



Residential Solutions
7062545330

Home Inspection Report

Sample

Inspected By: Christopher Cooke
Inspected On Sat, Feb 7, 2026 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Property Type

Single Family

Stories

Two

Approximate Age

2025

Age Based On

Listing

Bedrooms/Baths

4/2.5

Furnished

No

Occupied

No

Weather

Sunny

Temperature

Cool

Soil Condition

Dry, Damp

Utilities On During Inspection

Electric Service, Water Service

People Present

Client

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Further Evaluation Required

Comment 1

Monitor Condition

The back section of the grounds was very wet, especially comparison to the grounds of the neighboring yards. Would recommend having the builder assess.





Vegetation

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

Retaining Walls

Masonry

Condition: Satisfactory



Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Steps/Stoops

Concrete

Condition: Marginal

Comment 2

Monitor Condition

There is some cracking in the front porch slab. At the time of the inspection there was minimal horizontal or vertical displacement. These kind of cracks are not uncommon just from the curing process of the concrete overtime. I would still monitor to see if there's any growth in the crack overtime. Most settling in curing cracks become apparent within the first 5 to 10 years of the life of a structure.



Comment 3

Repair or Replacement Needed

The front step looks to have been removed. It would appear that was previously removed because it was not level. Would make sure to keep track of the new steps to ensure that they remain level and do not need replacement in the future.



Patios/Decks

Wood

Condition: Marginal

Comment 4

Repair or Replacement Needed

There are a lot of nail holes along the railing. This is just simply poor craftsmanship. These areas can easily cause splinters, but also will catch water and cause rot a lot quicker than any other area.



Comment 5
Information

Structural craftsmanship of the deck was in good condition at the time of the inspection.



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Cement plank siding

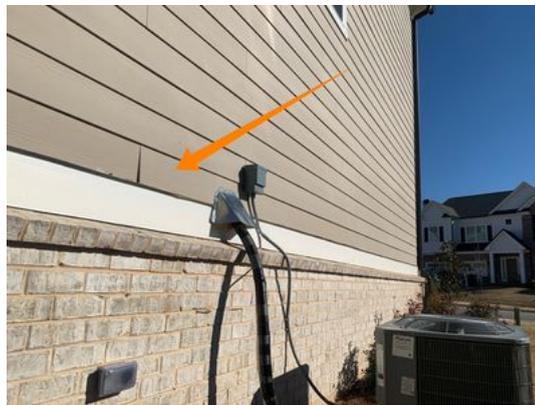
Condition: Satisfactory

Comment 6

Repair or Replacement Needed

There were a couple places where the hardy type plank was either not properly secured or not sitting flat.

I was not able to get a depiction of the separation of the siding along the back right corner of the structure. The last picture was the most clear depiction I was able to capture at the time of the inspection.



Comment 7

Repair or Replacement Needed

There's a small area of siding that is missing paint around the railing.



Comment 8

Monitor Condition

Hardie gaps

As of 2016 any hardie or cement type planking installed may have flashing behind gaps less than an 1/8" AND/OR caulking. I was not visibly able to verify the presence of flashing therefore suggest confirmation of flashing or caulking and painting these gaps. I have seen these built over the last several years and upon an observation have seen the installers installing the hardie board with tar paper type flashing for the gaps. Would still want to get confirmation from the builder.

***These pictures are meant as a reference to the areas and types of repairs that may be needed. They are not exhaustive.

(One or more of the following joint treatment options are required by code as referenced 2009 IRC R703.10.2

Joint Flashing

Caulking

"H" jointer cover)





Exterior Trim Material

Wood, Aluminum, Cement

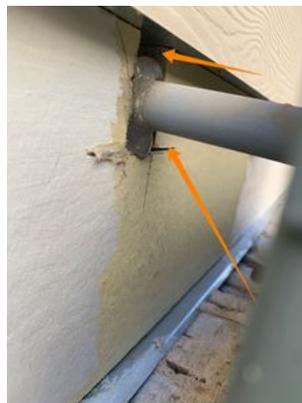
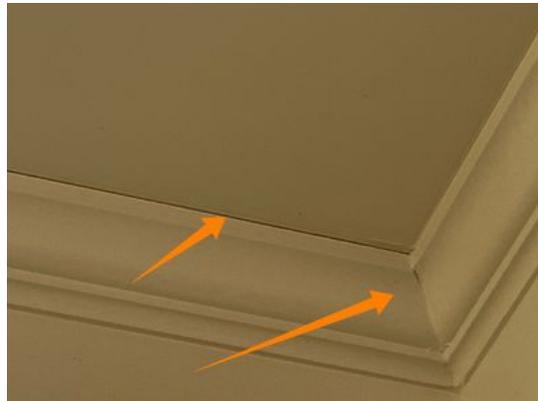
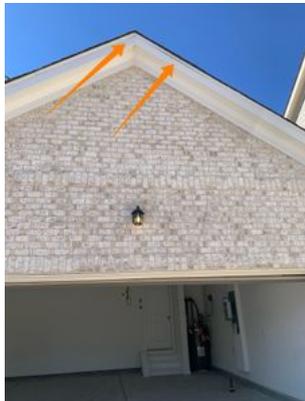
Condition: Repair or Replace

Comment 9

Repair or Replacement Needed

The indicated drip edge is not properly secured.

The indicated trim work along the back porch needs to be properly caulked and repainted.





Comment 10

Repair or Replacement Needed

There are consistent gaps around the trim work around ALL of the windows. This can lead to water getting back in behind the trim and damaging the sheathing and even eventually the stud structure and even avoiding the cement board plank warranty.

Neighboring homes have these areas properly attended to.

These pictures are for reference to the areas and types of repairs that may be needed. They are not exhaustive. It was pretty much every exterior window trim that needed to be addressed. Would recommend having the contractor sweep the entire exterior.

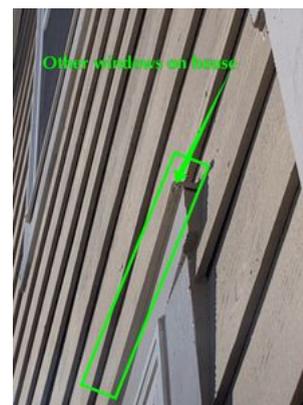
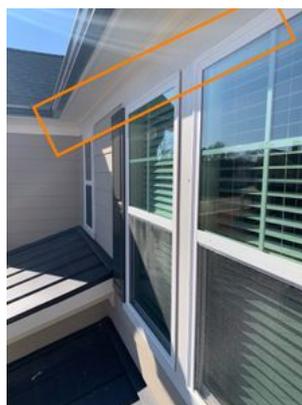


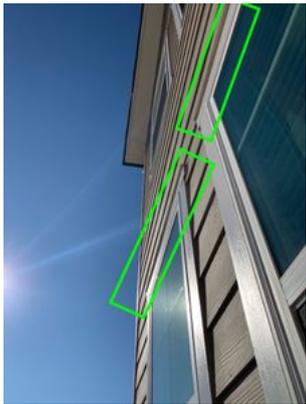


Comment 11

Repair or Replacement Needed

The drip cap or drip edge is missing above the indicated windows. Not only is this an industry standard for new builds, but all other houses in the area built by the same builder have these specific windows, those along the front upstairs area, with drip edge installed along the top of the window.





