



Residential Solutions
7067673336

Home Inspection Report Sample

Inspected By: Christopher Cooke
Inspected On Sun, Jan 11, 2026 at 8:00 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

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

Property Type

Church

Stories

One

Approximate Age

1900

Age Based On

Listing

Bedrooms/Baths

no bedroom two 1/2 bathrooms

Furnished

Yes

Occupied

No

Weather

Sunny

Temperature

Cool

Soil Condition

Dry, Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

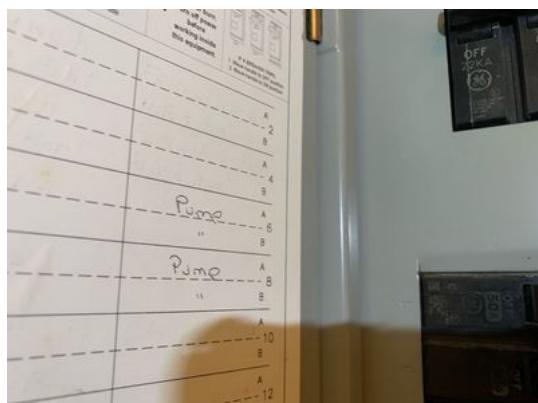
Comment 1

Monitor Condition

During the inspection, the well pump stopped working for roughly 30 to 45 minutes. At the beginning of the inspection, the pump was functioning properly for 15 minutes and it gave out. The electrical breaker was in the on position and there were no other indications as to why the pump would've stopped working. Once the pump came back on, it stayed on for the remainder of the inspection. Would be a good idea to ask the owners for more information and monitor the condition as it may be an implication of an issue with the pump.

General Cont.

For more information would recommend having a well pumped specialist come out and assess.



People Present

Client

Site

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 Toward Structure

Condition: Marginal

Comment 2

Repair or Replacement Needed

The grading slopes toward the structure and will not shed water away properly. This is a common cause of wet crawl spaces and leaking basements. Suggest adding fill dirt at low areas to prevent water from sitting next to home.



Site Cont.



Comment 3

Repair or Replacement Needed

There appears to be a burrow in this area. Would recommend having the critter removed and the hole filled.



Vegetation

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

Retaining Walls

Not Present

Steps/Stoops

Concrete

Condition: Repair or Replace

Site Cont.

Comment 4

Repair or Replacement Needed

The concrete is broken and broken up along the steps/stoop area in multiple places.



Patios/Decks

Wood

Condition: Repair or Replace

Comment 5
Monitor Condition

The structure of the deck appeared to be in good condition, but I was not able to access directly underneath in order to verify that there were bolts or lags every 18 to 24 inches connecting the deck to the structure.



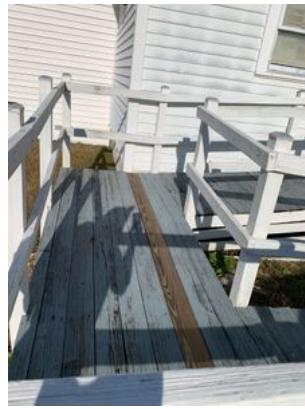
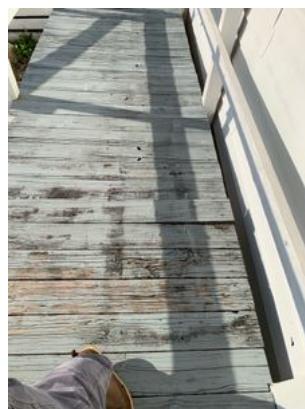
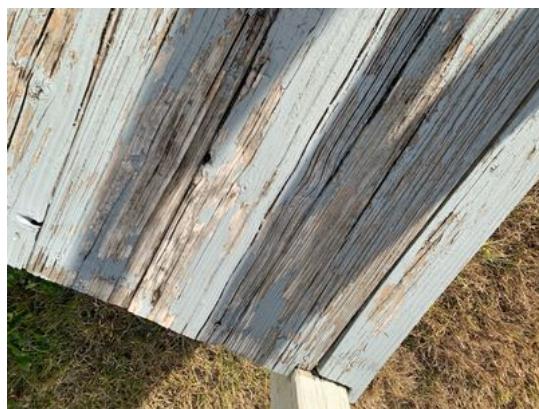
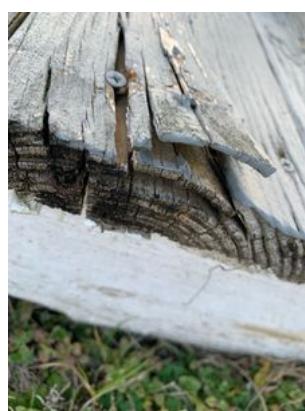
Comment 6
Repair or Replacement Needed

There are several areas where the wood may need to be repaired or replaced on the back deck. Would recommend pressure washing and reseal the back deck after these repairs are made.

