. I recommend a qualified contractor inspect the ductwork for blockages, disconnections, or improper venting to ensure proper operation.



Bathroom exhaust vent

7.4 GFCI in Bathroom

Information

7.4.1 GFCI Protection Tested

GFCI (Ground Fault Circuit Interrupter) outlets are safety devices designed to protect against electrical shock in wet environments like bathrooms by detecting ground faults and interrupting power within milliseconds.

7.5 Heat Source in Bathroom

Information

7.5.1 Heat Source in Bathroom

The bathroom heat source was inspected.

8.0 Attic, Insulation & Ventilation

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
8.1 Attic Insulation	● Inspected	—
8.2 Attic Ventilation	● Inspected	—
8.3 Structural Components/Observations in Attic	● Inspected	1

8.1 Attic Insulation

Information

8.1.1 Insulation Type: Fiberglass



8.1.2 Attic Insulation Depth: 3-6"

Attic insulation depth refers to the thickness of insulation material installed between floor joist or rafters. Adequate insulation depth is essential for maintaining consistent indoor temperatures, reducing energy costs, and preventing heat loss during winter months. Typical recommendations vary by climate zone but generally range from R-30 to R-60 for attic space.

8.2 Attic Ventilation

Information

8.2.1 Attic Ventilation Type: Ridge Vents, Gable Vents

Attic ventilation refers to the system of air circulation designed to remove moisture and heat from the attic space. Proper ventilation helps prevent moisture build-up, reduces energy costs, and extends roof and insulation lifespan.



8.3 Structural Components/Observations in Attic

Information

8.3.1 Structural Components Inspected

Structural components in the attic were inspected.

Defects/ Deficiencies

8.3.2 Defect In Attic

 Recommendations

Service: Qualified Professional

Opening at the eave areas were observed during the inspection. This defect may allow air movement, moisture intrusion, and/or pest entry. I recommend further evaluation and correction by a qualified contractor.



9.0 Basement, Foundation, Crawlspace & Structure

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
9.1 Basement	● Inspected	1 1
9.2 Insulation in Basement	● Inspected	—
9.3 Ventilation in Basement	● Inspected	1
9.4 Sump Pump	● Inspected	1

9.1 Basement

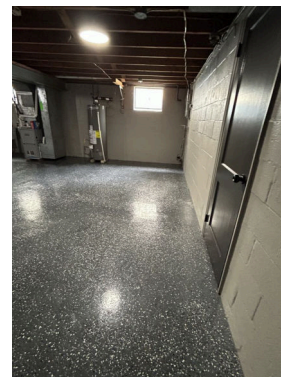
Information

9.1.1 Homeowner's Responsibility

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

9.1.2 Basement Foundation Type: Concrete Block

The basement foundation is the structural system supporting the home's weight and transferring loads to the soil below. The foundation type affect the home's structural integrity, moisture resistance, and long term durability.



9.1.3 Basement Inspected

The basement was accessed and inspected for structural integrity, moisture conditions, and system components during the home inspection.

9.1.4 Structural Components Inspected

The basement structural components including foundation walls, support columns, floor systems, and visible framing elements, were examined during the inspection.

Defects/ Deficiencies

9.1.5 Prior Water Penetration

Service: Qualified Professional

Evidence of past water intrusion was observed during the inspection. I recommend further evaluation by a qualified professional.



Basement doorway-bottom corner



Basement doorway-bottom corner

9.1.6 Evidence Of Wood Destroying Insects

Service: Pest Control Pro

Evidence of wood destroying insect activity was observed at the time of the inspection. The visual damage appears localized, and not a significant structural concern. I recommend monitoring, and further evaluation by a qualified pest contractor.



9.2 Insulation in Basement

Information

9.2.1 **Insulation Type:** No Insulation Present

9.2.2 **Insulation Depth:** No Insulation Present

9.3 Ventilation in Basement

Information

9.3.1 **Basement Ventilation Inspected**

Proper ventilation in the basement/crawlspace helps manage moisture, prevent mold growth, and maintain indoor air quality. Adequate airflow removes excess humidity and stale air while supporting structural integrity and occupant health.

9.3.2 **Ventilation Type:** Natural/Passive Vents

Defects/ Deficiencies

9.3.3 Excessive Humidity

Recommendations

Service: Qualified Professional

High humidity observed in the basement at the time of the inspection. Excess moisture can promote mold growth, wood rot, and structural deterioration. I recommend a qualified professional to evaluate the source and recommend appropriate moisture control solutions.

