

Whole House Inspection Report

May 29, 2026



1208 Cedar Hollow Lane Customer Demo 20260530-010437-664, Austin, TX 78704



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Purpose, Scope, and Limitations of Inspection

Purpose and Scope

This report was prepared for the named client and reflects the inspector observations of visible, readily accessible, and safely observable conditions at the property on the date and time of inspection only. The inspection was limited, visual, and non-invasive. It was not technically exhaustive and did not include destructive testing, engineering analysis, dismantling, excavation, moving personal property, opening finished surfaces, or inspecting concealed, inaccessible, unsafe, shut down, buried, or excluded systems and components.

Limitations

This report is not a warranty, guarantee, insurance policy, code-compliance inspection, permit review, appraisal, engineering report, environmental assessment, design consultation, repair specification, cost estimate, or representation that the property is safe, insurable, marketable, habitable, or suitable for any particular use. Conditions can change after the inspection, and concealed or latent defects may exist.

Client Responsibilities

The summary is not the entire report. The client must read the complete report, including all sections, photos, limitations, exclusions, comments, recommendations, and attachments. Any recommended further evaluation, correction, repair, replacement, monitoring, or specialist review should be performed by qualified, licensed, and insured professionals before any applicable inspection, objection, option, contingency, insurance, or due diligence deadline expires.

Photos and Annotations

Photographs, diagrams, arrows, circles, captions, and other visual annotations are provided as examples or supporting documentation of selected observations. They are not intended to show every defect, every instance of a defect, every inspected area, or every condition discussed in the report. The absence of a photograph does not mean an item was not inspected or that no concern exists.

Whole House Addendum

Whole House Addendum

This Whole House Inspection Report is a limited residential inspection based on visible and readily accessible systems and components observed at the time of inspection. It is not a technically exhaustive inspection, engineering analysis, code-compliance inspection, warranty, guarantee, appraisal, or prediction of future performance.

Executive Summary

81

TOTAL ITEMS INSPECTED

6

REPAIRS NEEDED

PROPERTY DETAILS

INSPECTION DATE

May 29, 2026

INSPECTION TIME

10:15 AM

WEATHER CONDITIONS

Partly cloudy with recent rain

APPROX. OUTDOOR TEMPERATURE

68 F

PEOPLE PRESENT

Client, buyer agent, listing agent, and inspector

ESTIMATED YEAR BUILT

1986

TYPE OF STRUCTURE INSPECTED

Two-story single-family detached dwelling with attached two-car garage

This whole-house inspection of the two-story single-family residence at 1208 Cedar Hollow Lane, Austin, TX 78704 was performed on May 29, 2026 under partly cloudy conditions following recent rain. The home, estimated to have been built in 1986, presented a number of items warranting attention across the roof covering, exterior guardrail, foundation, plumbing, electrical, attic insulation, interior garage door safety systems, and optional appliance components. All mechanical systems—heating, cooling, and plumbing fixtures—operated at the time of inspection, though the gas water heater showed corrosion and is approaching the end of its typical service life.

The most time-sensitive findings include a garage door opener reversal failure and non-functioning photo-eye sensors (both immediate safety concerns), a loose rear deck guardrail, and a non-tripping exterior GFCI receptacle. Additional priority items include damaged roof shingles, an active plumbing drain leak, and the corroded water heater. Maintenance-level items include the garage slab crack with minor differential movement, incomplete attic insulation, unlabeled breaker circuits, and an unverified range anti-tip bracket. A qualified contractor should evaluate each correction item; this report reflects conditions observed at the time of inspection only.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

REPORT DISCLAIMERS

Maintenance notes are general homeowner guidance based on the inspection context. They are not repair specifications, warranties, or substitutes for evaluation by qualified professionals.

High-Level Summary

Immediate Repairs Needed

These findings should receive prompt attention due to safety or active-condition concerns.

Immediate: Rear Deck Guardrail

Exterior - The guardrail at the east corner of the rear deck moved under light lateral pressure, indicating an unstable or inadequately anchored post.

Repair by a qualified contractor is recommended to restore guardrail stability and prevent fall hazard.