The supportive construction of the deck is in good condition.



Site Cont.



Exterior

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

Exterior Covering

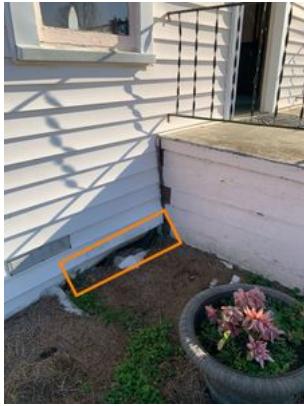
Vinyl Siding, Lap Wood

Condition: Repair or Replace

Comment 7

Repair or Replacement Needed

There are several places where the vinyl siding or trim has been damaged. Would recommend having all penetration sealed in order to prevent pest or moisture from affecting the interior of the structure.



Exterior Cont.



Exterior Trim Material

Wood, Vinyl, Aluminum

Condition: Repair or Replace

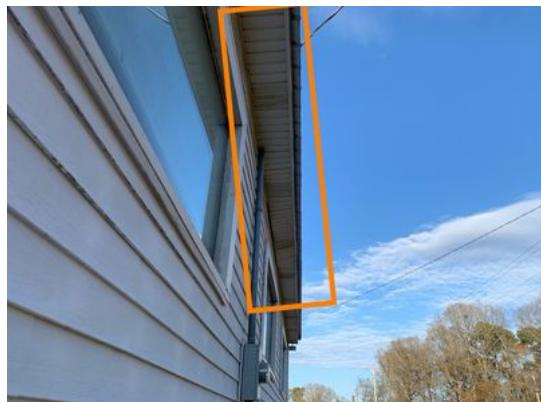
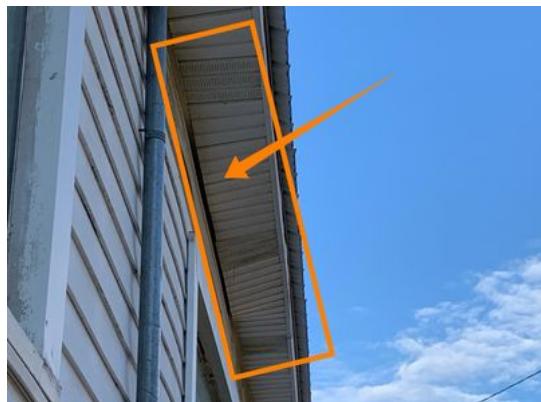
Comment 8

Repair or Replacement Needed

There are places along the entire exterior where the trim need to be repaired, caulked and repainted.

Exterior Cont.

These pictures are for reference to the areas and types of repairs that may be needed. They are not exhaustive. Make sure to have your contractor sweep the entire exterior.



Exterior Cont.



Windows

Wood

Condition: Repair or Replace

Comment 9

Repair or Replacement Needed

This glass is broken and needs to be repaired by a local window company.



Comment 10

Repair or Replacement Needed

There are water stains on the interior sill of this window. These things registered with high moisture at the time of the inspection and applying a current leak. Would recommend having this area repaired by a contractor.



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

Walked Roof/Arms Length

Roof Design

Gable

Roof Covering

Metal

Condition: Satisfactory

Approximate Roof Age

1-5

Ventilation Present

Soffit, Ridge Vents

Condition: Satisfactory

Vent Stacks

Plastic

Condition: Satisfactory



Chimney

Not Present

Gutters & Downspouts

Not Present

Roofing Cont.

Comment 11

Repair or Replacement Needed

There are no gutters on the exterior of the structure. Gutters are the first line defense for keeping moisture out of the crawlspace and basement and water away from the structure of the home.



