



360INSPECTION
INSPECT ONCE. INSPECT RIGHT

**SAMPLE
REPORT**



Residential Home Inspection

123 Old Fashioned Tree Rd

Sample property | Inspection date: August 14, 2026

PREPARED AS A WEBSITE SAMPLE

This sample demonstrates the format and level of detail provided in a 360 Inspection report.



A clearer view of your property

Thank you for choosing 360 Inspection. We understand how important a property inspection is, and we are committed to giving every client a clear, thorough and honest assessment of the property's visible condition.

This report organizes the inspection findings by system, explains observed conditions in plain language and identifies items that may require maintenance, repair or further evaluation by a qualified professional.

ABOUT THIS SAMPLE

The address and client details shown here are for demonstration. Every completed inspection report is prepared for the specific property and client named in the inspection agreement.

360 INSPECTION

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Inspect Once, Inspect Right

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PROPERTY

ADDITIONAL INFO

📅 Inspection date	Aug 14th, 2026
• Others Present	Seller, Seller's Agent
• Property Occupied	Occupied
• Building Type	Single Family
• Year Built	2020
• Weather	Clear, Sunny
• Temperature	68 F

HOME INSPECTION : 123 OLD FASHIONED TREE RD

Definitions

- **Inspected**

The item or component was visually examined and no material defects were observed at the time of the inspection. While cosmetic issues may have been noted, they do not affect the functionality or performance of the component.
- **Maintenance Needed**

The item or component is functional but requires regular maintenance to ensure continued optimal performance and to help prevent future issues. Attention to upkeep, such as cleaning, lubrication, sealing, or minor adjustments, is recommended.
- **Pro Recommendation**

The item or component exhibits conditions that warrant further evaluation or service by a qualified professional. This recommendation is made when the issue is beyond the scope of a standard home inspection or may require specialized knowledge, repairs, or safety considerations.
- **Requires Attention**

The item or component is exhibiting signs of wear, damage, or improper function that should be addressed. While not necessarily urgent or hazardous, these issues may lead to further deterioration or potential safety concerns if left unresolved. Timely repairs or improvements are advised.
- **Safety Concern**

The item or condition presents a potential risk to the health or safety of the occupants. Immediate evaluation and correction by a qualified professional is strongly recommended to prevent injury, property damage, or code violations. These issues should be treated with urgency.
- **Inspection Obscured**

The inspector was unable to fully evaluate a particular area, system, or component of the property due to limited visibility or access at the time of the inspection. This may be caused by furniture, stored items, locked doors, weather conditions, or other obstructions.
- **Not in Scope**

The item or component is outside the scope of a standard home inspection and was not evaluated. This may include specialty systems, inaccessible areas, or components requiring invasive techniques or specialized equipment.

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. Terms and Conditions

1.1 WHAT THIS INSPECTION COVERS

1. Terms and Conditions

1.1 WHAT THIS INSPECTION COVERS

- The inspection is a visual, non-invasive assessment of the accessible areas and components of the property at the time of the inspection.
- The findings reflect the professional judgment of the inspector based on observed conditions during the inspection.
- The report is intended solely for the client named in the agreement and should not be relied upon by third parties without written authorization.
- The client is encouraged to read the full report, including all observations, limitations and recommendations, to gain a complete understanding of the property's condition.

1.2 LIMITATIONS AND EXCLUSIONS

- This inspection is not a warranty, guarantee or insurance policy regarding the current or future condition of the property.
- Systems or components that are concealed, inaccessible or not readily observable are not included in the inspection.
- The inspector is not responsible for latent defects, hidden damage or issues that arise after the time of inspection.
- Any liability is limited to the amount of the inspection fee paid, and all claims must be submitted in writing within 90 days of the inspection.

1.3 STANDARDS OF PRACTICE

As required by the InterNACHI Residential Standards of Practice, the inspection includes a visual examination of the following major systems:

Roof

The inspector examines the roofing materials, flashings, roof drainage system, skylights, chimneys and roof penetrations. The inspection includes visible areas from ground level, accessible points or safely traversable surfaces.

Exterior

The inspection includes wall coverings, eaves, soffits, fascia, exterior doors, windows, decks, balconies, stoops, steps, porches, railings and walkways. Grading is reviewed for drainage away from the foundation.

1.3 Standards of Practice - Continued

Basement, Foundation, Crawlspaces & Structure

The inspector checks for visible signs of structural movement, foundation cracks, moisture intrusion, insulation coverage and framing conditions in crawlspaces or unfinished basements.

Heating System

Permanently installed heating equipment is operated using normal controls. Visible distribution systems, flues and accessible safety controls are included.

Cooling System

During appropriate weather, the central air-conditioning system is operated using normal controls to verify basic function and airflow. Portable units are not included unless permanently installed.

Plumbing System

The inspection includes the main water supply and shut-off valve, water heating equipment, venting, faucets, fixtures, drains, waste and vent piping, checking for visible leaks, drainage concerns and functional flow.

Electrical System

The main service panel and subpanels are opened and inspected for labeling, conductor types, overcurrent protection, grounding and bonding. A representative number of fixtures, switches and receptacles are tested.

Attic, Insulation & Ventilation

The attic is accessed to inspect visible insulation levels, ventilation components and roof-framing elements such as rafters or trusses.

Interior Components

Ceilings, floors, walls, doors, windows, stairways and guardrails are inspected for visible defects, functional concerns or safety issues. A representative number of components are tested where accessible.

Fireplaces & Solid-Fuel Appliances

The firebox, damper and visible portions of the chimney are inspected. Safety clearances and the general condition of solid-fuel heating appliances are also evaluated.