Immediate: Guest Bathroom Sink Trap – Active Leak

Plumbing - A minor active drip was observed at the guest bathroom sink trap during fixture operation.

Repair by a qualified plumber is recommended to eliminate the active drain leak.

Immediate: Exterior GFCI Receptacle – Failed Test

Electrical - One exterior receptacle did not trip when tested with a GFCI tester.

Correction by a qualified electrician is recommended. GFCI protection at exterior locations is required for personal safety.

Immediate: Garage Door Opener – Reversal Mechanism Failure

Doors, Windows & Interior - The garage door opener did not reverse properly when the auto-reverse safety test was performed.

Service or repair by a qualified garage door contractor is recommended before regular use to eliminate the entrapment hazard.

Immediate: Garage Door – Photo-Eye Sensors Not Responding Consistently

Doors, Windows & Interior - The garage door photo-eye sensors did not respond consistently when the safety beam was interrupted during testing.

Adjustment or repair by a qualified garage door contractor is recommended. Functioning photo-eye sensors are a critical entrapment-prevention safety feature.

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: Roof Covering – Rear Slope

Roof - Damaged, lifted, and worn shingles were observed at the rear slope.

Evaluation and repair by a qualified roofing contractor is recommended before closing to prevent moisture intrusion.

Monitor / Maintenance Notes

These items are ownership planning or monitoring notes and are separate from repair findings above.

Monitor: Garage Slab – Crack and Differential Movement

Basement, Foundation, Crawlspace & Structure - A visible crack and minor differential movement indicators were observed at the garage slab.

Monitor the area for changes. If movement continues or worsens, evaluation by a qualified foundation specialist is recommended.

Maintenance: Water Heater – Corrosion and Age

Plumbing - Corrosion was visible near the lower water heater jacket and connections. The unit (manufactured 2011) is near the end of its typical service life.

Evaluation by a qualified plumber is recommended. Budgeting for replacement in the near term is advised given the unit's age and observed corrosion.

Maintenance: Electrical Panel – Breaker Labeling Deficiencies

Electrical - Several breakers in the service panel were not clearly or accurately labeled.

A qualified person should accurately label all circuits to facilitate safe maintenance and emergency shutoff.

Maintenance: Attic Insulation – Below Modern Energy Targets

Attic, Insulation & Ventilation - Blown fiberglass insulation depth of 10–13 inches was observed to be below common modern energy-efficiency targets in portions of the attic.

Improving insulation coverage is recommended for enhanced energy efficiency and interior comfort.

Maintenance: Range – Anti-Tip Bracket Not Verified

Optional Systems & Components - An anti-tip bracket for the range was not confirmed to be installed during the inspection.

Install or confirm the presence of an anti-tip device to prevent the range from tipping forward, which poses a burn and crush hazard.

Report Sections

1. Roof

3.1

The roof covering consists of asphalt shingles estimated to be approximately 12 years old. The inspection was conducted from the ground using binoculars. Gutters, downspouts, and drip edge were present and appeared serviceable where visible. Visible roof penetrations were reviewed from the ground and no concerns were noted. No active leak indicators were observed at accessible areas. Roof framing at the vaulted ceiling area was inaccessible, as no safe attic viewing point was available from that location. Damaged, lifted, and worn shingles were observed at the rear slope and require attention.

SECTION DETAILS

Inspection Method From ground with binoculars	Roof Covering Asphalt Shingle
Approx. Roof Age / Installation Year Approximately 12 years	Drainage Gutters, Downspouts, Drip Edge

DETAILED INSPECTION ITEM BREAKDOWN

Roof-covering materials **CORRECTION NEEDED**

Status: inspected
Defects: Damaged/missing shingles
Notes: Damaged, lifted, and worn shingles were observed at the rear slope. Recommend evaluation and repair by a qualified roofing contractor before closing.



Roof 1.1a - Roof-covering materials



Roof 1.1b - Roof-covering materials

Gutters & downspouts **PASS**

Status: inspected
Notes: Gutters were present and appeared serviceable where visible.