Roofing Comments

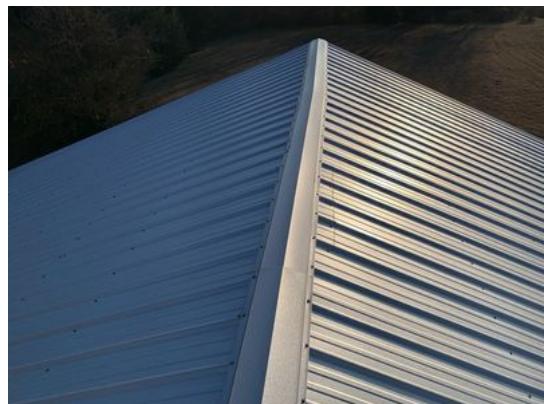
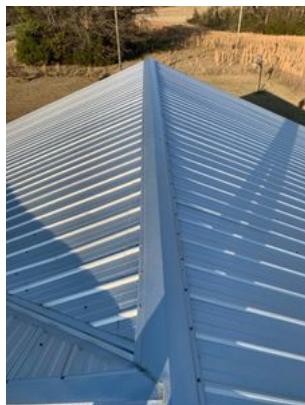
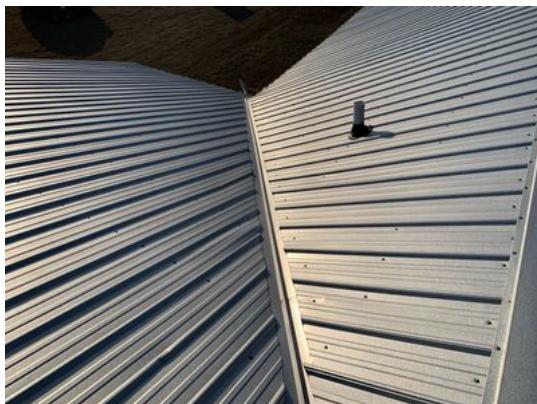
Comment 12

Information

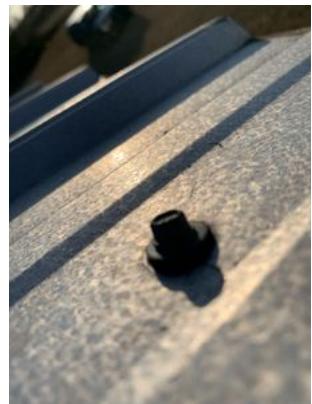
The roofing is a metal interlocking sheet system. The fasteners were tight, and the metal sheets were properly secured at the time of the inspection.



Roofing Cont.



Roofing Cont.



Garage

Garage Type

Not Present

Garage Size

Not Present

Door Opener

Not Present

Opener Safety Feature

Not Present

Structure

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

Crawl Space

Foundation Material

Concrete Block

Condition: Satisfactory

Structure Comments

Comment 13

Repair or Replacement Needed

There are some gaps around the exterior structure that would recommend having filled in order to prevent pest or critters from entering.



Comment 14

Monitor Condition

There is some slight bowing in this beam and also some stress fractures.

This is in the older portion of the building (100+ years old), and this may be an older issue that will not see much movement in the future.

Structure Cont.

There were no signs of undue stress on the floor joists in these areas and no major signs on the interior of the structure of settling. This implies that it may be an older issue and possibly a previous issue rather than current. The stress fractures are fairly consistent through the beam, but at no point does it look to have undermined the integrity of the beam. This is something to keep an eye on as further cracking could result in need of repair.

For more information or further assessment would recommend contacting a Structural engineer.



Comment 15

Repair or Replacement Needed

There are signs of termite activity throughout the old sanctuary. I was not able to determine whether they were current lead active in each of the areas. The damage that I was able to assess at the time of the inspection was not to the point where repairs would be needed.

The presence is widespread and not too intense in one area that I was able to observe.

Structure Cont.

Would highly recommend having a pest specialist come out and assess to see if any of these are current and what treatment options would look like as well, as if there is any deeper damage in some of these areas.





Comment 16

Repair or Replacement Needed

There are a couple areas where it would appear. There is moisture, making it to the skirt board of the structure. Would highly recommend having these areas repair/replaced in order to prevent any further moisture damage.