All inspections are performed in accordance with the InterNACHI Standards of Practice. Full SOP: www.nachi.org/sop.htm

EXTERIOR PROPERTY PHOTOS:



Rear view



Side view - North



Side view - East

3. Grounds

3.1 DRIVEWAY/WALKWAY CONDITION

DRIVEWAY MATERIALS: Concrete, Paver

WALKWAY MATERIALS: Concrete, Brick, Pavers

COMMENTS:

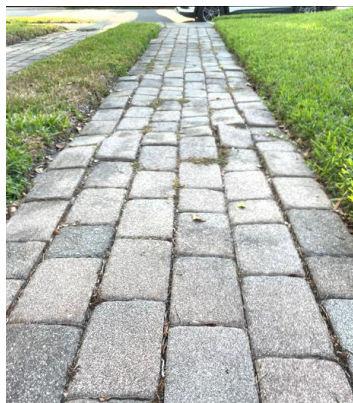
The walkway has significant large and displaced cracks, which could pose potential safety concerns. Additionally, both the driveway and walkway surfaces have areas of raising or settling, creating noticeable trip hazards.



Safety Concern



Driveway/Walkway surface was raised/settled.
Trip hazard noted.



Driveway/Walkway surface was raised/settled.
Trip hazard noted.



Walkway had large and displaced crack(s) visible.

3.2 PORCH/PATIO CONDITION

PORCH MATERIALS: Concrete

PATIO MATERIALS: Carpet

SCREENING/LANAI PRESENT: Screening

PORCH/PATIO PHOTOS:



Side door



Sliding glass door - Out-
side



Sliding glass door - Inside

3.3 FENCES/GATES CONDITION

FENCE/GATE MATERIALS: PVC, Wood

COMMENTS:

During the inspection, it was observed that the fence and gate(s) are in a state of disrepair. The fence exhibits visible damage that could potentially compromise its integrity and security. Additionally, the gate(s) require adjustments or repairs due to visible damage, which affects their proper functionality and alignment. Immediate attention to these issues is advisable to ensure the safety and privacy of the property.

 Requires Attention



Fence was damaged.



Gate was damaged

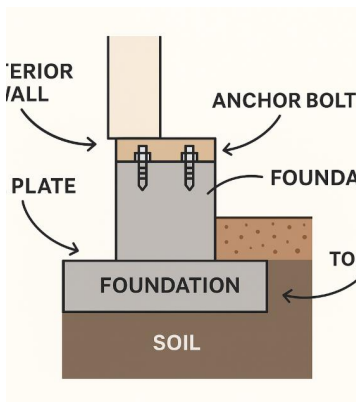
4. Foundation

4.1 FOUNDATION CONDITION

FOUNDATION TYPE: Slab

MATERIALS: Concrete

MEDIA:



COMMENTS:

At the time of the inspection, the foundation was not fully visible.

4.2 GRADING CONDITION

GRADING: Flat Grading

COMMENTS:

The landscaping and vegetation around the property are poorly maintained and overgrown, which may lead to potential issues such as moisture retention near the foundation. Additionally, there are two large tree stumps present in the front yard, which could contribute to future foundation concerns if not addressed.

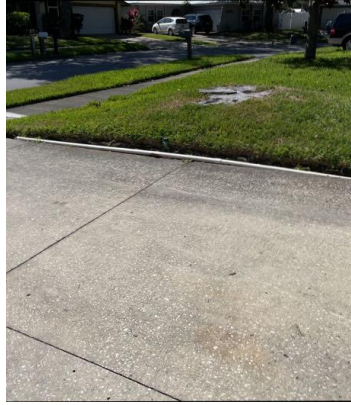
☒ Maintenance Needed



Landscaping and vegetation was poorly maintained and overgrown.



Two large tree stumps are present in the front yard



Two large tree stumps are present in the front yard

5. Exterior Features

5.1 EXTERIOR WALLS CONDITIONS

COMMENTS:

The exterior walls show signs of wear, with areas where paint is peeling or fading. Regular maintenance is important, and it would be beneficial to consider painting in the near future to preserve the integrity and appearance of the home's exterior.

☒ Inspected



Paint is peeling at the ground

5.2 TRIM CONDITION

TRIM MATERIALS: Metal

COMMENTS:

The inspection of the exterior trim was limited due to coverage or obstructions, preventing a full evaluation of its condition. Areas were not fully visible, which may conceal potential issues or maintenance needs. Further assessment might be necessary when access is possible.

5.3 GUTTERS & DOWNSPOUTS CONDITION

GUTTER TYPE: Partial Gutter

GUTTER MATERIAL: Aluminum

COMMENTS:

The gutters are currently filled with debris, and the downspout drains appear to be blocked. This condition could impede water flow and potentially lead to water damage or overflow issues. Regular cleaning and maintenance are necessary to ensure proper drainage functionality and to prevent further complications.

☒ Maintenance Needed



Gutters were filled with debris and the drains were blocked.

6. Garage

6.1 GARAGE/CARPORT STRUCTURE CONDITION

GARAGE TYPE: Detached

GARAGE SIZE: Double Car

COMMENTS:

Settlement cracks up to 1/8" in width were observed. These cracks are often a result of normal settling over time and are generally common in concrete structures. While they currently do not pose a significant concern, it is important to monitor these cracks for any potential changes in size or appearance, which could indicate more significant structural issues.

☒ Inspected



Garage door - Open



Garage door - Closed



Settlement cracks

6.2 GARAGE/CARPORT FLOOR CONDITION

MATERIAL: Concrete

COMMENTS:

Observed some staining on the garage floor; source and impact can not be determined, but it appears to have come from a leaking vehicle.