Windows

Vinyl

Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars, Walked Roof/Arms Length

Roof Design

Gable

Roof Covering

Architectural Fiberglass Shingle

Condition: Marginal

Approximate Roof Age

1

Ventilation Present

Soffit, Ridge Vents

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Comment 12

Repair or Replacement Needed

Screws in downspout should be in the sides where water is not likely to eventually penetrate.



Comment 13

Monitor Condition

The backyard was very moist and even muddy and many locations. There was no other yards in the area that were even remotely close to as saturated as this area was. There was a landscaping drain line in the indicated location, and the gutters to the left or right of the back of the structure may be adding to the moisture issues. Extending these away from the problem areas may help with the grounds being able to shed moisture more consistently.

The moisture in the grounds may be exacerbated by the sloping around the structure, but there also MAY be a small leak in the irrigation system as noted in the plumbing section.

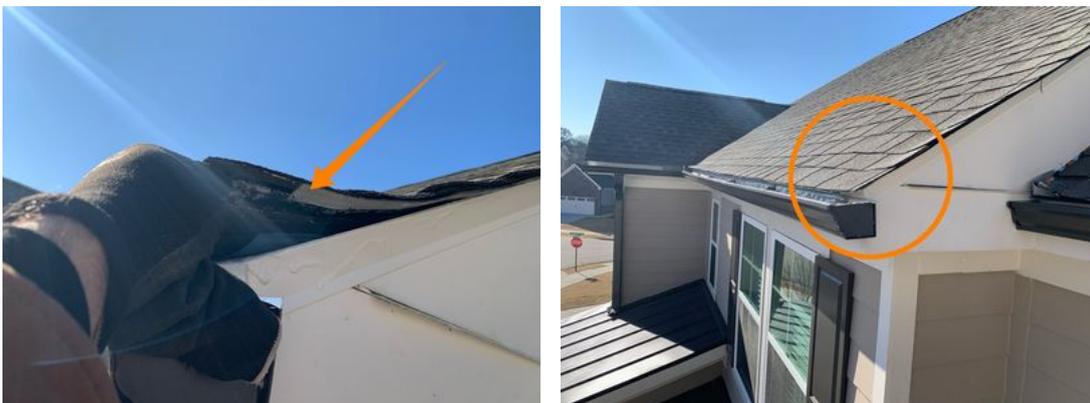


Roofing Comments

Comment 14

Repair or Replacement Needed

The indicated corner of the roof has shingles that are not properly secured to the decking. The last set of pictures indicates how shingles should be properly adhered so that wind does not come along and damage them.





Comment 15

Repair or Replacement Needed

There are two areas where there is some improper sloping and dipping in the roof line. These areas will wear out quicker than the rest of the shingles. Would recommend having the roofer come out and assess for repairs.





Comment 16

Repair or Replacement Needed

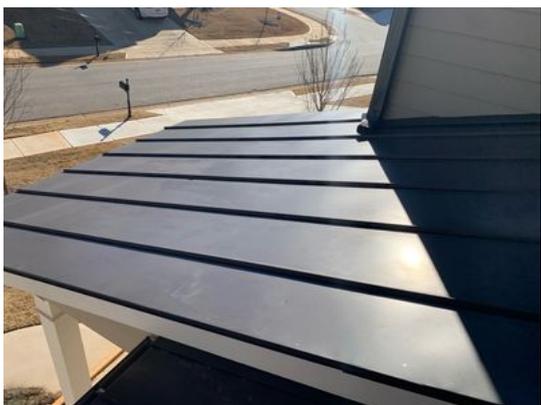
There were quite a few shingles along this side of the house are not laying flat. This may be due to nail pops or improper installation. Would recommend having the roofer come out to assess and repair.



Comment 17
Information

The roof is at architectural fiberglass shingles with a small portion at the entry being metal. The shingles were generally in good condition at the time of the inspection and the roof was properly ventilated.





Comment 18

Repair or Replacement Needed

There is some house wrap that is exposed along the bottom of the siding in these areas. Simply running a razor blade along the bottom of the siding should clean up this area.



Garage

Garage Type

Attached

Condition: Satisfactory

Garage Size

3 Car

Door Opener

Belt Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam

Condition: Satisfactory

Garage Comments

Comment 19

Information

The irrigation control system is set up in the garage.



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Foundation Material

Poured Concrete

Condition: Satisfactory

Comment 20

Monitor Condition

There were minor fractures in the foundation slab. At the time of the inspection both vertical and horizontal displacement was minimal.

Such cracks in newly formed slabs are called shrinkage cracks.

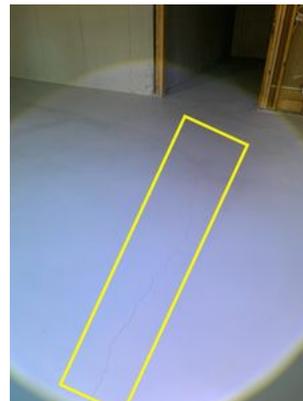
Most shrinkage cracks are of the inconsequential variety usually less than a 16th of an inch wide.

These cracks are often caused by the hardening or curing process.

Most settling and shrinkage cracks appear in the first 5 to 7 years.

I would recommend keeping an eye on these cracks to see if there's any more shifting overtime beyond a 16th of an inch wide.

There were NO other corresponding cracks in the basement wall at the time of the inspection.





Structure Comments

Comment 21

Repair or Replacement Needed

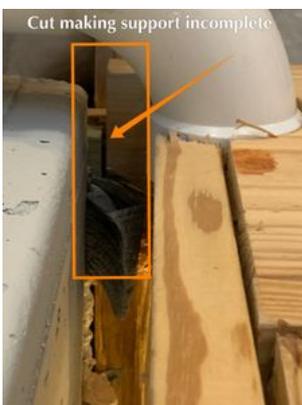
There is a loadbearing area that is missing the proper load bearing support.

The plumbing has cut through one of the loadbearing support beams and the corner of the header making the “king stud” irrelevant.

The other issue is that the loadbearing support beam that is directly l the cut between the bottom plate board and the interior load bearing base is missing. Directly on the other side, the correlating cut has been properly supported as is shown in these pictures.

This needs to be repaired.

The resulting issue would simply be something along the lines of potential settling in this area, but considering how well, these flooring structures are designed in order to minimize or even eliminate settling so that the main floor stays level for a very long time there is no reason that this issue should not be repaired in order to ensure there is no settling from this location.





Comment 22

Repair or Replacement Needed

The top cripples are not making any contact with the top sill in this window. ALL other instances in the basement have the cripple making good contact with the top sill.





Comment 23
Safety Concern

You need protective metal plates (nail plates or stud guards) in new builds where pipes, wires, or conduits run through wood studs. The general rule is to ALWAYS have them but the specific rule is when they are within 1¼ inches of the stud's edge, to prevent punctures from drywall screws and nails. This is standard building code requirements.



Attic

Attic Entry

Hallway

Roof Framing Type

Wood Trusses

Condition: Satisfactory



Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

Metal, PVC

Condition: Satisfactory



Insulation

Blown in Mineral Wool

Condition: Satisfactory

**Comment 24
Information**

The insulation was in good condition and a proper depth for efficiently insulating the house.