Comment 17

Repair or Replacement Needed

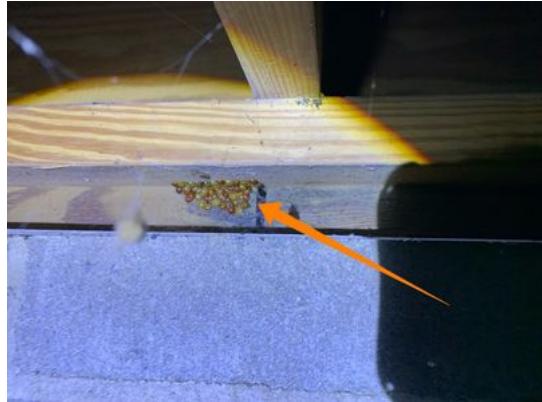
At the entrance to the crawlspace, there appears to be a burrow or some sort of large hole off to the left-hand side in the corner. Would recommend having this filled as it runs underneath the footer.



Comment 18

Repair or Replacement Needed

There are some signs of pest activity in the crawlspace. Would recommend having a pest specialist come out and assess for treatment.



Attic

Attic Entry

Fellowship hall

Roof Framing Type

Wood Trusses, Joist and Rafters

Condition: Repair or Replace

Comment 19

Repair or Replacement Needed

There was one section of the roofing where there are no collar ties. Would highly recommend having color ties installed in this area in order to prevent any further pulling away of the rafters from the spine.



Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

PVC

Condition: Satisfactory

Insulation

Blown In Fiberglass, Fiberglass Batts

Condition: Satisfactory

Comment 20
Information

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



Structure Cont.



Structure Cont.



Attic Comments

Comment 21

Monitor Condition

There's a minor bowing in the roof along the right side of the sanctuary. This looks to be an older issue as the older beams have some slight bowing in them as well, but no signs of any unused stress or cracks. There is also some additional support that has been added to the structure in this general area. Would recommend asking owners for more information about these repairs.



Structure Cont.

Comment 22

Safety Concern

This area of the building where there is old exposed siding. It would look as though there is some lead-based paint in this area. Would recommend caution when interacting with this substance.

Painting over the material with latex, technically encapsulate it, but any sanding of these areas could result in hazard.

If there's any further concern would recommend having some environmental testing done.



Comment 23

Repair or Replacement Needed

There are some signs of rodent activity in the attic space at the time of the inspection.



Structure Cont.



Comment 24

Repair or Replacement Needed

The bathroom vents vent directly into the attic space. It would be best for these to vent to the exterior of the structure.



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Structure Cont.

Vapor Retarder

Partial

Condition: Repair or Replace

Comment 25

Repair or Replacement Needed

There is a poor barrier installed in the crawlspace. A minimum of 90% of the grounds in the crawlspace should be covered in order to control, moisture buildup in the crawlspace and prevent mold, mildew and fungal growth.

We had high moisture readings in the crawlspace, as well as fungal growth in multiple areas.

Most moisture issues can be dealt with proper ventilation and a vapor barrier. Would highly recommend having a vapor barrier installed.



Structure Cont.



Underfloor Insulation

Not Present

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Wet

Condition: Repair or Replace

Comment 26

Repair or Replacement Needed

There were high moisture readings in the crawlspace at the time of the inspection.



Electrical

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

Overhead

Comment 27

Information

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



Service Panel Ground

Ground Rod



Main Disconnect Location

Meter Box

Electrical Cont.

Comment 28

Information

The main electrical shut off is located at the service panel



Service Panel Location

Interior

Comment 29

Information

Access to the service panel is blocked in the pantry area off of the kitchen.



Service Amperage

200 amps

Branch Circuit Wiring

Not Inspected

Electrical Cont.

Comment 30

Monitor Condition

I was not able to access the interior of the panel at the time of the inspection.



Overcurrent Protection

Breakers

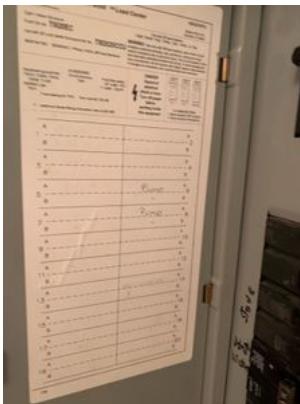
Condition: Repair or Replace

Comment 31

Monitor Condition

The breakers were not properly labeled and but were in good working order at the time of the inspection.

It will be best to have all the circuits labeled in order to know what portions of the structure are connected with each specific circuit.