☒ Inspected



Stainging on garaga floor

6.3 FIREWALL/CEILING CONDITION

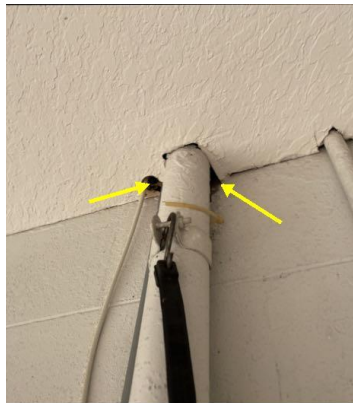
COMMENTS:

Ceiling seam separation was visible, which could compromise the fire-resistance capabilities of the structure. Additionally, the attic pull-down ladder is not fire-rated, which may pose a risk in the event of a fire. Holes/gaps should be repaired with a fire-rated material.

 Requires Attention



Ceiling seam separation was visible.



Holes/gaps should be repaired with fire-rated material.



Attic pull down ladder was not fire-rated. (See NACHI Standard of Practice article - <https://www.nachi.org/inspectingresidential-attachedgarages.htm>).

6.4 DOOR TO INTERIOR CONDITION

COMMENTS:

The door to the interior from the garage was observed to be a fire-rated door.

 Inspected

6.5 VEHICLE DOOR CONDITION

DOOR STYLE: Roll-Up

COMMENTS:

The garage vehicle door is currently operational, but it has reached or exceeded its useful life expectancy. Although functioning at the time of inspection, anticipate the need for replacement in the near future due to potential wear and diminished performance.

 Inspected

6.6 VEHICLE DOOR OPENER CONDITION

MANUFACTURER: Chamberlain

COMMENTS:

During the inspection, it was observed that the electronic eye safety feature of the garage vehicle door opener did not operate as expected. Additionally, electronic eyes were missing or not installed. Though operational at the time, the door opener has reached or exceeded its useful life and may require replacement soon.

 Pro Recommendation



Electronic eye safety feature did not operate when tested.

6.7 DOOR TO EXTERIOR CONDITION

COMMENTS:

Moisture damage was observed on both the door and door jamb. Additionally, the lock was found to be damaged. These issues may compromise the door's functionality and security. Further assessment might be needed to determine the extent of the moisture impact and necessary repairs.

 Pro Recommendation



Moisture damage was visible at the door and/or door jamb.



Lock was damaged.

7. Lawn Sprinklers

7.1 LAWN SPRINKLERS CONDITION

CONTROL BOX LOCATION: Garage

NUMBER OF ZONES: 2

NUMBER OF ACTIVE ZONES: 4

COMMENTS:

The sprinkler heads require adjustment to ensure proper coverage. Currently, the spray is reaching the structure and appliances, which may lead to potential water-related issues. Adjusting the sprinkler heads will help in preventing unintended coverage areas.

 Maintenance Needed



Sprinkler heads should be adjusted for proper coverage. Sprinkler spraying on structure and appliances.



External meter reading

8. Electrical System

8.1 MAIN PANEL CONDITION

DESCRIPTION: Square D

PANEL AGE: 15-20 years

PANEL LOCATION: Garage

CIRCUIT TYPE: Circuit Breaker

IS AMPERAGE SUFFICIENT: Yes

COMMENTS:

The electrical panel is in good condition, showing no signs of damage, corrosion, or overheating. All connections are secure and appropriately labeled.

☒ Inspected



Main breaker panel - Up close



Electrical panel - Open



Electrical panel - Door off

8.2 SUB-PANEL A CONDITION

BRAND/MODEL: Intermatic

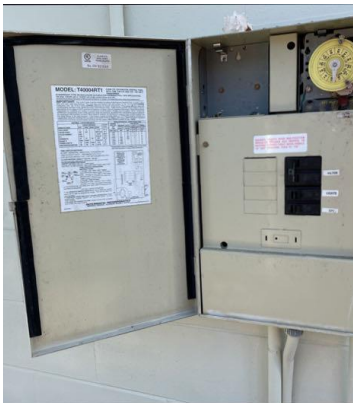
PANEL AGE: 15-20 years

PANEL LOCATION: Garage

CIRCUIT TYPE: Circuit Breakers

IS AMPERAGE SUFFICIENT: Yes

SUB PANEL PHOTOS:



Outdoor electrical sub-panel with timer



Outdoor electrical sub-panel - Open

8.3 WIRING CONDITION

WIRING TYPE: Sheathed, Non Metallic, Rubber Insulated, Copper Branch Wire

COMMENTS:

Several lights were tested but found to be non-operational at multiple locations within the property. Additionally, it was noted that some exterior outlets were not functioning.

 Maintenance Needed



Outlet(s) were not operational at exterior.



Light(s) were tested and not operational at multiple locations.

8.4 GFCI CONDITION

COMMENTS:

The bathroom GFCI reset outlet is located in the garage, which may lead to inconvenience. Additionally, weatherproof covers at the exterior outlets were either damaged or missing and the garage GFCI outlets were found to be damaged as well, potentially affecting the safety and functionality of the electrical system in that area.

 Requires Attention



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



Weatherproof covers were damaged/missing at exterior outlet(s).

9. Cooling System

9.1 COOLING SYSTEM CONDITION

COOLING UNIT LOCATION: Left Side

MANUFACTURER: Carrier

AGE OF UNIT: 2013

SIZE IN TONNAGE: 3 Ton

COOLING SYSTEM TYPE: Heat Pump

COMMENTS:

The cooling system is functioning, but it is nearing or has exceeded its typical lifespan of 10-15 years, indicating that replacement may be needed soon. Additionally, the condensation line lacks a proper trap, which could lead to inefficient operation or potential water issues.