Vents, flashing, skylights, chimney & penetrations Status: inspected Notes: Visible roof penetrations were reviewed from the ground.	PASS
General roof structure (accessible panels/doors/stairs) Status: inaccessible Access limitation: No safe attic view of the roof framing at the vaulted ceiling area. Notes: Vaulted ceiling framing was not visible.	NOT INSPECTED
Active roof leak indicators Status: inspected Notes: No active roof leak indicators were observed at accessible areas.	PASS

2. Exterior

3.2

The exterior cladding consists of brick veneer and fiber-cement (HardiePlank) siding. Double-pane windows were installed throughout. Exterior doors operated normally, eaves and soffits were serviceable where visible, and grading was observed to slope generally away from the foundation perimeter. Representative windows were operated without issue. Walkways and the concrete driveway were generally serviceable. Visible flashing, trim, and baluster spacing were reviewed without noted concerns. A loose guardrail post was identified at the rear deck and requires repair for safety.

SECTION DETAILS

Siding / Wall Covering Brick Veneer, Fiber Cement (HardiePlank)	Window Type Double Pane
Driveway Concrete	

DETAILED INSPECTION ITEM BREAKDOWN

Exterior wall-covering materials Status: inspected Notes: Brick veneer and fiber-cement siding were observed.	PASS
Eaves, soffits & fascia Status: inspected Notes: Eaves, soffits, and fascia were serviceable where visible.	PASS
Representative number of windows Status: inspected Notes: Representative windows were operated.	PASS

All exterior doors

PASS

Status: inspected

Notes: Exterior doors operated normally.

Flashing & trim

PASS

Status: inspected

Notes: Visible flashing and trim were reviewed.

Walkways, driveways, stairs, stoops & ramps

PASS

Status: inspected

Notes: Walkways and driveway were generally serviceable.

Porches, patios, decks, balconies & carports

PASS

Status: inspected

Notes: Decking and visible porch components were reviewed where present.

Railings, guards & handrails

CORRECTION NEEDED

Status: inspected

Defects: Unstable/wobbly

Notes: Rear deck guardrail moved under light pressure at the east corner. Recommend repair by a qualified contractor for safety.



Exterior 2.8a - Rear deck guardrail at the loose east corner.



Exterior 2.8b - Closer view of guardrail post movement at the rear deck.

Vegetation, drainage, retaining walls & grading

PASS

Status: inspected

Notes: Grade generally sloped away from the visible foundation.

Improper baluster/spindle/rail spacing

PASS

Status: inspected

Notes: No improper baluster spacing was observed at inspected exterior guardrails.

3. Basement, Foundation, Crawlspace & Structure

3.3

The structure is supported by a slab-on-grade foundation with poured concrete walls where applicable. No basement or crawlspace was present. No active water penetration was observed. No wood-soil contact was noted at accessible exterior areas, and no improper cutting, notching, or boring was identified in visible framing. Visible structural components were reviewed from accessible areas without additional concerns. A visible crack in the garage slab and minor differential movement indicators were observed and should be monitored.

SECTION DETAILS

Foundation Type

Slab

Foundation Wall Material

Poured Concrete

Under-Floor Access Location

No under-floor space observed; slab-on-grade foundation.

DETAILED INSPECTION ITEM BREAKDOWN

Foundation

PASS

Status: inspected

Notes: Slab-on-grade foundation observed.

Basement

NOT PRESENT

Status: not present

Notes: No basement was present.

Crawlspace

NOT PRESENT

Status: not present

Notes: No crawlspace was present.

Structural components

PASS

Status: inspected

Notes: Visible structural components were reviewed from accessible areas.

Wood in contact with or near soil

PASS

Status: inspected

Notes: No wood-soil contact was observed at accessible exterior areas.

Active water penetration

Status: inspected
Notes: No active water penetration was observed.

PASS

Foundation movement indicators

Status: inspected
Defects: Unlevel floors observed
Notes: A visible garage slab crack and minor differential movement indicators were observed. Recommend monitoring and evaluation by a qualified foundation specialist if movement continues.