GFCI/AFCI Breakers

No

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Repair or Replace

Electrical Cont.

Comment 32

Safety Concern

There were no functioning fire alarms at the time of the inspection. Current code for fire alarms is to have a fire alarm within each sleeping area and within 6 feet of the exterior of any individual sleeping area.

It would be best to have AT LEAST a fire alarm within 6 feet of any sleeping area.



Electrical Comments

Comment 33

Monitor Condition

There were several lights that were not fully coming on at the time of the inspection. This can be either due to the bulb or the ballast, which would imply that the ballast would need to be changed.



Comment 34

Repair or Replacement Needed

This light did not come on at the time of the inspection. Most likely just needs a new bulb, but we would recommend having the owners verify the functionality of the fixture before closing.



HVAC System Type

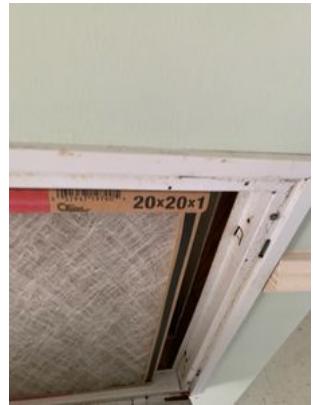
Package Unit

HVAC Comments

Comment 35

Information

The unit is cooled by a 4 ton AC and a 100k BTU furnace manufactured in 1998. The unit is properly sized and was functioning properly at the time of the inspection.



Comment 36

Repair or Replacement Needed

The AC unit for the sanctuary area was not functioning at the time of the inspection. The ID plate was not legible at the time of the inspection either. I was unable to get cold or hot air from the unit. It is an AC/furnace combo. Would recommend having a licensed HVAC specialist come out and assess.



Comment 37

Repair or Replacement Needed

The current return does not have a properly sized filter.



Plumbing

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

Well System

Comment 38

Monitor Condition

Water services supplied by a well pump. Would recommend asking the owners for more information about the well.



Supply Pipe Material

Copper, CPVC

Condition: Satisfactory

Location of Main Water Shutoff

Crawlspace

Comment 39

Information

The main water shut off is located at the crawlspace entrance.



Sewer System

Septic System

Plumbing Cont.

Comment 40

Information

Master plumber recommendation is to have the septic tank pumped every 3 to 5 years. Would recommend checking with owners to see the last time this tank was serviced.

It would appear that the septic tank is on the left side of the structure

Waste Pipe Material

PVC

Condition: Satisfactory

Location of Fuel Shutoff

A Tank

Comment 41

Information

The fuel shut off and fuel tank are located along the backside of the structure.



Water Heater

Fuel

Electric

Capacity

30 gal

Plumbing Cont.

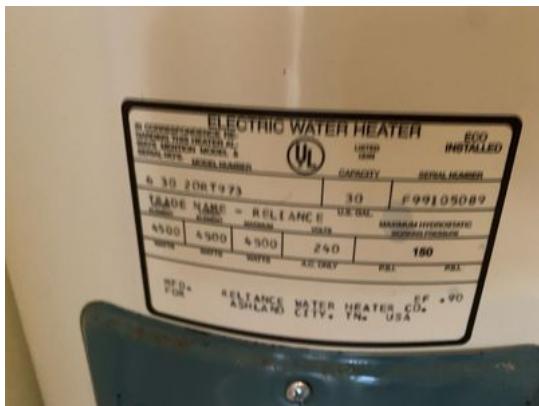
Water Heater Comments

Comment 42

Monitor Condition

The water heater is a 50 gallon electric unit manufactured in 1999. There was no electrical shut off easily accessible and no expansion tank installed. The unit was functioning properly at the time of the inspection.

***Note : the typical lifespan on a water heater is 8 to 10 years. Would recommend budgeting for replacement.



Comment 43

Monitor Condition

No expansion tank or expansion valve was present on the water heater. Since 2012 expansion tanks/valves have been required if there is a check valve, pressure regulator, or backflow preventer installed on the main supply line, regardless of the type of water heater. As these elements create a “closed loop system” and it would be best if a thermal expansion tank was installed. The thermal expansion tank prevents the relief valve on the water heater from blowing off all the time.



