



Garage Door Opener: Number Of Openers
None Noticed

Side Door to Exterior: Door Operation
No Issues

Side Door to Exterior: Door Condition
no issues, Lock adjustments

Gutters: Gutter Condition
No issues, Missing downspouts

General Photos





Automatic Reverse Disclaimer

Garage doors are not tested by the inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Lighting Fixtures, Switches & Receptacles: Light Switches / Outlets / Condition

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Overhead Door/Sensors: Door Type

Automatic

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

Overhead Door/Sensors: Door Sensors Ok

The overhead door sensors were tested and are operating properly. These safety devices detect obstructions in the door's path and prevent the door from closing if something is blocking it, which is an important safety feature for garage doors.

Windows: Windows / Condition

No Issues

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Observations

6.4.1 Floor

HEAVING / SETTLING / CRACKING
 Significant Defects

The garage floor showed signs of heaving. It was not level or flat. Control joints showed major cracking. This condition appeared to be the result of expansive soil beneath the slab. Expansive soils are those that expand to many times their original volume with increases in soil content. If expansive soils are the cause of this heaving, it may continue in the future. The poured concrete garage floor was structurally isolated from the home foundation. Heaving of the floor slab will not affect the structural integrity of the foundation. It is possible that the same forces that damaged the slab may damage the foundation. The inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.

Recommendation

Contact a qualified concrete contractor.



6.5.1 Lighting Fixtures, Switches & Receptacles

INTERMITTENT / DAMAGED / NOT WORKING / MISSING / LOOSE OUTLET (GFCI)
 Significant Defects

UNATTACHED GARAGE

A GFCI (Ground Fault Circuit Interrupter) outlet in the garage is not functioning properly—it may be intermittently tripping, showing visible damage, or failing to provide power. GFCI outlets are critical safety devices designed to prevent electrical shock in wet or damp environments. A malfunctioning GFCI should be tested and repaired or replaced promptly to restore proper electrical protection.

Recommendation

Contact a qualified electrical contractor.



Unattached garage GFCI

6.9.1 Side Door to
Exterior



Minor Defects, Maintenance Item, or FYI Item

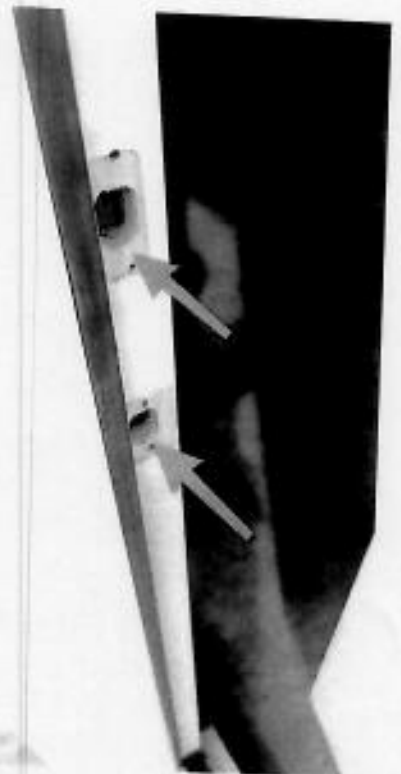
NO DOOR HARDWARE INSTALLED.

SEPARATE GARAGE SIDE DOOR

At time of inspection, there was no door closure hardware installed. *Inspector recommends this be done before owner takes occupancy.*

Recommendation

Contact a qualified carpenter.



6.11.1 Gutters

LOOSE / DAMAGED / MISSING GUTTERS.