The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Comment 25 Information

The electrical meter and service are on the right side of the structure



Service Panel Ground

Ground Rod



Main Disconnect Location

Meter Box



Service Panel Location

Garage

**Comment 26
Information**

The service panel is located in the garage



Service Amperage

200 amps

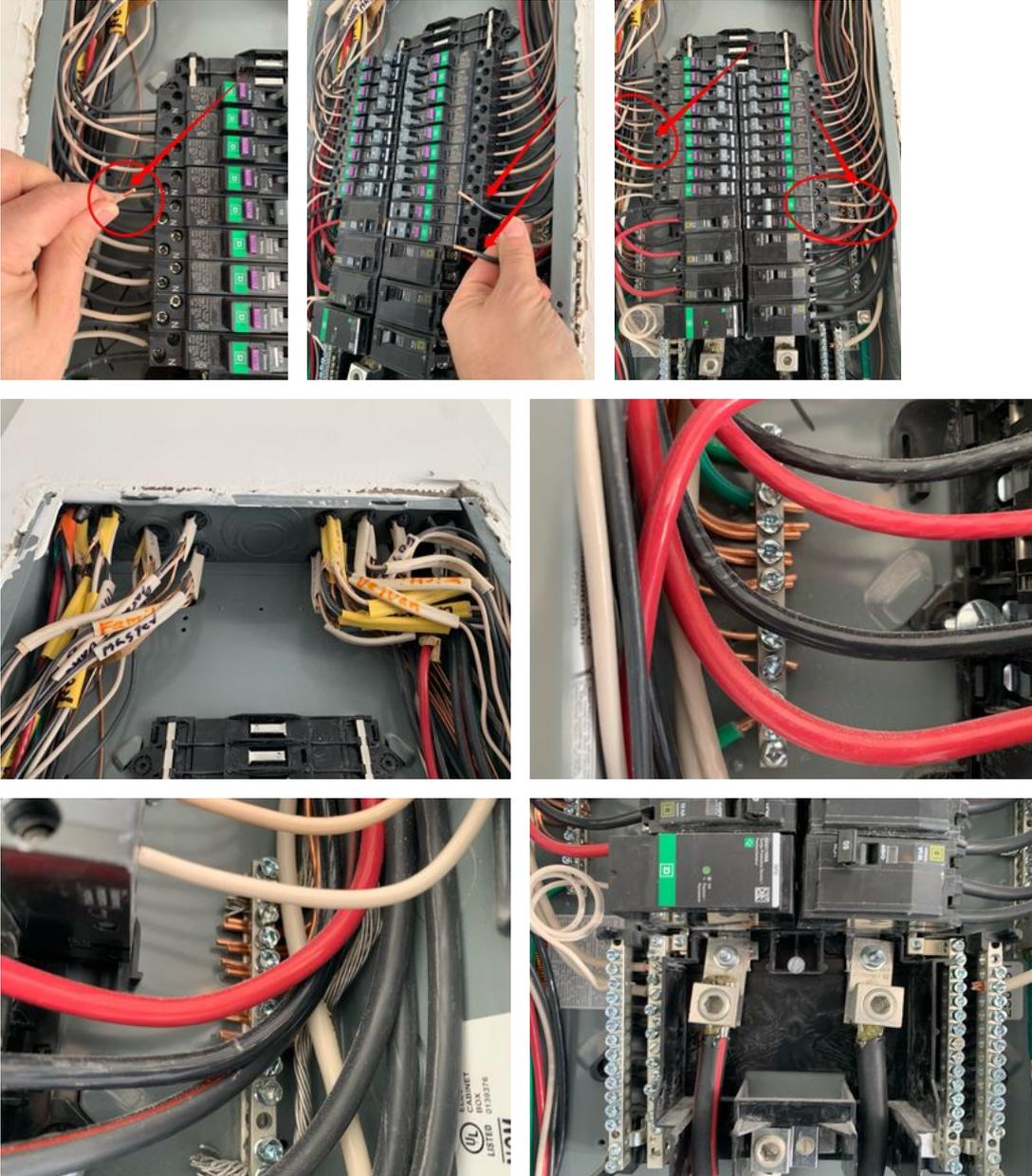
Branch Circuit Wiring

Metallic Shielded Copper, Stranded Copper

Condition: Satisfactory

Comment 27
Safety Concern

There were multiple loose wires in the service panel. This may be the issues with the bathrooms and other circuits, but that cannot be verified until the electrician repairs these areas and provides proper proof of testing the circuits in question.





Overcurrent Protection

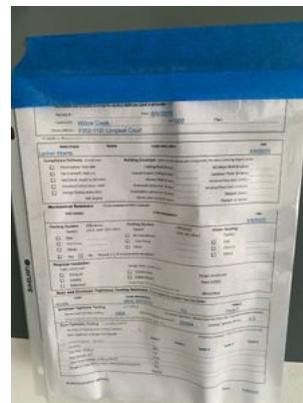
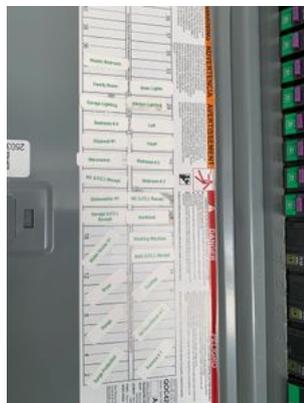
Breakers

Condition: Further Evaluation Required

Comment 28

Safety Concern

The breaker appeared to be properly labeled and passed by the county, but due to the inconsistency of the wiring I was not able to verify the actual safety and functioning of all the breakers. Once the wiring is properly repaired, then would recommend having the breaker system retested.



GFCI/AFCI Breakers

Yes

Condition: Further Evaluation Required

Smoke Detectors

Hard Wired

Condition: Satisfactory



The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Comment 30 Information

The water meter is located in the front yard.



Supply Pipe Material

PEX

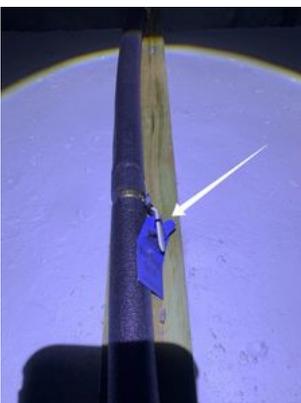
Condition: Satisfactory

Location of Main Water Shutoff

Basement

Comment 31 Information

A main water shut off is located at the in the basement



Comment 32
Information

The property water shut off is located at the water meter



Comment 33
Information

A main water shut off is located by the water heater



Sewer System

Public

Comment 34 **Information**

The sewer cleanout is located in the front yard.