CORRECTION NEEDED



Basement, Foundation, Crawlspaces & Structure 3.7a - Foundation movement indicators

Improper cutting, notching or boring of framing members

Status: inspected
Notes: No improper cutting, notching, or boring was observed in visible framing.

PASS

4. Heating

3.4

The heating system is a natural gas forced-air furnace manufactured in 2016, controlled by a thermostat located in the main hallway near the bedroom wing. The system responded to normal thermostat controls and operated during the inspection. The furnace and associated equipment were accessible. No heating-related corrections were identified at the time of inspection.

SECTION DETAILS

Energy Source
Natural Gas

Heating Method
Forced Air Furnace

Heating Equipment Age / Year
Manufactured in 2016

Heating Thermostat Location
Main hallway near bedroom wing.

DETAILED INSPECTION ITEM BREAKDOWN

Heating system — operated via normal controls Status: inspected Notes: System responded to normal controls.	PASS
Thermostat location Status: inspected Notes: Thermostat located in the central hallway.	PASS
Energy source Status: inspected Notes: Natural gas energy source observed.	PASS
Heating method Status: inspected Notes: Forced-air furnace observed.	PASS
System failed to operate Status: inspected Notes: The heating system operated during the inspection.	PASS
System deemed inaccessible Status: inspected Notes: Heating equipment was accessible.	PASS

5. Cooling

3.5

The cooling system is a central air conditioning unit manufactured in 2018, sharing the main hallway thermostat with the heating system. The system responded to normal controls and operated during the inspection. Cooling equipment was accessible. No cooling-related corrections were identified at the time of inspection.

SECTION DETAILS

Cooling Method Central AC	Cooling Equipment Age / Year Manufactured in 2018
Cooling Thermostat Location Main hallway near bedroom wing.	

DETAILED INSPECTION ITEM BREAKDOWN

Cooling system — operated via normal controls	PASS
Status: inspected Notes: System responded to normal controls.	
Thermostat location for cooling	PASS
Status: inspected Notes: Cooling used the same central hallway thermostat.	
Cooling method	PASS
Status: inspected Notes: Central air conditioning observed.	
System failed to operate	PASS
Status: inspected Notes: The cooling system operated during the inspection.	
System deemed inaccessible	PASS
Status: inspected Notes: Cooling equipment was accessible.	

6. Plumbing

3.6

The water supply piping is PEX and the drain-waste-vent system is PVC. Water is supplied from a public source. The main water shutoff is located on the garage wall below the hose bib penetration, and the gas shutoff is at the exterior meter on the right side yard. No separate fuel-storage tank was observed. Functional flow was acceptable when two fixtures were operated simultaneously. Sinks, tubs, and showers drained normally during functional checks, and toilets flushed and refilled without issue. Hot and cold supply orientations were as expected at all tested fixtures. Visible drain, waste, and vent piping was reviewed without additional concerns. The 50-gallon gas tank water heater was manufactured in 2011 and is near the end of its typical service life; corrosion was also observed near the lower jacket and connections. An active drip was observed at the guest bathroom sink trap during fixture operation.

SECTION DETAILS

Supply Pipe Material PEX	Drain/Waste Pipe Material PVC
Water Heater Type Gas Tank	Water Heater Age / Year Manufactured in 2011
Water Supply Source Public	Main Water Shut-Off Location Garage wall below the hose bib penetration.

Main Fuel Shut-Off Location

Exterior gas meter at right side yard.

Observed Fuel-Storage Location

No separate fuel-storage tank observed.

Water Heater Capacity If Labeled

50 gallons, label visible.

DETAILED INSPECTION ITEM BREAKDOWN

Main water supply shut-off valve

PASS

Status: inspected

Notes: Main water shutoff observed at the garage wall.

Main fuel supply shut-off valve

PASS

Status: inspected

Notes: Gas shutoff observed at the exterior meter.

Water heater — energy source, venting, TPR valve, seismic bracing

CORRECTION NEEDED

Status: inspected

Defects: Corrosion/deterioration

Notes: Corrosion was visible near the lower water-heater jacket and connections. The unit is also near the end of typical service life; recommend plumbing evaluation.