☒ Maintenance Needed



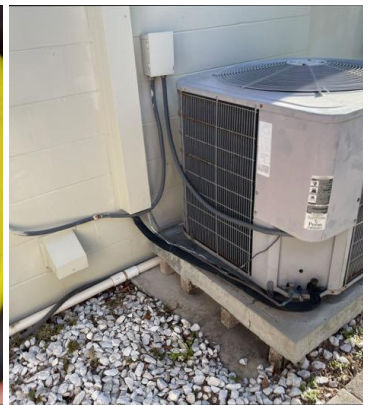
Return air temperature



Supply air temperature



Supply air temperature



Exterior air conditioning condenser unit

10. Heating System

10.1 HEATING SYSTEM CONDITION

LOCATION: Garage, Utility Room, Basement

MANUFACTURER: Carrier

AGE OF UNIT: 2013

SIZE IN TONNAGE: 3 Ton

COMMENTS:

The heating system is operational but is approaching or has exceeded its useful life of 10-15 years, indicating potential replacement needs in the near future. Additionally, there are gaps or damage at the plenum that require sealing to ensure optimal performance and efficiency.

 Requires Attention



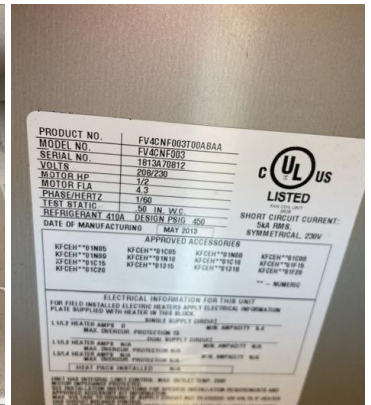
Return air temperature



Supply air temperature



Gaps/damage at the plenum should be sealed.



HVAC unit specification label



Air handler unit in garage ceiling



Supply air temperature

10.2 DISTRIBUTION CONDITION

DISTRIBUTION TYPE(S): Flexible & Rigid Insulated Ducts

COMMENTS:

Air leaks detected at visible connections in the heating system distribution.

 Requires Attention



Air leak



Flexible HVAC ductwork
in attic



Flexible HVAC ductwork
in attic

During inspection, numerous ducts were not fully visible, which limited a complete assessment. However, air leaks were detected at the visible connections, suggesting potential inefficiencies in the heating system distribution.

 Inspection Obscured

11. Thermostat & Air Filters

11.1 THERMOSTAT(S) CONDITION

MATERIALS: Thermostat

LOCATION: Hallway

THERMOSTAT PHOTO'S:



Digital wall-mounted
thermostat

11.2 AIR FILTER(S) CONDITION

MATERIALS: Filter

FILTER LOCATIONS: Primary Bedroom, Hallway, At Base of Heating Unit

12. Plumbing System

12.1 MAIN LINE & VALVE CONDITION

MAIN VALVE LOCATION: Left Side

AGE OF MAIN LINE: Original to Home

MAIN LINE MATERIALS: Copper Piping

COMMENTS:

The visible main line is found to be in good condition. There are no apparent signs of wear, corrosion, or damage.

 Inspected



12.2 SUPPLY LINES CONDITION

MATERIALS: Copper Piping

AGE OF PIPING SYSTEM: Original to Home

COMMENTS:

The visible supply piping was observed to be in good condition during the inspection. There were no signs of leaks, corrosion, or significant wear. The pipes appear well-maintained, ensuring efficient water flow and distribution throughout the property.

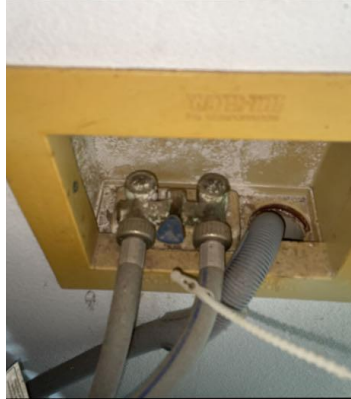
 Inspected



Toilet was loose at the floor at all bathrooms.



Toilet was loose at the floor at all bathrooms.



Washer water supply and drain box

12.3 DRAIN LINES CONDITION

DRAIN LINE MATERIAL(S): PVC/CPVC

DRAIN/WASTE/VENT PIPING ESTIMATED AGE: Original to Home

COMMENTS:

There is an unused sink drain in the garage with a dry trap, which can allow sewer gases to escape. However, all visible drain lines were found to be in good condition.

 Inspected



Bathroom sink plumbing under cabinet



Bathroom sink plumbing under cabinet



Kitchen sink with garbage disposal



Single supply line under sink with p-trap



Unused sink drain in garage should be capped - dry trap, will allow sewer gases to escape.

12.4 WATER HEATER CONDITION

WATER HEATER LOCATION: Garage

MANUFACTURER: Rheem, Whirlpool

AGE OF UNIT: 2009

WATER HEATER TYPE: Electric

SIZE OF WATER HEATER: 38 Gallons

COMMENTS:

The water heater is currently in good condition; however, it is nearing or has exceeded its typical useful lifespan of 10-12 years. While it continues to function properly, its age suggests that replacement may be necessary in the foreseeable future to avoid potential issues.

☒ Inspected



Water heater specification label



Residential electric water heater installation



Water temperature measured with infrared thermometer

13. Roof System

13.1 ROOF CONDITION

ROOF STYLE/SHAPE: Gable style, Asphalt Architectural Shingle

ESTIMATED AGE OF ROOF COVERING: 16 yrs

ESTIMATED LIFE REMAINING: < 5 years

ROOF INSPECTION METHOD: On Roof

MEDIA:

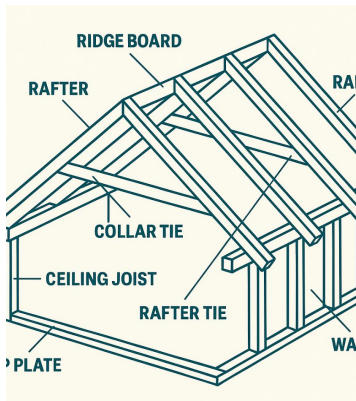


Diagram of roof framing

COMMENTS:

During the roof inspection, damaged and loose roofing materials were observed in multiple locations. These issues can potentially lead to water intrusion and further structural damage if not addressed promptly. It is recommended that a qualified licensed roofer evaluates and repairs these areas to ensure the roof's integrity and longevity.