GARAGE

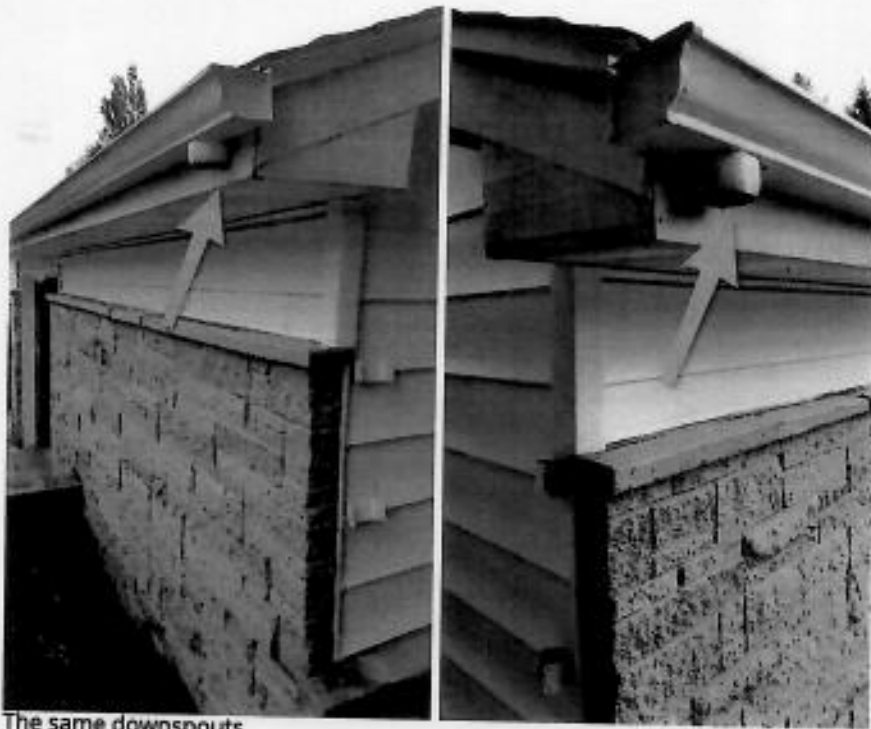
Gutters with loose sections, visible damage, or missing pieces were observed during inspection. *Damaged gutters cannot properly channel water away from the home's foundation and exterior walls. This can lead to water infiltration, foundation damage, and accelerated deterioration of siding and landscaping. A gutter contractor should evaluate and repair or replace affected sections to restore proper water drainage.*

Recommendation

Contact a qualified gutter contractor



Minor Defects, Maintenance Item, or FYI Item



The same downspouts

6.12.1 Foundation

FOUNDATION BLOCK CRACKS

SEPARATE GARAGE

Inspector noticed open mortar joints and cracking of the foundation block. These blocks should be repaired by qualified contractor.

Recommendation

Contact a qualified professional.



Significant Defects



7: ATTIC, INSULATION & VENTILATION

Information

Attic Structure / Access: Location of Access

Finished Attic

Attic Structure / Access: Roof and ceiling framing

Rafters/ceiling joists, Finished Attic



General: General Attic Inspection Details

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.

Attic Insulation: Insulation Type

Finished Attic/ Cant Tell, Not Visible

At the time of inspection, the attic insulation appeared to be in good condition. Any defects will be listed separately in the report.

Attic Insulation: R -Value

Not visible

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

LOOSE-FILL INSULATION

Cellulose	3.1 to 3.7
Cellulose dense pack	3.4 to 3.6
Fiberglass	2.2 to 2.9
Fiberglass dense pack	3.4 to 4.2
Mineral wool	2.2 to 2.9