Plumbing 6.3a - Water heater corrosion visible near the lower jacket and connections.

Interior water supply — all fixtures & faucets (water run)

PASS

Status: inspected

Notes: Interior water supply was operated at fixtures.

All toilets — flushed for proper operation

PASS

Status: inspected

Notes: Toilets flushed and refilled normally.

All sinks, tubs & showers — functional drainage

PASS

Status: inspected

Notes: Sinks, tubs, and showers drained during functional checks.

Drain, waste & vent system

PASS

Status: inspected

Notes: Visible drain, waste, and vent piping was reviewed.

Sump pumps with accessible floats

NOT PRESENT

Status: not present

Notes: No sump pump was present.

Functional flow deficiency — two fixtures simultaneous

PASS

Status: inspected

Notes: Functional flow was acceptable when two fixtures were operated.

Hot/cold faucet installation deficiencies

PASS

Status: inspected

Notes: Hot and cold fixtures were oriented as expected.

Active plumbing leaks observed

CORRECTION NEEDED

Status: inspected

Defects: Active leak at drain/waste

Notes: A minor active drip was observed at the guest bathroom sink trap during fixture operation. Recommend repair by a qualified plumber.



Plumbing 6.11a - Active plumbing leaks observed

Toilet deficiencies

Status: inspected

Notes: No toilet damage or loose floor connections were observed.

PASS

Watts 210 valve where present

Status: inspected

Notes: Visible components were inspected; no correction recommended in this customer-demo report.

PASS

7. Electrical

3.7

The home is served by a 200-ampere underground electrical service with copper branch-circuit wiring. The main disconnect is rated at 200 amperes. The electric meter and base were present and mounted. No overhead service head was present, consistent with underground service. Visible grounding and bonding components were reviewed. Representative receptacles and switches were tested throughout the home. AFCI devices responded where tested. Smoke and carbon monoxide detectors were verified present. No unfilled breaker panel openings or service conductor insulation deficiencies were observed. Solid aluminum branch-circuit wiring was not observed. Three items require correction: a non-tripping exterior GFCI receptacle, incomplete breaker labeling in the service panel, and the noted GFCI concern.

SECTION DETAILS

Service Entry
Underground

Branch Wiring Material
Copper

Main Panel Amperage
200A

DETAILED INSPECTION ITEM BREAKDOWN

<p>Service drop, overhead conductors & attachment</p> <p>Status: inspected Notes: Underground service observed.</p>	<p>PASS</p>
<p>Service head, gooseneck & drip loops</p> <p>Status: not present Notes: Overhead service head was not present.</p>	<p>NOT PRESENT</p>
<p>Electric meter & base</p> <p>Status: inspected Notes: Electric meter and base were present and mounted.</p>	<p>PASS</p>
<p>Main service disconnect</p> <p>Status: inspected Notes: Main disconnect labeled 200 amps.</p>	<p>PASS</p>
<p>Panelboard(s) & overcurrent protection</p> <p>Status: inspected Defects: Labeling deficiencies Notes: Several breakers were not clearly labeled, which can delay service or emergency shutoff. Recommend a qualified person accurately label all circuits.</p>	<p>CORRECTION NEEDED</p>



Electrical 7.5a - Electrical panel with incomplete breaker labeling.

<p>Service grounding & bonding</p> <p>Status: inspected Notes: Visible grounding and bonding components were reviewed.</p>	<p>PASS</p>
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Representative switches, fixtures & receptacles

PASS

Status: inspected

Notes: Representative receptacles and switches were tested.

AFCI-protected receptacles — tested via AFCI test button

PASS

Status: inspected

Notes: Observed AFCI devices responded where tested.

All GFCI receptacles & breakers — tested with GFCI tester

CORRECTION NEEDED

Status: inspected

Defects: GFCI did not trip when tested

Notes: One exterior receptacle did not trip when tested with a GFCI tester. Recommend correction by a qualified electrician.



Electrical 7.9a - Exterior receptacle that did not trip during GFCI testing.