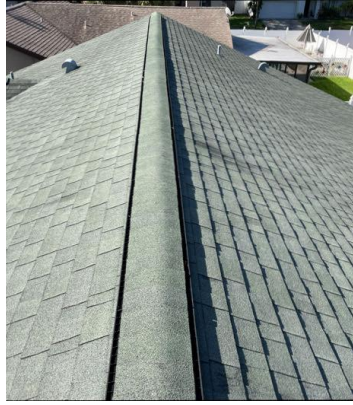
 Requires Attention



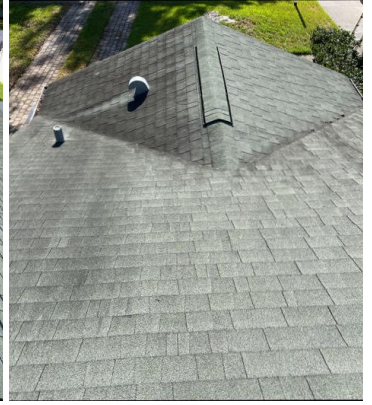
Roof water damage



Shingle roof ridge view



Roof ridge with vent caps



Rear roof section with intersecting ridge



Lifted roof shingles at ridge



Loose shingles near vent flashing

13.2 ROOF FLASHING CONDITION

ROOF FLASHING FEATURES: Soffit vents, Vent caps, Roof ridge vents, Gable vents, Dryer vent

13.3 ATTIC CONDITION

ATTIC ACCESS LOCATION: Garage access, Hallway access

TRUSS CONFIGURATION: Roof Engineered Trusses

ROOF FRAMING: 2x4

CEILING FRAMING: 2x4

INSULATION TYPES: Loose fiberglass, Blanket/Batt fiberglass

COMMENTS:

During the inspection of the attic, visibility was significantly limited due to insulation, ductwork, and the structure's height. It was noted that the insulation had been moved or disturbed in several areas, resulting in low coverage spots.

 Requires Attention



Attic storage space with insulation



Attic view with gable vent



Insulation had been moved/disturbed, leaving low coverage areas



Long attic span with trusses and utilities



Wall cavity exposure behind insulation



Insulation had been moved/disturbed, leaving low coverage areas



Electrical box exposed in attic insulation

14. Exterior Doors

14.1 EXTERIOR DOORS CONDITION

EXTERIOR DOOR TYPES: Front Single Entry Door, Sliding Glass Doors, Storm Door(s), Screen Door(s)

COMMENTS:

The tracks and rollers on the sliding doors require cleaning, adjustment, and lubrication. Regular maintenance in these areas is essential to ensure smooth and proper operation.

☒ Maintenance Needed



Interior sliding glass door



Tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis.



Front door

15. Interior Features

15.1 INTERIOR PHOTOS

MEDIA:



Empty bedroom with ceiling fan and carpet



Living area with vaulted ceiling and tile floor



Tiled room with dual windows



Master bedroom with en-suite access



Carpeted bedroom with ceiling fan and window

15.2 INTERIOR DOORS CONDITION

INTERIOR DOOR TYPE: Hollow core wood

COMMENTS:

The interior door of the primary bedroom exhibits rubbing and sticking issues. This may indicate misalignment or changes in the door frame or structure.

☒ Maintenance Needed



Door rubbed/stuck at primary bedroom

15.3 WINDOW CONDITION

TYPE: Metal, Double Hung

COMMENTS:

The window tension springs were damaged in multiple locations, potentially affecting the functionality and safety of the windows. Additionally, several locks in the family room were either missing or damaged, which may compromise security in this area.

 Requires Attention



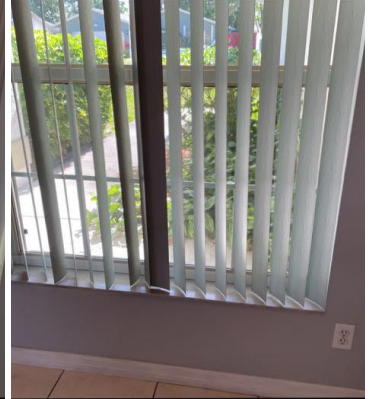
Locks were missing/damaged at family room



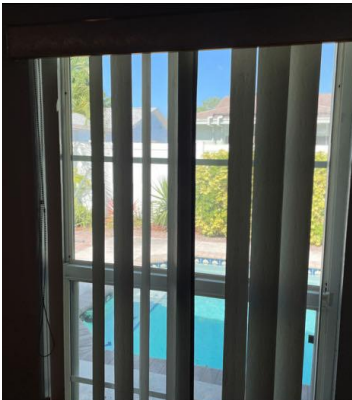
Locks were missing/damaged at family room



Window tension spring(s) were damaged - Utility room



Window tension spring(s) were damaged - kitchen



Window tension spring(s) were damaged - Living room multiple locations

15.4 INTERIOR WALLS CONDITION

MATERIALS: Drywall, Tile, Wall Cover over Drywall

15.5 CEILINGS CONDITION

MATERIALS: Drywall

15.6 FLOORING CONDITION

MATERIALS: Tile, Carpet

COMMENTS:

The tile flooring in the family room is disbonded. A hollow sound is evident when tapping the affected areas, indicating potential issues with adhesion or underlying support.