Half Bath

Ventilation Type

Wall Vent

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Repair or Replace

Comment 44

Repair or Replacement Needed

Bathroom outlet is not GFCI protected. Have repaired by licensed electrician for safety.

Half Bath #2

Ventilation Type

Wall Vent

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Repair or Replace

Comment 45

Repair or Replacement Needed

Bathroom outlet is not GFCI protected. Have repaired by licensed electrician for safety.

Bathrooms Cont.

Half Bath #2 Comments

Comment 46

Repair or Replacement Needed

There it appears to be an active water leak in the women's bathroom around this toilet area. I was not able to access this area from the crawlspace at the time of the inspection due to the HVAC ductwork runs. Would highly recommend having this area assessed and repair repaired.



Kitchen

Cabinets

Wood

Condition: Satisfactory

Countertops

Wood

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.

Range

Roper

Condition: Repair or Replace

Comment 47

Repair or Replacement Needed

Two of the burners are not functional on the stove at the time of the inspection.



Kitchen Cont.



Range Hood

Recirculating

Condition: Satisfactory

Refrigerator

Frigidaire

Condition: Repair or Replace

Kitchen Cont.

Comment 48

Repair or Replacement Needed

The refrigerator had been unplugged for some time and there was food on the interior. Would highly recommend having cleaned and tested if intending on getting any further use out of the unit.



Dishwasher

Not Present

Microwave

Not Present

Disposal

Not Present

Washer

Not Present

Dryer

Not Present

Laundry

Laundry Sink

Not Present

Dryer Venting

Not Present

Laundry Hook Ups

Not Present

Interior

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

Not Present

Interior Comments

Comment 49

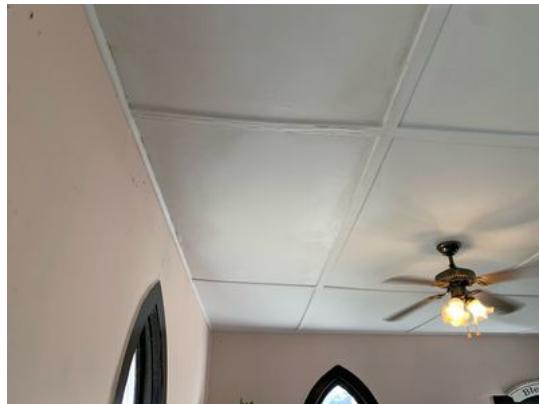
Monitor Condition

There were signs of leaks throughout the structure at the time of the inspection. All of these areas registered with no moisture, and there were no signs of any active leaks in the attic space around those areas. In fact, the roof looks to be new within the last five years, implying that any of these areas were likely due to the previous roof.

