



Acme Inspectors LLC

123 Main St., Anytown, OR 99222

555-340-1400

WHOLE HOUSE INSPECTION REPORT



1208 Cedar Hollow Lane Customer Demo 20260620-232603-144

Austin, TX 78704

Inspected on Jun 19, 2026

INSPECTOR

John Smith

License #102122

acmeinspectors@gmail.com

PREPARED FOR

Demo Client 20260620-232603-144

(512) 555-0144

demo.client.wholehouse@example.com

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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

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

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IMMEDIATE REPAIRS

4

PRIORITY REPAIRS

3

MONITOR / MAINTENANCE

PROPERTY DETAILS

INSPECTION DATE

Jun 19, 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 was conducted on June 19, 2026, under partly cloudy conditions following recent rain. The approximately 1986-built home was inspected across all major systems and components. Items requiring attention include damaged shingles at the rear roof slope, a loose deck guardrail, a garage slab crack with minor differential movement, a corroded and aging water heater, an active sink-trap drip in the guest bathroom, a non-functional exterior GFCI receptacle, unlabeled panel breakers, and garage door opener safety deficiencies. These findings are documented in their respective sections below.

The heating and cooling systems, each of mid-2010s vintage, operated normally during testing. The electrical service is 200-amp underground with copper wiring. Plumbing supply is PEX with PVC drain lines served by public water. The masonry fireplace, attic ventilation, and interior components were largely serviceable, with the exception of below-target attic insulation depth in portions of the attic and an unverified range anti-tip bracket. All findings are detailed in this report; items not observed, not accessible, or not present are noted accordingly. No overall condition ratings are assigned.

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 – East Corner

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

Repair by a qualified contractor is recommended to ensure the guardrail provides the fall protection for which it is designed.

Immediate: Garage Door Opener – Auto-Reverse Failure

Doors, Windows & Interior - The garage door opener did not reverse properly during safety reversal testing.

The opener should be serviced or repaired before regular use to ensure the auto-reverse safety feature functions as intended.

Immediate: Garage Door – Photo-Eye Sensors Inconsistent

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

Adjustment or repair by a qualified garage door contractor is recommended to ensure reliable obstruction detection.

Immediate: Range – Anti-Tip Bracket Not Verified

Optional Systems & Components - An anti-tip bracket for the range could not be verified as installed.

Installing or confirming the presence of an anti-tip device is recommended to prevent the range from tipping forward under load.

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 of the roof.

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

Priority: Guest Bathroom Sink Trap – Active Drip

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

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

Priority: Water Heater – Corrosion and Service Life

Plumbing - Corrosion was visible near the lower water-heater jacket and connections on the 2011-manufactured 50-gallon gas tank water heater. The unit is approaching or at 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.

Priority: Exterior GFCI Receptacle – Failed Test

Electrical - One exterior receptacle did not trip when tested with a GFCI tester, indicating the ground-fault protection may not be functioning.

Correction by a qualified electrician is recommended to restore required ground-fault protection at this location.

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 in the garage slab.

Monitor the condition; if movement continues or widens, evaluation by a qualified foundation specialist is recommended.

Maintenance: Electrical Panel – Incomplete Circuit Labeling

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

A qualified person should accurately label all circuits to facilitate safe and timely shutoff in routine and emergency situations.

Maintenance: Attic Insulation – Below Modern Depth Targets

Attic, Insulation & Ventilation - Blown fiberglass insulation measured approximately 10–13 inches in portions of the attic, which is below current energy-efficiency targets in some areas.

Improving insulation coverage to current recommended levels is advised for improved comfort and energy efficiency.

Report Sections

1. Roof

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 and appeared properly flashed from the ground. No active leak indicators were observed at accessible areas. Roof framing at the vaulted ceiling area was inaccessible due to the absence of a safe attic viewing angle; that framing could not be evaluated. 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

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.

CORRECTION NEEDED



Roof 1.1a - Roof-covering materials



Roof 1.1b - Roof-covering materials

Gutters & downspouts

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

PASS

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

The exterior wall cladding consists of brick veneer and fiber-cement (HardiePlank) siding. Exterior doors, eaves, soffits, fascia, windows, and visible flashing were inspected and appeared serviceable. Representative double-pane windows were operated without noted deficiency. Grade was observed to slope generally away from the visible foundation perimeter. The concrete driveway and walkways were generally serviceable. No improper baluster spacing was observed at exterior guardrails. The rear deck guardrail at the east corner exhibited movement under light hand pressure 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 Status: inspected Notes: Exterior doors operated normally.	PASS
Flashing & trim Status: inspected Notes: Visible flashing and trim were reviewed.	PASS
Walkways, driveways, stairs, stoops & ramps Status: inspected Notes: Walkways and driveway were generally serviceable.	PASS
Porches, patios, decks, balconies & carports Status: inspected Notes: Decking and visible porch components were reviewed where present.	PASS
Railings, guards & handrails 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.	CORRECTION NEEDED



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 Status: inspected Notes: Grade generally sloped away from the visible foundation.	PASS
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Improper baluster/spindle/rail spacing

PASS

Status: inspected

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

3. Basement, Foundation, CrawlSpace & Structure

The structure is supported by a slab-on-grade foundation with poured concrete walls where applicable. No basement or crawlspace is present at this property. No active water penetration was observed. No wood-soil contact was observed at accessible exterior areas, and no improper cutting, notching, or boring was observed in visible framing. Visible structural components were reviewed from accessible areas. A crack in the garage slab with minor differential movement indicators was observed and is noted below.