BATT INSULATION

Fiberglass	2.9 to 3.8
Cotton	3.0 to 3.7

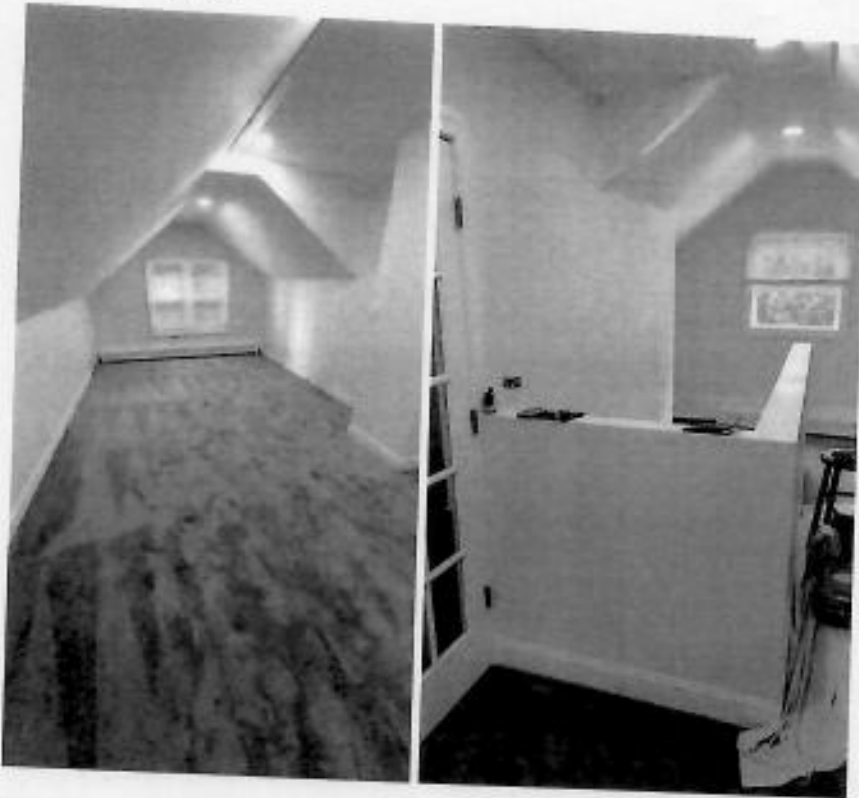
Attic Insulation: Vermiculite Attic Insulation

Dont Know

Here is a link for more information on Vermiculite Insulation: <https://bit.ly/2tEfh1Q>

Attic Structure / Access: Attic Access Performed

By entering attic



Ventilation: Ventilation Type
Ridge Vents

At the time of my inspection, no deficiencies were noted with the condition of the ventilation system. Notable exceptions will be listed in the report.

Exhaust Systems: Bath / Kitchen Exhaust Fans
Sidewall or roof termination

At the time of inspection the exhaust fans appeared to be in good condition. Any defects will be listed separately in the report.

8: KITCHEN

Information

Plumbing & Fixtures: Plumbing
Flow Satisfactory

Plumbing & Fixtures: Ran Water
at Kitchen Sink

We ran water at the kitchen
sink.

Plumbing & Fixtures: Kitchen
Sprayer

Kitchen sprayer was tested at
time of inspection.



Countertops and Cabinets:
Inspected Cabinets and
Countertops

We inspected a representative number of cabinets and countertop surfaces.



Refrigerator: Brand
LG

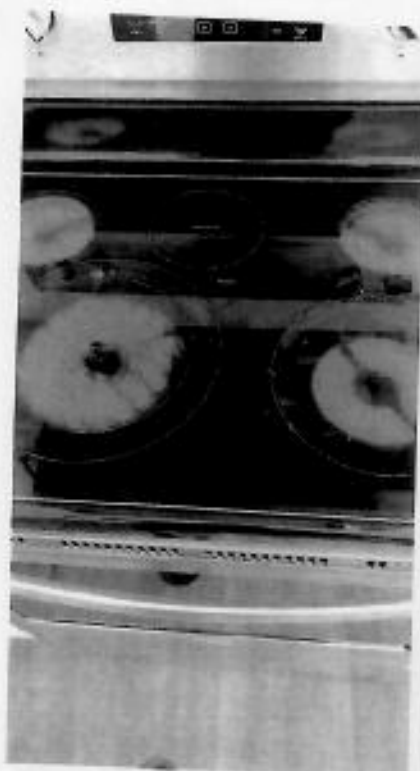
Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Turned On
Stove and Oven

We turned on the kitchen's stove and oven.

Range/Oven/Cooktop:
Gas/Electric
Electric only

Garbage Disposal: Brand
In-sink-erator



**Garbage Disposal: Turned on
Garbage Disposal**

We turned on the garbage disposal.



**Dishwasher: Brand
Whirlpool**

What's Inspected ?**What's Inspected?**

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Details

The appliances that are present are operated / inspected using normal operation controls and are tested for basic function only. Notable deficiencies will be listed in this report.