 Requires Attention



Tile flooring was disbonded at family room.
Hollow sound can be heard when the flooring was tapped

15.7 SMOKE DETECTOR CONDITION

SMOKE DETECTOR LOCATIONS: Hallway, Outside Primary Bedroom

COMMENTS:

During the inspection, it was noted that smoke detectors were missing in several required areas, compromising safety. Additionally, CO detectors were not present, which is a crucial safety feature. The smoke detector in the hallway failed to respond when tested, indicating a potential malfunction.

 Requires Attention



Smoke detector(s) did not respond when tested at Hallway

15.8 LAUNDRY CONDITION

LOCATION: Garage

COMMENTS:

The laundry units at this property are portable appliances and were not part of the inspection scope. A brief courtesy check was performed, but please note that appliance performance can vary when fully loaded.



Portable laundry in garage

15.9 CEILING FAN CONDITION

COMMENTS:

The ceiling fan in the living/family room shows noticeable wobbling when in operation. This may be due to imbalanced blades, improper mounting, or loose connections.

☒ Maintenance Needed



The ceiling fan(s) wobbled
at the living/family room

16. Kitchen

16.1 KITCHEN CABINETS CONDITION

CABINET TYPE: Laminate

COMMENTS:

The kitchen cabinets exhibit noticeable wear, including scratches and fading on the surfaces. Hinges and handles show signs of age, with some minor looseness noted. These conditions may affect the aesthetic appeal but do not currently impact functionality.

☒ Maintenance Needed

16.2 KITCHEN COUNTERS CONDITION

COUNTER TYPE: Laminate

COMMENTS:

The kitchen counters exhibit noticeable wear, with signs of surface scuffing and fading. These conditions suggest regular use over time, impacting the overall aesthetic and potentially affecting functionality. Further attention may be required to maintain the counter's longevity and appearance.

☒ Requires Attention



Kitchen with electric range and french door fridge



Kitchen sink with pass-through to living area



Freestanding kitchen island with storage

16.3 KITCHEN SINK CONDITION

COMMENTS:

Moisture stains and signs of damage were observed under the kitchen sink. This indicates a past or ongoing leak that has affected the area. It's important to address the source of moisture to prevent further deterioration and possible mold growth. Regular monitoring and maintenance are crucial.

☒ Maintenance Needed



Moisture stains



Moisture stains

16.4 GARBAGE DISPOSAL CONDITION

MANUFACTURER: Badger

PHOTO OF DISPOSAL:



16.5 DISHWASHER CONDITION

MANUFACTURER: Kenmore

COMMENTS:

The kitchen dishwasher did not function under normal operating conditions during the inspection. It failed to initiate a wash cycle when tested.

☒ Maintenance Needed



Dishwasher not operable



Dishwasher door - Open

16.6 OVEN/STOVE-TOP CONDITION

MANUFACTURER: General Electric

POWER SOURCE: Electric

COMMENTS:

The oven light was not operational. Additionally, the oven itself was not functioning properly, indicating a potential issue with its performance or electrical supply. Further evaluation may be needed to address these concerns.

 Requires Attention



Oven light did not operate



Oven was not functioning properly. No broiler. No Light

16.7 REFRIGERATOR CONDITION

MANUFACTURER: Samsung

COMMENTS:

The refrigerator's drinking water supply is operational; however, the icemaker is not producing ice. Further evaluation may be necessary to determine the cause of this issue.

 Maintenance Needed



Icemaker did not supply ice



Refrigerator interior temperature



Freezer compartment temperature

16.8 VENTILATION CONDITION

MANUFACTURER: Nutone

PHOTOS:



Stove ventilation

17. Bathrooms

17.1 BATHROOM LOCATIONS

DESCRIPTION: Hallway, Primary Bedroom

MEDIA:



Hallway bathroom



Primary bathroom

17.2 SINKS CONDITION

COMMENTS:

Visible dry stains were observed under the sink in the hallway bathroom. This indicates a possible previous leak or spill that has since dried. While no active leaks were detected

during the inspection, periodic monitoring is advised to ensure functionality and prevent potential future issues.

☒ Maintenance Needed



Dry stain(s) were visible under sink at hallway bathroom

17.3 TOILETS CONDITION

COMMENTS:

All bathrooms have toilets that are loose at the floor. This indicates a potential issue with the stability and may lead to leaks or damage if not addressed. It's important this condition be reviewed further to ensure proper function and integrity of the seal and flooring.

☒ Maintenance Needed



Toilet was loose at the floor at all bathrooms



Toilet was loose at the floor at all bathrooms

17.4 SHOWERS CONDITION

COMMENTS:

All bathroom shower enclosures require caulking or grouting to ensure proper sealing. In the primary bathroom, cracked tiles were observed, which may indicate potential water intrusion issues. Additionally, there is damage to the wall at the exterior of the shower enclosure in the primary bathroom, necessitating attention to prevent further deterioration.

 Requires Attention



Cracked tiles were visible at primary bathroom



Cracked tiles were visible at primary bathroom



Wall at the exterior of shower enclosure was damaged at the primary bathroom

Summary

HOME INSPECTION : 123 OLD FASHIONED TREE RD

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.



Pro Recommendation

The item or component exhibits conditions that warrant further evaluation or service by a qualified professional. This recommendation is made when the issue is beyond the scope of a standard home inspection or may require specialized knowledge, repairs, or safety considerations.



Requires Attention

The item or component is exhibiting signs of wear, damage, or improper function that should be addressed. While not necessarily urgent or hazardous, these issues may lead to further deterioration or potential safety concerns if left unresolved. Timely repairs or improvements are advised.