Waste Pipe Material

PVC

Condition: Repair or Replace

Comment 35 **Repair or Replacement Needed**

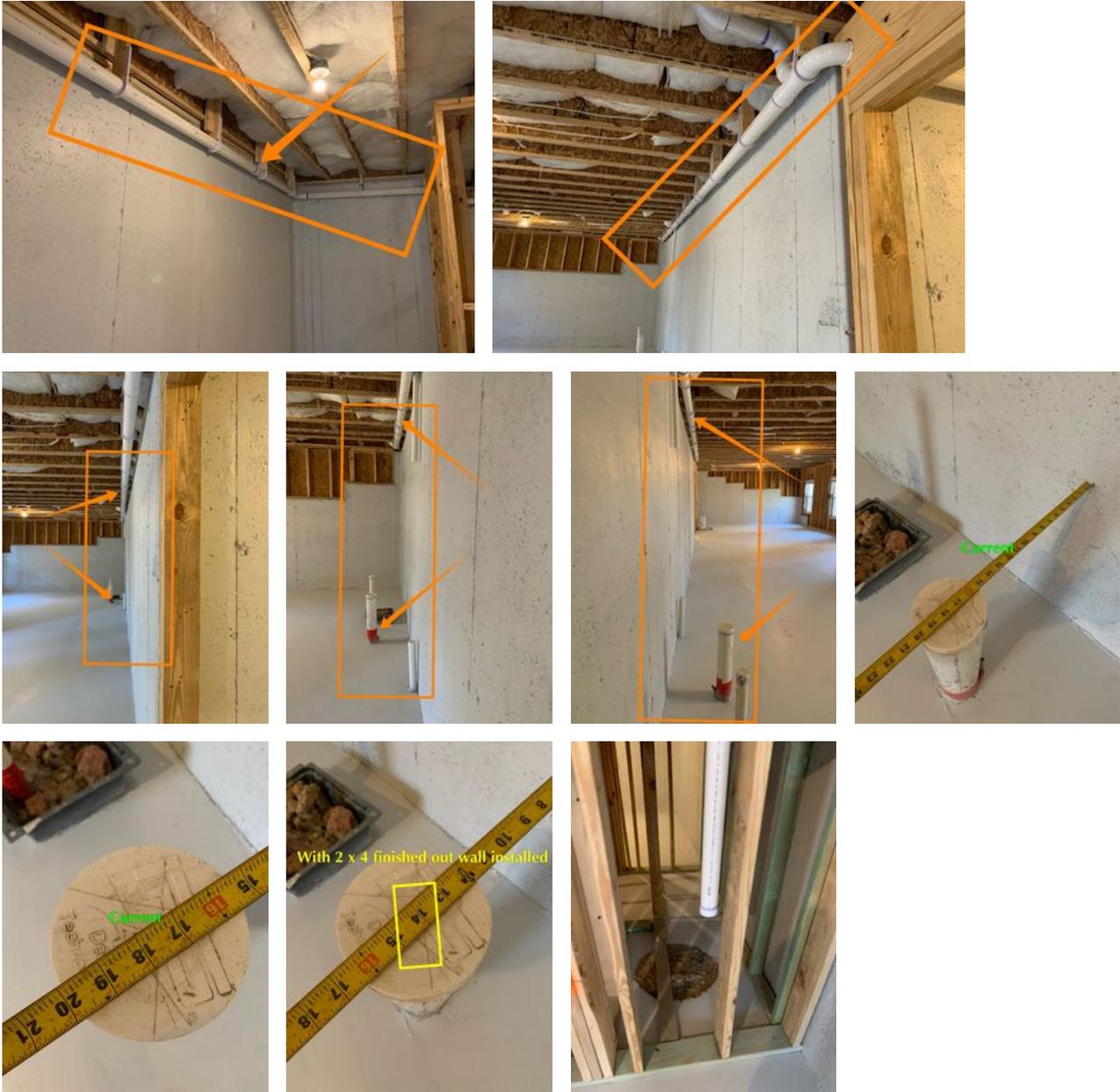
Plumbing being run underneath the flooring with open access is not uncommon for unfinished basements. Here, however, the basement has been designed to be finished.

There is a sewage pump installed and piping plumbed out for a full bathroom along the back wall. The main drainage should have been run up through the floor joists at a proper sloping all the way into the storage closet where then it would've been understandable for it to drop below the floor joists.

The issue is that where the bathroom is plumbed out in the slab only gives a toilet 18 inches from the basement wall to the center of the toilet, industry standard distance for a toilet from a wall. The minimum requirement is 15 inches.

The main plumbing running exposed under the joists comes out from the wall roughly 5 to 5 1/2 inches. That means in order to frame out a wall to hide the main drain lines properly the space would be reduced for a toilet down to at best 14 inches and at worst 13 to 12 1/2 inches when including a studded wall construction. That does not meet the minimum

requirements space for the toilet install a toilet. That means that either the toilet plumbing and the shower plumbing in the slab need to be moved or the main drainage plumbing needs to be redone to run up into the floor joist in order to properly accommodate a finished area.



Location of Fuel Shutoff

Not Present

Plumbing Comments

Comment 36

Monitor Condition

There is an irrigation system set up on the property. Would recommend asking builder about use and maintenance. It did appear that the irrigation system MAY be causing an issue with the moisture level of the backyard. After observing the areas, not much else makes sense to me, but the water meter was also not running at the top of the inspection. So this area may be a combination of issues. Would recommend having the builder double check this before closing.



Water Heater

Fuel

Electric

Capacity

50 gal

Approximate Age

2025

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In Same Room

Water Heater Comments

Comment 37
Information

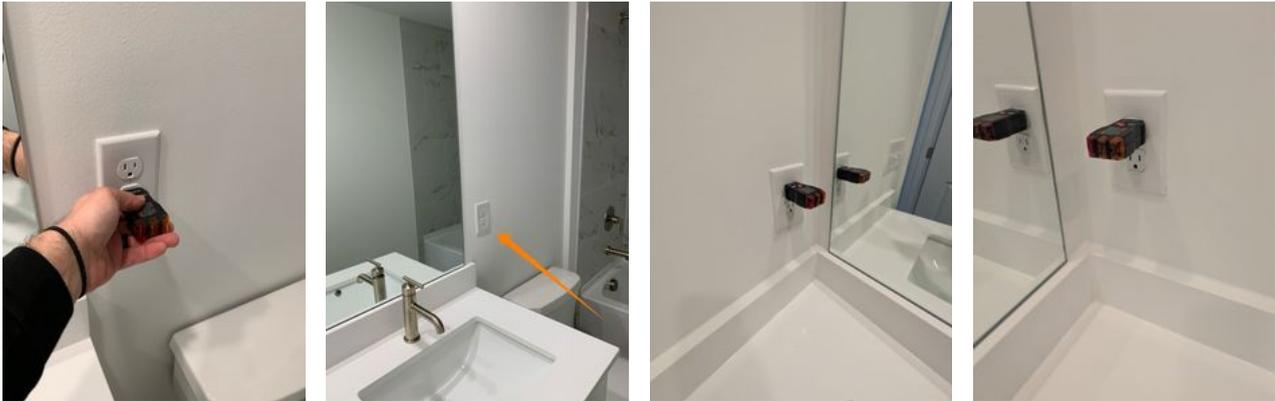
The water heater is a 50 gallon electric unit manufactured in 2025. There was a gas shut off easily accessible, proper drain pan and expansion tank installed. The unit was functioning properly at the time of the inspection.