9.4 Sump Pump

Information

9.4.1 Sump Pump Installed

A sump pump is a mechanical device installed in a basement or crawlspace to remove accumulated groundwater and prevent flooding. The pump activates automatically when water levels rise, directing water away from the foundation through a discharge line.

9.4.2 Water in Sump Pump

I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.



Sump Pump Discharge Pipe

Defects/ Deficiencies

9.4.3 Sump Pump Battery Back Up

Recommendations

Service: Diy

A battery back up system for the sump pump is recommended to ensure continued operation during power outages.

10.0 Plumbing

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
10.1 Main Water Shut-off Valve	● Inspected	—
10.2 Drain, Waste, & Vent Systems	● Inspected	—
10.3 Fuel Storage Systems	● Not Present	—
10.4 Hot Water Source	● Inspected	—
10.5 Water Supply, Distribution Systems	● Inspected	—

10.1 Main Water Shut-off Valve

Information

10.1.1 Homeowner's Responsibility

As the homeowner, it is your job to know where the main water and fuel shut off valves are located. Be sure to keep n eye out for any water or plumbing leaks

10.1.2 Main Water Shut Off Valve Location: Basement

The main water shut off valve controls the water supply to the entire house. Knowing its location is essential for emergencies, maintenance, and repairs. Homeowners should be simplify with accessing this valve quickly.

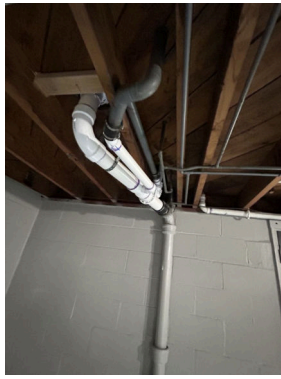


10.2 Drain, Waste, & Vent Systems

Information

10.2.1 Drain,Waste, and Vent Systems Inspected

The drain, waste, and vent (DWV) system removes wastewater and gases from the home. It includes drain pipes that carry water away from the fixtures, waste pipes that handles sewage, and vent pipes that allow gases to escape and maintain proper pressure. These systems are essential for sanitation and proper fixture operation.



Limitations

10.2.2 Not All Pipes Were Inspected

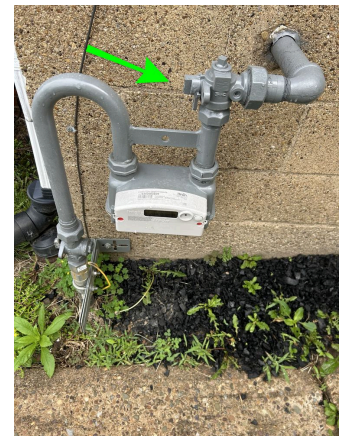
Not all drain, waste, and vent pipes were inspected during the home inspection. Concealed piping, underground lines, and areas blocked by finished surfaces could not be evaluated.

10.3 Fuel Storage Systems

Information

10.3.1 Fuel Storage System: Not Applicable

10.3.2 Main Gas Shut-off Location: Gas Meter



10.4 Hot Water Source

Information

10.4.1 Hot Water Source Type: Gas Water Heater

The hot water source is the system that heats the water for domestic use throughout the home.



10.4.2 Temperature Pressure Relief Valve

The TPR valve on the water heater was inspected. This safety device automatically releases pressure and temperature to prevent tank rupture and is a critical component of the hot water system.



10.4.3 Hot Water Venting Connections

The hot water venting connections were inspected. Proper venting is essential for safe operation and efficient performance of the water heating systems.



10.5 Water Supply, Distribution Systems

Information

10.5.1 Public Water Supply

The property is served by a public water supply system rather than a private well. Public water systems are typically regulated and maintained by municipal authorities, providing treated water to the property through an underground main line connection.

11.0 Heating

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
11.1 Heating System Information	● Inspected	—
11.2 Normal Operating Controls	● Inspected	—
11.3 Distribution Systems	● Inspected	—

11.1 Heating System Information

Information

11.1.1 Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation.

They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system.

The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year.

And if you're system has an air filter, be sure to keep that filter cleaned.

11.1.2 Heating System Energy Source: Natural Gas



Gas line

11.1.3 Heating Method: Forced Air Furnace



Limitations

11.1.4 Hot Temperature Restriction

The outside temperature was above 65 degrees, preventing me from operating the heating system. Inquire with the dollar about the system including past performance.