Smoke & CO detectors — presence verified

PASS

Status: inspected

Notes: Smoke and carbon monoxide detector presence was verified.

Service-entrance conductor deficiencies

PASS

Status: inspected

Notes: No service conductor insulation deficiency was observed.

Unfilled breaker panel openings

PASS

Status: inspected

Notes: No unfilled breaker panel openings were observed.

Solid conductor aluminum branch-circuit wiring

NOT PRESENT

Status: not present

Notes: Solid aluminum branch-circuit wiring was not observed.

Receptacle deficiencies

PASS

Status: inspected

Notes: No representative receptacle defect was observed beyond the noted GFCI concern.

Service mast, service conduit, and raceway

PASS

Status: inspected

Notes: Visible components were inspected; no correction recommended in this customer-demo report.

8. Fireplace

3.8

A masonry wood-burning fireplace was present. The damper opened and closed manually without issue. The lintel appeared serviceable where visible, and no visible hearth or chamber joint separation was observed. The firebox and visible chimney portions were reviewed. A cleanout door and frame were present and appeared to be constructed of non-combustible material. Smoke and carbon monoxide detectors were verified present in the fireplace room. No corrections were identified for the fireplace at the time of inspection.

SECTION DETAILS

Fireplace Type

Masonry (wood burning)

DETAILED INSPECTION ITEM BREAKDOWN

Accessible & visible fireplace and chimney portions

PASS

Status: inspected

Notes: Visible firebox and chimney portions were reviewed.

Lintel above fireplace opening

PASS

Status: inspected

Notes: Lintel appeared serviceable where visible.

Damper door — opened and closed manually

PASS

Status: inspected

Notes: Damper opened and closed manually.

Cleanout doors & frames

PASS

Status: inspected

Notes: Cleanout door and frame were present.

Joint separation, damage or deterioration — hearth/chambers

PASS

Status: inspected

Notes: No visible hearth or chamber joint separation was observed.

Smoke detector absent in same room as fireplace

PASS

Status: inspected

Notes: Smoke detector was present in the fireplace room.

CO detector absent in same room as fireplace

PASS

Status: inspected

Notes: CO detector was present in the fireplace room.

Cleanout not made of non-combustible material

PASS

Status: inspected

Notes: Cleanout appeared to be non-combustible material.

9. Attic, Insulation & Ventilation

3.9

The attic contains blown fiberglass insulation measured at 10–13 inches in depth. Ventilation is provided by a combination of ridge vents and soffit vents, which were observed to be present. Bathroom exhaust appeared to be routed to the exterior where visible. Insulation depth was below common modern energy-efficiency targets in portions of the attic. The roof framing at the vaulted ceiling area was inaccessible, as noted in the Roof section.

SECTION DETAILS

Insulation Type
Blown Fiberglass

Approx. Depth
10–13 inches

Ventilation
Ridge Vent, Soffit Vents

DETAILED INSPECTION ITEM BREAKDOWN

Insulation in unfinished spaces

CORRECTION NEEDED

Status: inspected

Defects: Insulation significantly incomplete

Notes: Insulation depth was below common modern energy-efficiency targets in portions of the attic. Recommend improving insulation coverage for comfort and efficiency.



Attic, Insulation & Ventilation 9.1a - Attic insulation depth below modern energy-efficiency targets.

Ventilation in unfinished spaces Status: inspected Notes: Soffit and ridge ventilation observed.	PASS
Mechanical exhaust systems — kitchen, bathrooms, laundry Status: inspected Notes: Bathroom exhaust appeared routed to the exterior where visible.	PASS
General absence of insulation or ventilation in unfinished spaces Status: inspected Notes: Insulation and ventilation were present.	PASS

10. Doors, Windows & Interior

3.10

Interior finishes include hardwood, ceramic/porcelain tile, and carpet flooring. Representative interior doors, windows, stairs, and landings were reviewed and operated without notable concern. Interior handrails and guards were reviewed, and no improper baluster spacing was observed. No obviously fogged double-pane windows were identified in the representative sample reviewed. The garage door is equipped with an automatic opener. Two safety-related deficiencies were identified with the garage door system: the opener did not reverse properly during the reversal safety test, and the photo-eye sensors did not respond consistently when the beam was interrupted. Both conditions require correction before the system is used regularly.