Comment 38

Repair or Replacement Needed

After tripping the bathroom outlets to test the circuit, we were not able to get the bathroom outlets to reset and the actual circuit itself was NOT tripped at the breaker panel. There were no discernible GFCI outlets anywhere in the structure. More than likely, this is due to the loose electrical wiring in the service panel, but would definitely recommend having the electrician double check that the circuit is properly functioning when they come out to make corrections.



Master Bathroom

Ventilation Type

Wall Vent

Condition: Satisfactory

GFCI Protection

Outlets

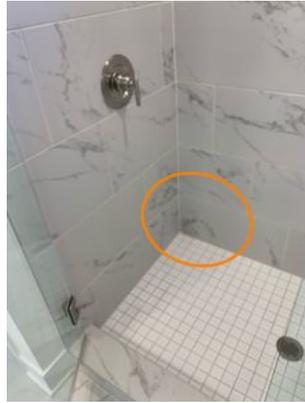
Condition: Further Evaluation Required

Master Bathroom Comments

Comment 39

Repair or Replacement Needed

This area needs to have its corners re-grouted or caulked in order to keep water from getting back behind the tile.



Hall Bathroom

Ventilation Type

Wall Vent

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Further Evaluation Required

Half Bath

Ventilation Type

Wall Vent

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Further Evaluation Required

Laundry

Dryer Venting

To Exterior

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Laundry Comments

Comment 40 Information

The washer and dryer functioning properly at the time of the inspection.



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Fireplace

Electric

Condition: Satisfactory

Comment 41 Information

The fireplace was an electric prefab unit designed with heating elements. The heating elements were functioning properly at the time of the inspection.

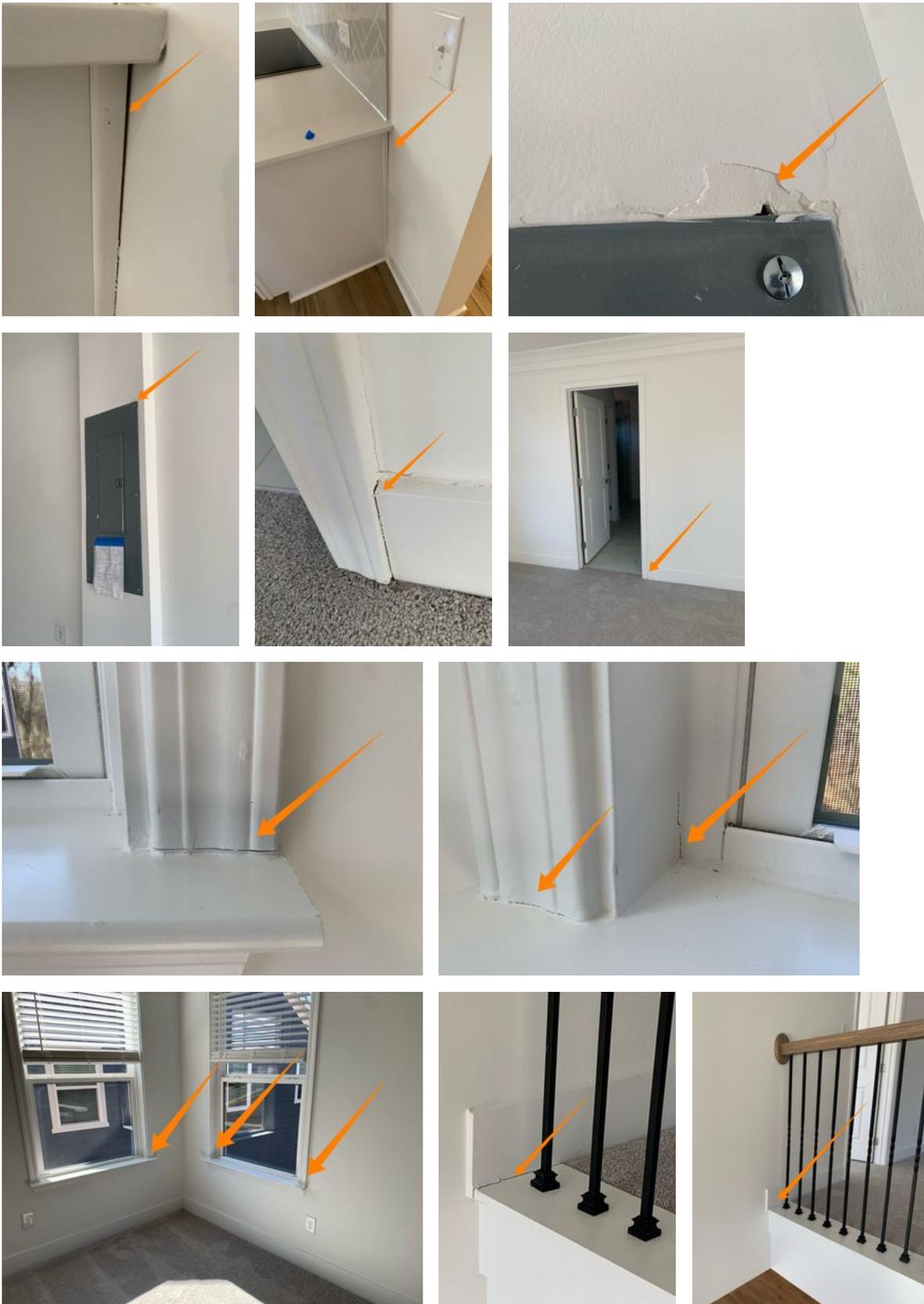


Interior Comments

Comment 42 Repair or Replacement Needed

There are multiple areas throughout the house where the trim needs caulking and repainting. These are just a couple of examples of the areas and types of repairs that may be needed. I would make sure to point out these and others to the builder on the final walk-through and ask them to sweep the entire interior. There is one area in the garage around the electrical panel where the drywall needs to be repaired.







Kitchen

Cabinets

Wood

Condition: Satisfactory

Countertops

Quartz Korean

Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Frigidaire

Condition: Satisfactory



Range

Frigidaire

Condition: Further Evaluation Required

Comment 43

Monitor Condition

The range was an inductive unit. This means it needs a specific metal in order to interact and heat. You can put your hand on it and it will not heat. It is a protective measure. It appeared to be functioning properly at the time of the inspection, but would want to verify that with some inductive pans.



Range Hood

Exterior exhaust

Condition: Repair or Replace

Comment 44

Repair or Replacement Needed

One of the lights was not working on the range hood and one of the protective panels was missing as well.