11.2 Normal Operating Controls

Information

11.2.1 Thermostat Location: Living Room

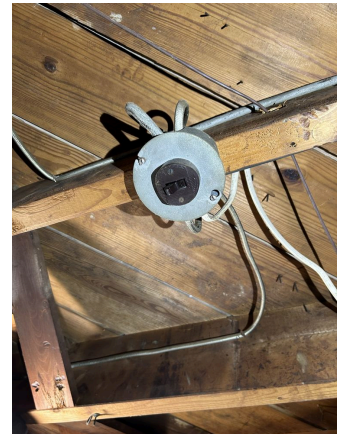


11.2.2 Service Switch

The service switch is a critical safety control that allows for emergency shutdown of the heating system. This switch provides a manual isolation of electrical power to the heating equipment.

11.2.3 Emergency Shut Off Switch Inspected

The emergency shut off switch for the heating system was inspected and found to be accessible during the inspection.



11.3 Distribution Systems

Information

11.3.1 Ductwork: Non-insulated

Ductwork is the system of metal or flexible tubes that distributes heated or cooled air throughout the home from the central heating and cooling system. Properly installed ductwork ensures efficient temperature control and air quality in all rooms.

12.0 Electrical

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
12.1 Electrical Meter & Base	● Inspected	—
12.2 Service Entrance Conductors	● Inspected	—
12.3 Main Service Disconnect	● Inspected	—
12.4 Lighting Fixtures, Switches & Receptacles	● Inspected	2
12.5 GFCI & AFCI	● Inspected	—
12.6 Panel boards & Breakers	● Inspected	1

12.1 Electrical Meter & Base

Information

12.1.1 Electrical Meter & Base Inspected

The electrical meter and base were inspected. This component serves as the point where the utility power enters the home and measures electrical consumption for billing purposes.



12.2 Service Entrance Conductors

Information

12.2.1 Service Entrance Conductors Inspected

Service entrance conductors are the main electrical cables that carry power from the utility meter or service panel into the homes electrical system. These conductors must be properly sized, protected, and installed to safely deliver electricity throughout the property.



12.3 Main Service Disconnect

Information

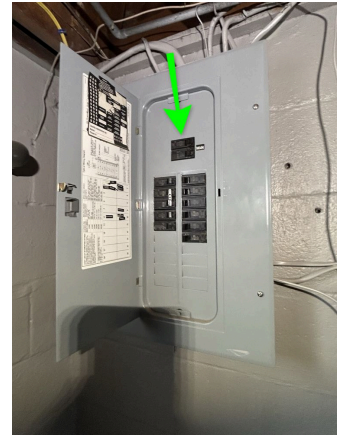
12.3.1 Homeowner's Responsibility

As the homeowner you should know where the main electrical panel is located, including the service disconnect that turns everything off.

Be sure to test smoke and CO detectors regularly. Electrical work is hazardous, mistakes can be fatal. Hire a professional whenever there's an electrical problem in your home.

12.3.2 Main Service Disconnect Inspected

The main service disconnect is the central switching point that controls electrical power to the entire home. It allows for safe isolation of the main electrical supply during maintenance or emergencies



12.3.3 Main Disconnect Rating: 100 Amps

The amperage rating indicates the maximum electrical capacity of the home's service and should be labeled on the disconnect switch itself.

Limitations

12.3.4 Main Service Disconnect Rating Not Labeled

The amperage rating of the main service disconnect is not clearly labeled or visible. This information is essential for understanding the electrical service capacity and for troubleshooting electrical issues.



12.4 Lighting Fixtures, Switches & Receptacles

Defects/ Deficiencies

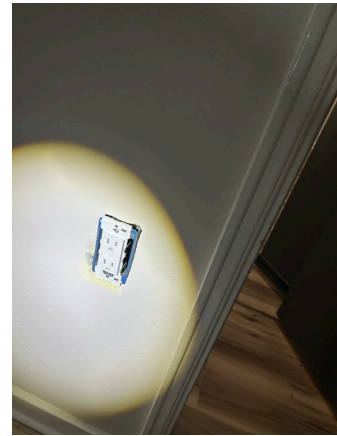
12.4.1 Cover Plates Missing

Recommendations

Service: Handyman Diy

Cover plates were missing at one or more electrical switches, and/or receptacles. This condition may expose energized components and presents a potential shock hazard.

I recommend installation of proper cover plates.