Safety Concern

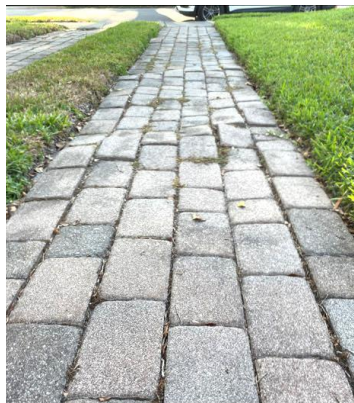
The item or condition presents a potential risk to the health or safety of the occupants. Immediate evaluation and correction by a qualified professional is strongly recommended to prevent injury, property damage, or code violations. These issues should be treated with urgency.

3. Grounds

3.1 DRIVEWAY/WALKWAY CONDITION

COMMENTS:

The walkway has significant large and displaced cracks, which could pose potential safety concerns. Additionally, both the driveway and walkway surfaces have areas of raising or settling, creating noticeable trip hazards.



Driveway/Walkway surface was raised/settled.
Trip hazard noted.

Driveway/Walkway surface was raised/settled.
Trip hazard noted.

Walkway had large and displaced crack(s) visible.

3.3 FENCES/GATES CONDITION

COMMENTS:

During the inspection, it was observed that the fence and gate(s) are in a state of disrepair. The fence exhibits visible damage that could potentially compromise its integrity and security. Additionally, the gate(s) require adjustments or repairs due to visible damage, which affects their proper functionality and alignment. Immediate attention to these issues is advisable to ensure the safety and privacy of the property.

 Requires Attention



Fence was damaged.



Gate was damaged

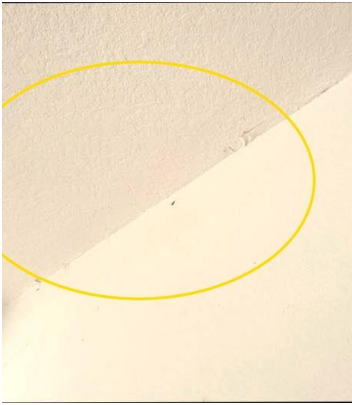
6. Garage

6.3 FIREWALL/CEILING CONDITION

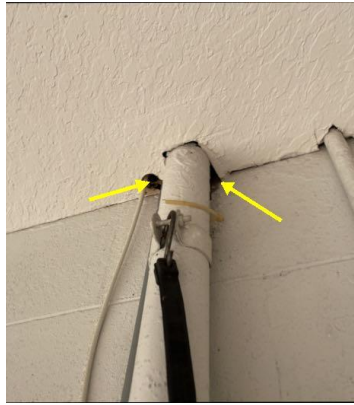
COMMENTS:

Ceiling seam separation was visible, which could compromise the fire-resistance capabilities of the structure. Additionally, the attic pull-down ladder is not fire-rated, which may pose a risk in the event of a fire. Holes/gaps should be repaired with a fire-rated material.

 Requires Attention



Ceiling seam separation was visible.



Holes/gaps should be repaired with fire-rated material.



Attic pull down ladder was not fire-rated. (See NACHI Standard of Practice article - <https://www.nachi.org/inspectingresidential-attachedgarages.htm>).

6.6 VEHICLE DOOR OPENER CONDITION

COMMENTS:

During the inspection, it was observed that the electronic eye safety feature of the garage vehicle door opener did not operate as expected. Additionally, electronic eyes were missing or not installed. Though operational at the time, the door opener has reached or exceeded its useful life and may require replacement soon.

 Pro Recommendation



Electronic eye safety feature did not operate when tested.

6.7 DOOR TO EXTERIOR CONDITION

COMMENTS:

Moisture damage was observed on both the door and door jamb. Additionally, the lock was found to be damaged. These issues may compromise the door's functionality and security. Further assessment might be needed to determine the extent of the moisture impact and necessary repairs.

 Pro Recommendation



Moisture damage was visible at the door and/or door jamb.



Lock was damaged.

8. Electrical System

8.4 GFCI CONDITION

COMMENTS:

The bathroom GFCI reset outlet is located in the garage, which may lead to inconvenience. Additionally, weatherproof covers at the exterior outlets were either damaged or missing and the garage GFCI outlets were found to be damaged as well, potentially affecting the safety and functionality of the electrical system in that area.

 Requires Attention



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



Weatherproof covers were damaged/missing at exterior outlet(s).

10. Heating System

10.1 HEATING SYSTEM CONDITION

COMMENTS:

The heating system is operational but is approaching or has exceeded its useful life of 10-15 years, indicating potential replacement needs in the near future. Additionally, there are gaps or damage at the plenum that require sealing to ensure optimal performance and efficiency.

 Requires Attention



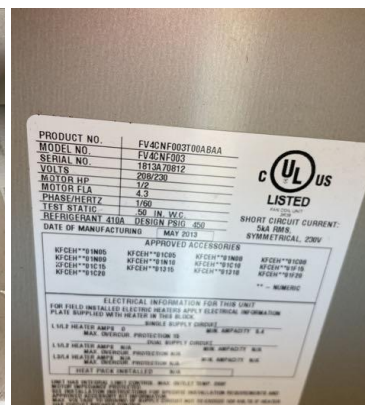
Return air temperature



Supply air temperature



Gaps/damage at the plenum should be sealed.



HVAC unit specification label



Air handler unit in garage ceiling



Supply air temperature

10.2 DISTRIBUTION CONDITION

COMMENTS:

Air leaks detected at visible connections in the heating system distribution.

 Requires Attention



Air leak



Flexible HVAC ductwork in attic



Flexible HVAC ductwork in attic

13. Roof System

13.1 ROOF CONDITION

COMMENTS:

During the roof inspection, damaged and loose roofing materials were observed in multiple locations. These issues can potentially lead to water intrusion and further structural

damage if not addressed promptly. It is recommended that a qualified licensed roofer evaluates and repairs these areas to ensure the roof's integrity and longevity.