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

PASS

Status: inspected

Notes: No active water penetration was observed.

Foundation movement indicators

CORRECTION NEEDED

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.



Basement, Foundation, Crawlspace & Structure 3.7a - Garage slab crack and minor differential movement indicator.

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

The home is heated by a natural-gas forced-air furnace manufactured in 2016. The thermostat is located in the main hallway near the bedroom wing. The system responded to normal thermostat controls during the inspection and operated without noted deficiency. Heating equipment was accessible. No corrections are recommended for the heating system at this time.

SECTION DETAILS

Heating system present?
☒ Yes ☐ No

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

Central air conditioning manufactured in 2018 serves the home. The system shares the central hallway thermostat with the heating system. The cooling system responded to normal controls during the inspection and operated without noted deficiency. Equipment was accessible. No corrections are recommended for the cooling system at this time.

SECTION DETAILS

Cooling system present?
☒ Yes ☐ No

DETAILED INSPECTION ITEM BREAKDOWN

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

6. Plumbing

Water is supplied from a public source through PEX piping, with PVC drain, waste, and vent piping. The main water shutoff is located at the garage wall below the hose bib penetration. The main 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. Hot and cold fixtures were oriented as expected. Toilets flushed and refilled normally, with no loose floor connections observed. Visible drain, waste, and vent piping was reviewed without noted deficiency. No sump pump is present. Two plumbing corrections were identified: an active drip at the guest bathroom sink trap and corrosion on the water heater.

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 Status: inspected Notes: Main water shutoff observed at the garage wall.	PASS
Main fuel supply shut-off valve Status: inspected Notes: Gas shutoff observed at the exterior meter.	PASS
Water heater — energy source, venting, TPR valve, seismic bracing 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.	CORRECTION NEEDED



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

Interior water supply — all fixtures & faucets (water run) Status: inspected Notes: Interior water supply was operated at fixtures.	PASS
All toilets — flushed for proper operation Status: inspected Notes: Toilets flushed and refilled normally.	PASS
All sinks, tubs & showers — functional drainage Status: inspected Notes: Sinks, tubs, and showers drained during functional checks.	PASS
Drain, waste & vent system Status: inspected Notes: Visible drain, waste, and vent piping was reviewed.	PASS
Sump pumps with accessible floats Status: not present Notes: No sump pump was present.	NOT PRESENT
Functional flow deficiency — two fixtures simultaneous Status: inspected Notes: Functional flow was acceptable when two fixtures were operated.	PASS

Hot/cold faucet installation deficiencies

Status: inspected

Notes: Hot and cold fixtures were oriented as expected.

PASS

Active plumbing leaks observed

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.

CORRECTION NEEDED



Plumbing 6.11a - Guest bathroom sink trap with active drip noted during operation.

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

The home is served by a 200-amp underground electrical service with copper branch-circuit wiring. The main disconnect is labeled at 200 amps. The electric meter and base were present and properly mounted. No solid aluminum branch-circuit wiring was observed. No unfilled panel openings were noted. Service conductor insulation appeared intact. Representative receptacles and switches were tested without general deficiency. AFCI devices responded where tested. Smoke and carbon monoxide detectors were verified present. Visible grounding and bonding components were reviewed without noted deficiency. Three electrical corrections were identified: a non-functional exterior GFCI receptacle, incomplete panel circuit labeling, and the overhead service head is not present as this is an underground service.

SECTION DETAILS

Service Entry Underground	Branch Wiring Material Copper
Main Panel Amperage 200A	

DETAILED INSPECTION ITEM BREAKDOWN

Service drop, overhead conductors & attachment Status: inspected Notes: Underground service observed.	PASS
Service head, gooseneck & drip loops Status: not present Notes: Overhead service head was not present.	NOT PRESENT
Electric meter & base Status: inspected Notes: Electric meter and base were present and mounted.	PASS
Main service disconnect Status: inspected Notes: Main disconnect labeled 200 amps.	PASS
Panelboard(s) & overcurrent protection 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.	CORRECTION NEEDED



Electrical 7.5a - Electrical panel with incomplete breaker labeling.