Refrigerator

Frigidaire

Condition: Satisfactory



Dishwasher

Frigidaire

Condition: Satisfactory

Microwave

Frigidaire

Condition: Satisfactory

Disposal

Moen

Condition: Satisfactory

Washer

Frigidaire

Condition: Satisfactory

Dryer

Frigidaire

Condition: Satisfactory

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

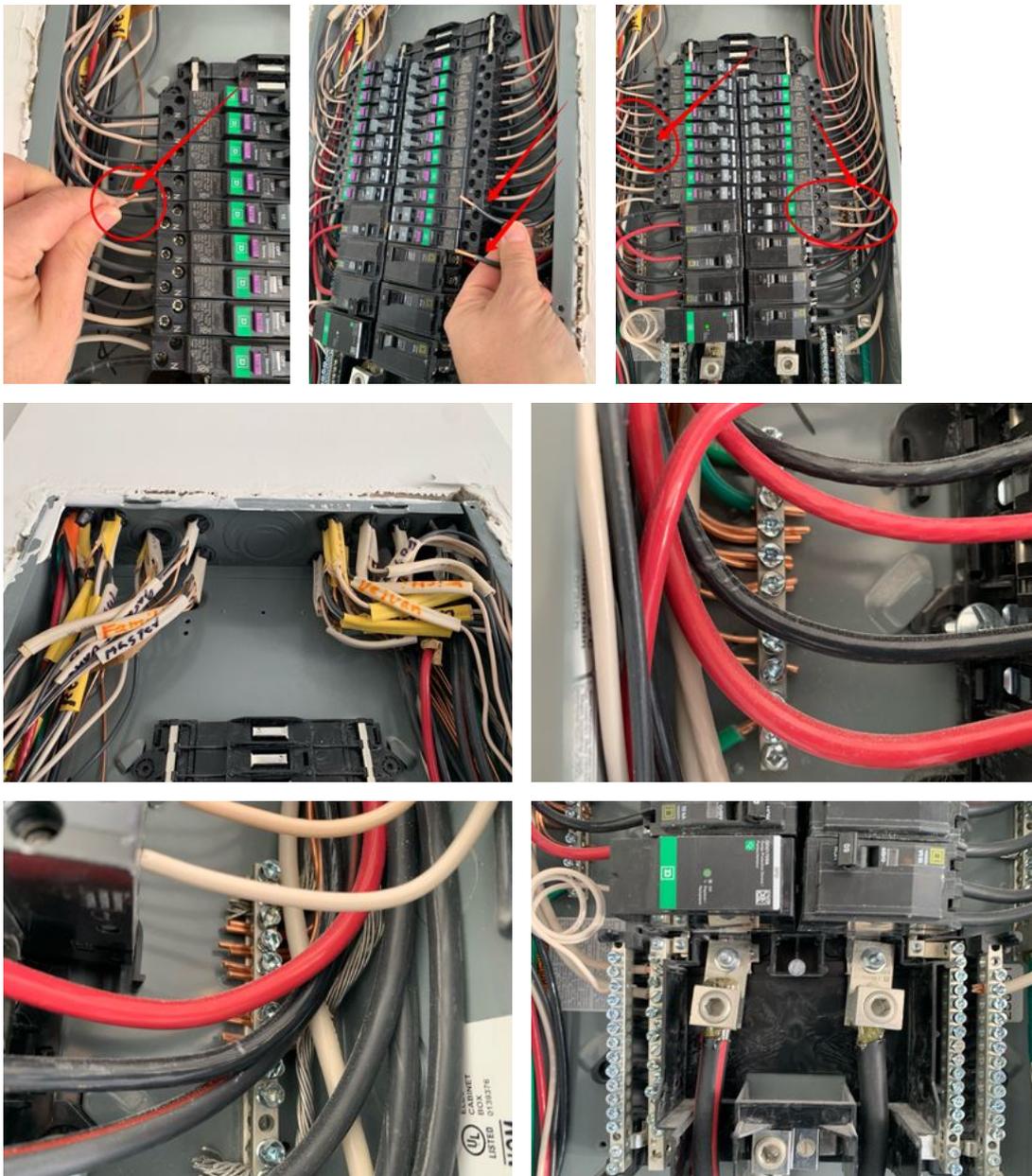
Structure

You need protective metal plates (nail plates or stud guards) in new builds where pipes, wires, or conduits run through wood studs. The general rule is to ALWAYS have them but the specific rule is when they are within 1 1/4 inches of the stud's edge, to prevent punctures from drywall screws and nails. This is standard building code requirements.



Electrical: Branch Circuit Wiring

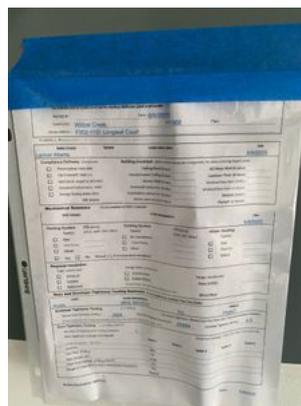
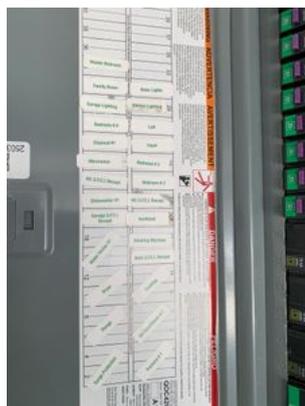
There were multiple loose wires in the service panel. This may be the issues with the bathrooms and other circuits, but that cannot be verified until the electrician repairs these areas and provides proper proof of testing the circuits in question.





Electrical: Overcurrent Protection

The breaker appeared to be properly labeled and passed by the county, but due to the inconsistency of the wiring I was not able to verify the actual safety and functioning of all the breakers. Once the wiring is properly repaired, then would recommend having the breaker system retested.



Repair or Replacement Needed

Site: Steps/Stoops

The front step looks to have been removed. It would appear that was previously removed because it was not level. Would make sure to keep track of the new steps to ensure that they remain level and do not need replacement in the future.



Site: Patios/Decks

There are a lot of nail holes along the railing. This is just simply poor craftsmanship. These areas can easily cause splinters, but also will catch water and cause rot a lot quicker than any other area.



Exterior: Exterior Covering

There were a couple places where the hardy type plank was either not properly secured or not sitting flat.

I was not able to get a depiction of the separation of the siding along the back right corner of the structure. The last picture was the most clear depiction I was able to capture at the time of the inspection.