SECTION DETAILS

Primary Floor Material(s) Hardwood, Ceramic/Porcelain Tile, Carpet	Garage Vehicle Door Type Installed with opener
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DETAILED INSPECTION ITEM BREAKDOWN

<p>Representative number of doors — opened and closed</p> <p>Status: inspected Notes: Representative doors were opened and closed.</p>	<p>PASS</p>
<p>Representative number of windows — opened and closed</p> <p>Status: inspected Notes: Representative windows were opened and closed.</p>	<p>PASS</p>
<p>Floors, walls & ceilings</p> <p>Status: inspected Notes: Floors, walls, and ceilings were reviewed in accessible rooms.</p>	<p>PASS</p>
<p>Stairs, steps, landings, stairways & ramps</p> <p>Status: inspected Notes: Interior stairs and landings were serviceable where visible.</p>	<p>PASS</p>
<p>Railings, guards & handrails — interior</p> <p>Status: inspected Notes: Interior handrails and guards were reviewed.</p>	<p>PASS</p>
<p>Garage vehicle door(s) & opener — normal controls</p> <p>Status: inspected Defects: Reversal mechanism failure Notes: Garage door opener did not reverse properly during safety testing. Recommend service before regular use.</p>	<p>CORRECTION NEEDED</p>
<p>Improper baluster/spindle/rail spacing</p> <p>Status: inspected Notes: No improper interior baluster spacing was observed.</p>	<p>PASS</p>
<p>Garage door photo-electric safety sensors did not operate</p> <p>Status: inspected Defects: Photo-eye sensors did not trigger reversal Notes: Garage photo-eye sensors did not respond consistently when the beam was interrupted. Recommend adjustment or repair by a qualified garage door contractor.</p>	<p>CORRECTION NEEDED</p>



Doors, Windows & Interior 10.8a - Garage photo-eye sensors did not respond consistently when tested.

Windows — fogged or evidence of broken seal

PASS

Status: inspected

Notes: No obviously fogged windows were observed in the representative sample.

11. Optional Systems & Components

The following systems or components were not present at this property and were not inspected: central vacuum, pool and spa, private well, private septic system, lawn sprinkler system, and outdoor cooking equipment. A security system was not inspected as part of this report. The doorbell operated at the time of inspection. The built-in microwave responded to normal controls. The dishwasher completed a basic control check without concern. The range was present and operated; however, an anti-tip bracket could not be verified during the inspection.

DETAILED INSPECTION ITEM BREAKDOWN

Dishwasher

PASS

Status: inspected

Notes: Dishwasher completed a basic control check.

Range / Cooktop

CORRECTION NEEDED

Status: inspected

Defects: Anti-tip bracket absent

Notes: Range anti-tip bracket was not verified. Recommend installing or confirming an anti-tip device for safety.



Optional Systems & Components 11.2a - Range anti-tip bracket was not verified.

Built-In Microwave / Range Hood

PASS

Status: inspected

Notes: Built-in microwave responded to normal controls.

Doorbell

PASS

Status: inspected

Notes: Doorbell operated at time of inspection.

Lawn Sprinkler System

NOT PRESENT

Status: not present

Notes: Lawn sprinkler system was not present or not part of this inspection.

Swimming Pool / Spa

NOT PRESENT

Status: not present

Notes: Pool and spa were not present at this property.

Septic System

NOT PRESENT

Status: not present

Notes: Private septic system was not present.

Private Water Well

NOT PRESENT

Status: not present

Notes: Private well was not present.

Outdoor Kitchen / Gas BBQ

NOT PRESENT

Status: not present

Notes: Outdoor cooking equipment was not present.

Central Vacuum

NOT PRESENT

Status: not present

Notes: Central vacuum system was not present.

Security System

NOT PRESENT

Status: not present

Notes: Security system was not inspected as part of this report.