Exhaust Fan: Recirculating Venting

Kitchen had recirculating venting through the microwave. No problems with the recirculation at time of inspection.

**GFCI: GFCI Tested**

We observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Floors, Walls, Ceiling: Floors, Walls, Ceiling Inspected

We inspected the readily visible surfaces of floors, walls and ceilings. We looked for material defects according to the Home Inspection Standards of Practice.

Floors, Walls, Ceiling: Ceiling Tiles

Not Present

Ceiling tiles were present at time of inspection. *if needed, observations and recommendations will be separately listed in the report.*

Windows: Windows Inspected

We inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. We did not operate window locks and operation features, which is beyond the scope of a home inspection.

Refrigerator: Refrigerator Was On

We checked to see if the refrigerator was on. That's all we inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection. We did not check the temperature inside the refrigerator or the freezer.

Dishwasher: Inspected Dishwasher

We inspected the dishwasher by turning it on and letting it run a short cycle.

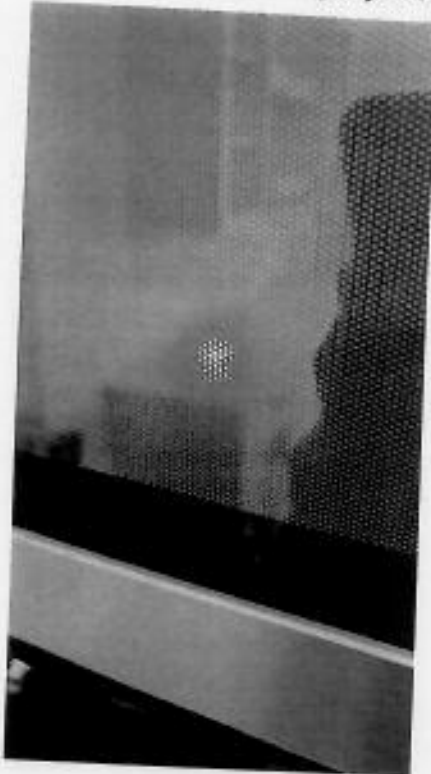
Built-In Microwave: Brand

Whirlpool

At the time of the inspection, the inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Built-In Microwave: Microwave Turned On

We observed that the microwave turned on. We typically do nothing more than turn the unit on unless we use a simple mechanism known as a microwave tester. We may perform this quick test, but it is no indication of the strength of the microwaves emitted or length of time the microwave may perform. Microwaves are beyond the scope of a home inspection.



Observations

- shower (valves, showerhead, walls, enclosure;
- electrical (outlets, lighting); and
- room ventilation

Sinks/Tubs/Showers: Ran Water at Sinks, Tubs & Showers

Inspector ran water at all bathroom sinks, bathtubs and showers. We inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operating simultaneously.



Bathroom Exhaust Fan / Window: Inspect Bath Exhaust Fans

We inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI and Electric in Bathroom: GFCI-Protection Tested

We inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Limitations

8.11.1 Garbage Disposal

EXCESSIVE NOISE

GARBAGE DISPOSAL

We observed that there was excessive noise coming from the garbage disposal when it was operating.
 Could be bad bearings, But should be possibly replaced by qualified contractor.

Recommendation

Contact a qualified professional.



 Significant Defects

9: HALL BATHROOM

Information**Bathroom Toilets: Toilets Inspected**

All the toilets were flushed.

Heat Source in Bathroom: Heat Source in Bathroom was Inspected

We inspected the heat source in the bathroom (register/baseboard).

General: Bathroom Inspection Includes:

Inspection of the bathroom typically includes the following:

- walls, floors, and ceiling
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, under-sink);

6: GARAGE

Information

Roof: Roof Condition

No Issues

Ceiling and Walls: Ceiling / Walls

Condition / Type

Studded, Drywall

Above Ceiling Access: Ceiling Access

Light storage access

**Floor: Floor Condition**

Major Cracking

Overhead Door/Sensors: Door

Material

Metal, Insulated

Garage Door Opener: Brand

Chamberlain wi-fi



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Unattached garage GFCI

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Recommendation

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