Exterior: Exterior Covering

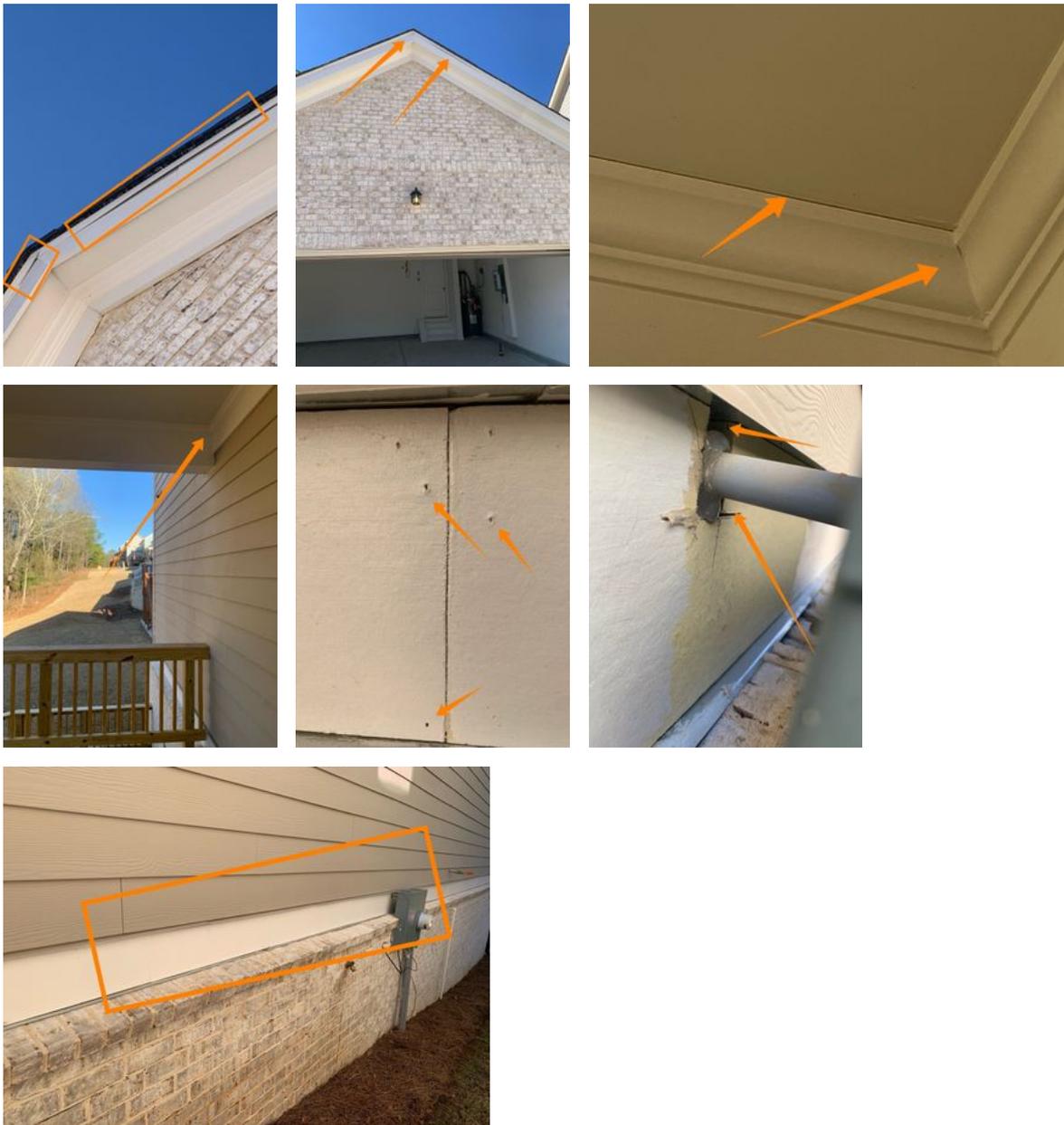
There's a small area of siding that is missing paint around the railing.



Exterior: Exterior Trim Material

The indicated drip edge is not properly secured.

The indicated trim work along the back porch needs to be properly caulked and repainted.



Exterior: Exterior Trim Material

There are consistent gaps around the trim work around ALL of the windows. This can lead to water getting back in behind the trim and damaging the sheathing and even eventually the stud structure and even avoiding the cement board plank warranty.

Neighboring homes have these areas properly attended to.

These pictures are for reference to the areas and types of repairs that may be needed. They are not exhaustive. It was pretty much every exterior window trim that needed to be addressed. Would recommend having the contractor sweep the entire exterior.



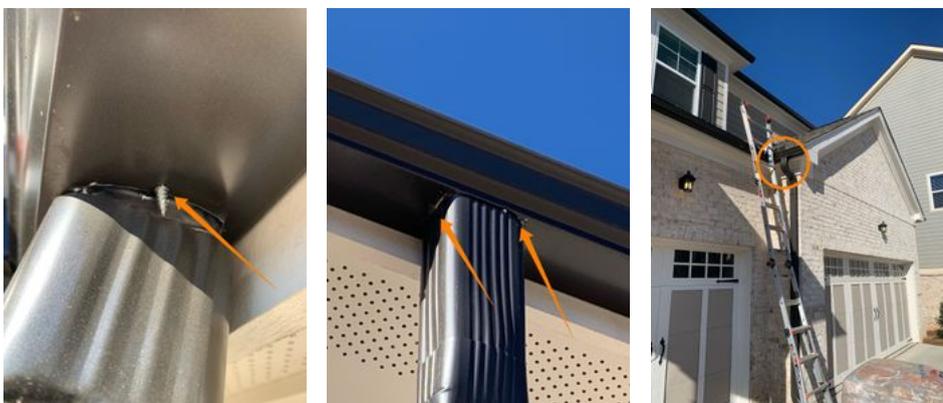
Exterior: Exterior Trim Material

The drip cap or drip edge is missing above the indicated windows. Not only is this an industry standard for new builds, but all other houses in the area built by the same builder have these specific windows, those along the front upstairs area, with drip edge installed along the top of the window.



Roofing: Gutters & Downspouts

Screws in downspout should be in the sides where water is not likely to eventually penetrate.



Roofing

The indicated corner of the roof has shingles that are not properly secured to the decking. The last set of pictures indicates how shingles should be properly adhered so that wind does not come along and damage them.



Roofing

There are two areas where there is some improper sloping and dipping in the roof line. These areas will wear out quicker than the rest of the shingles. Would recommend having the roofer come out and assess for repairs.



Roofing

There were quite a few shingles along this side of the house are not laying flat. This may be due to nail pops or improper installation. Would recommend having the roofer come out to assess and repair.





Roofing

There is some house wrap that is exposed along the bottom of the siding in these areas. Simply running a razor blade along the bottom of the siding should clean up this area.



Structure

There is a loadbearing area that is missing the proper load bearing support.

The plumbing has cut through one of the loadbearing support beams and the corner of the header making the “king stud” irrelevant.

The other issue is that the loadbearing support beam that is directly | the cut between the bottom plate board and the interior load bearing base is missing. Directly on the other side, the correlating cut has been properly supported as is shown in these pictures.

This needs to be repaired.

The resulting issue would simply be something along the lines of potential settling in this area, but considering how well, these flooring structures are designed in order to minimize or even eliminate settling so that the main floor stays level for a very long time there is no reason that this issue should not be repaired in order to ensure there is no settling from this location.



Structure

The top cripples are not making any contact with the top sill in this window. ALL other instances in the basement have the cripple making good contact with the top sill.



Plumbing: Waste Pipe Material

Plumbing being run underneath the flooring with open access is not uncommon for unfinished basements. Here, however, the basement has been designed to be finished.

There is a sewage pump installed and piping plumbed out for a full bathroom along the back wall. The main drainage should have been run up through the floor joists at a proper sloping all the way into the storage closet where then it would've been understandable for it to drop below the floor joists.