Living room closet

12.4.2 Ungrounded Receptacles

Recommendations

Service: Electrical Contractor

Ungrounded electrical receptacles were observed at one or more locations. This condition indicates the absence of an effective equipment grounding path and may increase the risk of electrical shock. Evaluation and correction by a qualified electrician is recommended.



12.5 GFCI & AFCI

Information

12.5.1 GFCI Inspected

GFCI's were tested and reset during the inspection.

12.5.2 AFCI Inspected

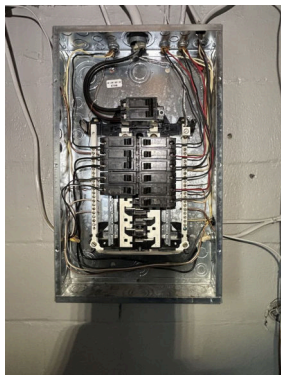
AFCI's were tested and reset during the inspection.

12.6 Panel boards & Breakers

Information

12.6.1 Main Panel Board & Breakers

The main electrical panel board and circuit breakers were inspected. The panel board is the central distribution point for electrical power throughout the home, containing circuit breakers that protect individual circuits from overload.



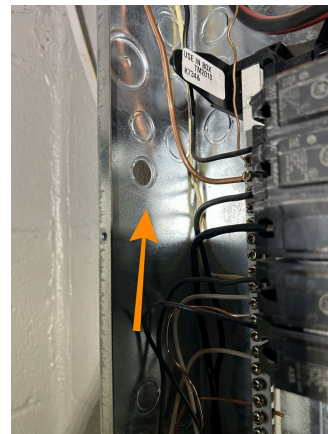
Defects/ Deficiencies

12.6.2 Open Breaker Knockout (Filler Plate Missing)

Recommendations

Service: Electrical Contractor

An open breaker knockout was observed in the electrical panel at the time of the inspection due to a missing filler plate. This condition may expose energized components and reduce panel safety. Installation of an appropriate cover plate is recommended.



13.0 Garage

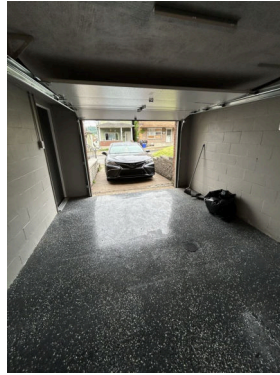
SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
13.1 Floor	● Inspected	2
13.2 Ceiling, Walls & Firewalls	● Inspected	—
13.3 Garage Door	● Inspected	—

13.1 Floor

Information

13.1.1 Garage Floor Inspected

The garage floor was examined during the inspection. Garage floors are typically constructed of concrete and may show various conditions including cracks, staining, or surface wear depending on age and maintenance history.



Defects/ Deficiencies

13.1.2 Efflorescence

🚫 Recommendations

Service: Qualified Professional

White, chalky mineral deposits observed on the garage floor surface. This indicates moisture has been moving through the concrete, carrying dissolved salts to the surface where they crystallize. I recommend an evaluation by a qualified professional.



13.1.3 Possible Mold Like Growth

🚫 Recommendations

Service: Mold Inspector

Discoloration consistent with possible mold like growth was observed during the inspection. No testing was performed. Further evaluation is recommended to determine cause and extent.

▶ [Watch video](#)

13.2 Ceiling, Walls & Firewalls

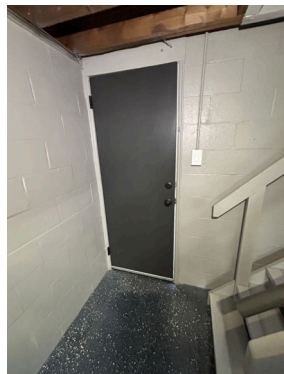
Information

13.2.1 Garage Ceiling, & Walls Inspected

The garage ceiling and walls were inspected to assess their condition and structural integrity.

13.2.2 Door Between Garage & House Inspected

The door connecting the garage to the interior of the house was inspected.



13.3 Garage Door

Information

13.3.1 Garage Door Type: Manual



14.0 Fireplace

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
14.1 General	● Not Present	—

14.1 General

Information

14.1.1 **Type:** Not Applicable

15.0 Carport

SUBSECTION	STATUS	# DEFECTS/ DEFICIENCIES
15.1 Roof	● Not Present	—

15.1 Roof

Information

15.1.1 Carport Roof Inspected: None

15.1.2 Roof Covering Type: None