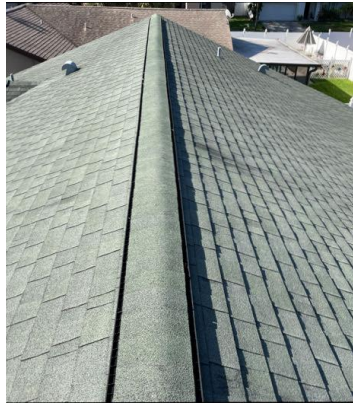
 Requires Attention



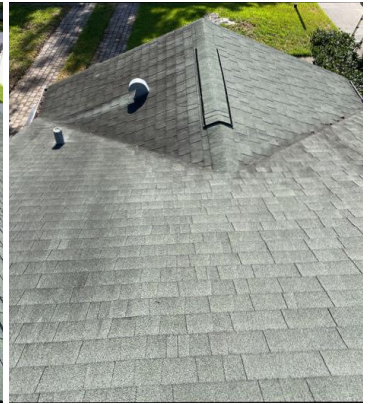
Roof water damage



Shingle roof ridge view



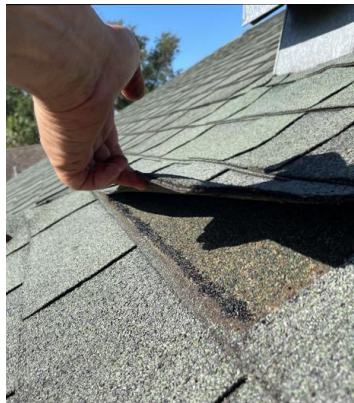
Roof ridge with vent caps



Rear roof section with intersecting ridge



Lifted roof shingles at ridge



Loose shingles near vent flashing

13.3 ATTIC CONDITION

COMMENTS:

During the inspection of the attic, visibility was significantly limited due to insulation, ductwork, and the structure's height. It was noted that the insulation had been moved or disturbed in several areas, resulting in low coverage spots.

 Requires Attention



Attic storage space with insulation



Attic view with gable vent



Insulation had been moved/disturbed, leaving low coverage areas



Long attic span with trusses and utilities



Wall cavity exposure behind insulation



Insulation had been moved/disturbed, leaving low coverage areas



Electrical box exposed in attic insulation

15. Interior Features

15.3 WINDOW CONDITION

COMMENTS:

The window tension springs were damaged in multiple locations, potentially affecting the functionality and safety of the windows. Additionally, several locks in the family room were either missing or damaged, which may compromise security in this area.

 Requires Attention



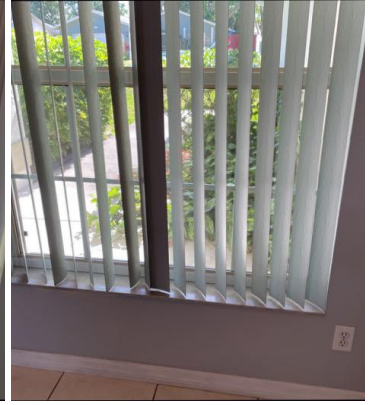
Locks were missing/damaged at family room



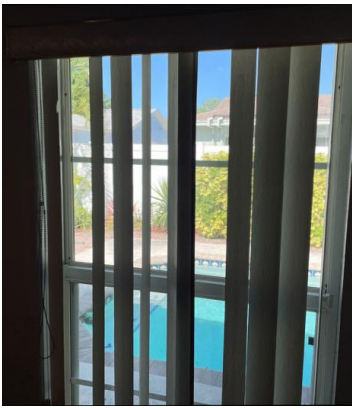
Locks were missing/damaged at family room



Window tension spring(s) were damaged - Utility room



Window tension spring(s) were damaged - kitchen



Window tension spring(s) were damaged - Living room multiple locations

15.6 FLOORING CONDITION

COMMENTS:

The tile flooring in the family room is disbonded. A hollow sound is evident when tapping the affected areas, indicating potential issues with adhesion or underlying support.

 Requires Attention



Tile flooring was disbonded at family room.
Hollow sound can be heard when the flooring was tapped

15.7 SMOKE DETECTOR CONDITION

COMMENTS:

During the inspection, it was noted that smoke detectors were missing in several required areas, compromising safety. Additionally, CO detectors were not present, which is a crucial safety feature. The smoke detector in the hallway failed to respond when tested, indicating a potential malfunction.

 Requires Attention



Smoke detector(s) did not respond when tested at Hallway

16. Kitchen

16.2 KITCHEN COUNTERS CONDITION

COMMENTS:

The kitchen counters exhibit noticeable wear, with signs of surface scuffing and fading. These conditions suggest regular use over time, impacting the overall aesthetic and potentially affecting functionality. Further attention may be required to maintain the counter's longevity and appearance.

 Requires Attention



Kitchen with electric range and french door fridge



Kitchen sink with pass-through to living area



Freestanding kitchen island with storage

16.6 OVEN/STOVE-TOP CONDITION

COMMENTS:

The oven light was not operational. Additionally, the oven itself was not functioning properly, indicating a potential issue with its performance or electrical supply. Further evaluation may be needed to address these concerns.

 Requires Attention



Oven light did not operate



Oven was not functioning properly. No broiler. No Light

17. Bathrooms

17.4 SHOWERS CONDITION

COMMENTS:

All bathroom shower enclosures require caulking or grouting to ensure proper sealing. In the primary bathroom, cracked tiles were observed, which may indicate potential water intrusion issues. Additionally, there is damage to the wall at the exterior of the shower enclosure in the primary bathroom, necessitating attention to prevent further deterioration.

 Requires Attention



Cracked tiles were visible at primary bathroom



Cracked tiles were visible at primary bathroom



Wall at the exterior of shower enclosure was damaged at the primary bathroom