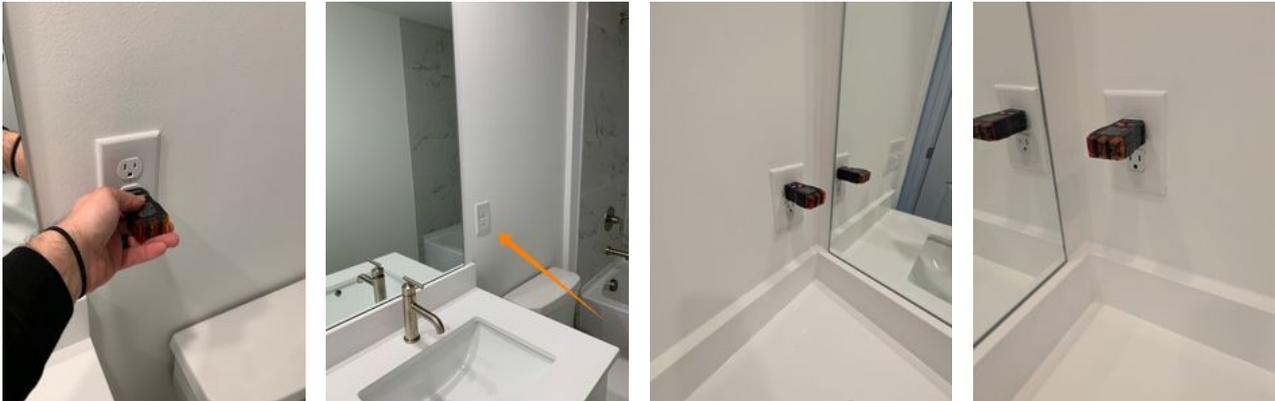
The issue is that where the bathroom is plumbed out in the slab only gives a toilet 18 inches from the basement wall to the center of the toilet, industry standard distance for a toilet from a wall. The minimum requirement is 15 inches.

The main plumbing running exposed under the joists comes out from the wall roughly 5 to 5 1/2 inches. That means in order to frame out a wall to hide the main drain lines properly the space would be reduced for a toilet down to at best 14 inches and at worst 13 to 12 1/2 inches when including a studded wall construction. That does not meet the minimum requirements space for the toilet install a toilet. That means that either the toilet plumbing and the shower plumbing in the slab need to be moved or the main drainage plumbing needs to be redone to run up into the floor joist in order to properly accommodate a finished area.



Bathrooms

After tripping the bathroom outlets to test the circuit, we were not able to get the bathroom outlets to reset and the actual circuit itself was NOT tripped at the breaker panel. There were no discernible GFCI outlets anywhere in the structure. More than likely, this is due to the loose electrical wiring in the service panel, but would definitely recommend having the electrician double check that the circuit is properly functioning when they come out to make corrections.



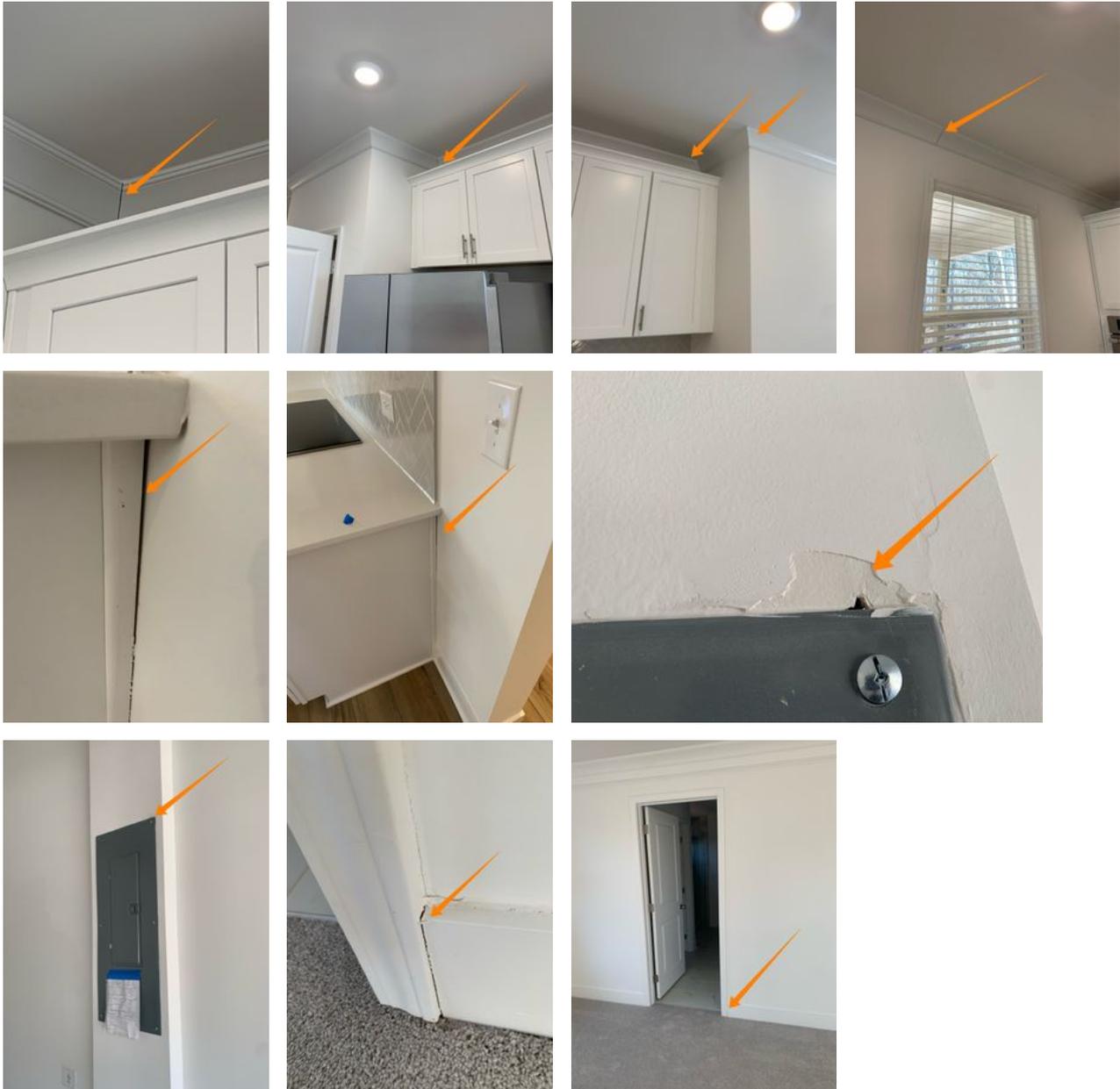
Bathrooms: Master Bathroom

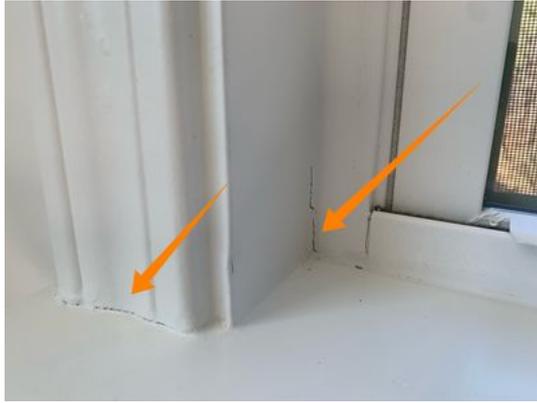
This area needs to have its corners re-grouted or caulked in order to keep water from getting back behind the tile.



Interior

There are multiple areas throughout the house where the trim needs caulking and repainting. These are just a couple of examples of the areas and types of repairs that may be needed. I would make sure to point out these and others to the builder on the final walk-through and ask them to sweep the entire interior. There is one area in the garage around the electrical panel where the drywall needs to be repaired.





Kitchen: Appliances: Range Hood

One of the lights was not working on the range hood and one of the protective panels was missing as well.