Service grounding & bonding Status: inspected Notes: Visible grounding and bonding components were reviewed.	PASS
Representative switches, fixtures & receptacles Status: inspected Notes: Representative receptacles and switches were tested.	PASS
AFCI-protected receptacles — tested via AFCI test button Status: inspected Notes: Observed AFCI devices responded where tested.	PASS
All GFCI receptacles & breakers — tested with GFCI tester 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.	CORRECTION NEEDED



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

Smoke & CO detectors — presence verified Status: inspected Notes: Smoke and carbon monoxide detector presence was verified.	PASS
Service-entrance conductor deficiencies Status: inspected Notes: No service conductor insulation deficiency was observed.	PASS
Unfilled breaker panel openings Status: inspected Notes: No unfilled breaker panel openings were observed.	PASS
Solid conductor aluminum branch-circuit wiring Status: not present Notes: Solid aluminum branch-circuit wiring was not observed.	NOT PRESENT
Receptacle deficiencies Status: inspected Notes: No representative receptacle defect was observed beyond the noted GFCI concern.	PASS
Service mast, service conduit, and raceway Status: inspected Notes: Visible components were inspected; no correction recommended in this customer-demo report.	PASS

8. Fireplace

A masonry wood-burning fireplace is present. The damper opened and closed manually without obstruction. The lintel appeared serviceable where visible, and no visible hearth or chamber joint separation was observed. The firebox and visible chimney portions were reviewed. The cleanout door, frame, and non-combustible materials were present. Smoke and carbon monoxide detectors were verified in the fireplace room. No corrections are recommended for the fireplace at this time.

SECTION DETAILS

Fireplace present?

☒ Yes ☐ No

DETAILED INSPECTION ITEM BREAKDOWN

Accessible & visible fireplace and chimney portions Status: inspected Notes: Visible firebox and chimney portions were reviewed.	PASS
Lintel above fireplace opening Status: inspected Notes: Lintel appeared serviceable where visible.	PASS
Damper door — opened and closed manually Status: inspected Notes: Damper opened and closed manually.	PASS
Cleanout doors & frames Status: inspected Notes: Cleanout door and frame were present.	PASS
Joint separation, damage or deterioration — hearth/chambers Status: inspected Notes: No visible hearth or chamber joint separation was observed.	PASS
Smoke detector absent in same room as fireplace Status: inspected Notes: Smoke detector was present in the fireplace room.	PASS
CO detector absent in same room as fireplace Status: inspected Notes: CO detector was present in the fireplace room.	PASS
Cleanout not made of non-combustible material Status: inspected Notes: Cleanout appeared to be non-combustible material.	PASS

9. Attic, Insulation & Ventilation

The attic was inspected and is present. Insulation consists of blown fiberglass at a measured depth of approximately 10–13 inches in the inspected areas. Ventilation is provided by a combination of ridge vents and soffit vents, which were observed without noted deficiency. Bathroom exhaust appeared routed to the exterior where visible. Insulation depth was below common modern energy-efficiency targets in portions of the attic and is noted as a correction below.

SECTION DETAILS

Attic present?
☒ Yes ☐ No

DETAILED INSPECTION ITEM BREAKDOWN

Insulation in unfinished spaces

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.

CORRECTION NEEDED



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

Interior floors consist of hardwood, ceramic/porcelain tile, and carpet. Representative interior doors, windows, stairs, landings, handrails, and guards were inspected and appeared serviceable. No improper interior baluster spacing was observed. No obviously fogged double-pane windows were noted in the representative sample. Floors, walls, and ceilings were reviewed in accessible rooms without general deficiency. The garage door is equipped with an automatic opener. Two garage door safety deficiencies were identified during testing and are documented below.

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

Representative number of doors — opened and closed Status: inspected Notes: Representative doors were opened and closed.	PASS
Representative number of windows — opened and closed Status: inspected Notes: Representative windows were opened and closed.	PASS
Floors, walls & ceilings Status: inspected Notes: Floors, walls, and ceilings were reviewed in accessible rooms.	PASS
Stairs, steps, landings, stairways & ramps Status: inspected Notes: Interior stairs and landings were serviceable where visible.	PASS
Railings, guards & handrails — interior Status: inspected Notes: Interior handrails and guards were reviewed.	PASS
Garage vehicle door(s) & opener — normal controls Status: inspected Defects: Reversal mechanism failure Notes: Garage door opener did not reverse properly during safety testing. Recommend service before regular use.	CORRECTION NEEDED



Doors, Windows & Interior 10.6a - Garage door photo-eye safety sensor concern.

Improper baluster/spindle/rail spacing Status: inspected Notes: No improper interior baluster spacing was observed.	PASS
Garage door photo-electric safety sensors did not operate 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.	CORRECTION NEEDED



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 built-in microwave responded to normal controls. The dishwasher completed a basic operational check without noted deficiency. The doorbell operated at the time of inspection. Central vacuum, pool and spa, private well, private septic system, lawn sprinkler system, and outdoor cooking equipment were not present or not part of this inspection. A security system was not inspected as part of this report. One safety item was identified regarding the kitchen range.

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.