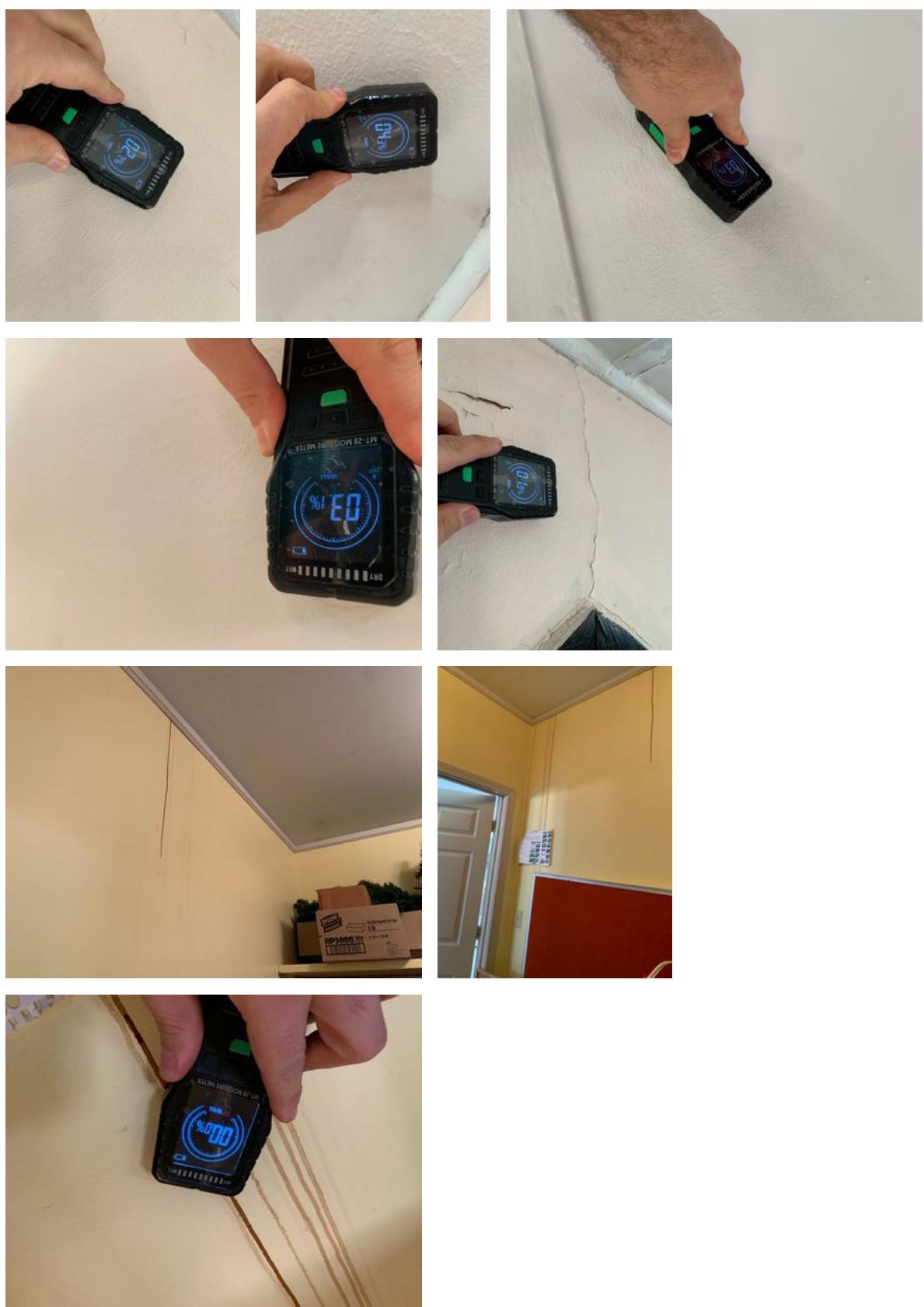
Would recommend asking owners for more information.



Interior Cont.



Interior Cont.



Interior Cont.

Comment 50

Repair or Replacement Needed

There are a couple areas where the drywall or the flooring has been damaged.



Comment 51

Monitor Condition

There are two areas where the ceiling or the wall is bowing. On the left side of the sanctuary the wall is bulging out a good deal as can be seen in the picture with the laser level. This area was firm at the time of the inspection, and there was no signs of any bowing or undue stress on the structure either in the crawlspace, the exterior or the attic of the structure at the time of the inspection. If there are further concerns or for more information, would recommend having a specialist come out and assess the specific area.

Interior Cont.

There's also bowing in the ceiling of the sanctuary. This looks to be the result of insulation laying directly on top of the drywall and the drywall not having proper support. It looks like the drywall of the ceiling has only been nailed along the edge of the sheet into the studs rather than 4 to 6 times along each stud in order stop to keep it flat against the ceiling.

For more information or further concerns, we recommend asking owner for more information first before having a specialist come out and assess.



Comment 52

Repair or Replacement Needed

There were potential signs of pest activity on the interior of the structure. Would highly recommend having a pest specialist come out and assess



Report Summary

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: Attic

This area of the building where there is old exposed siding. It would look as though there is some lead-based paint in this area. Would recommend caution when interacting with this substance.

Painting over the material with latex, technically encapsulate it, but any sanding of these areas could result in hazard.

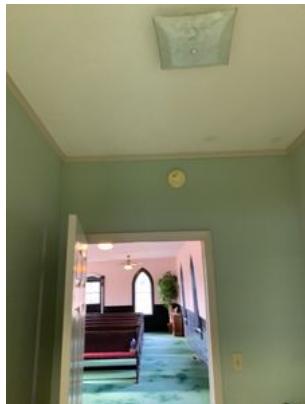
If there's any further concern would recommend having some environmental testing done.



Electrical: Smoke Detectors

There were no functioning fire alarms at the time of the inspection. Current code for fire alarms is to have a fire alarm within each sleeping area and within 6 feet of the exterior of any individual sleeping area.

It would be best to have AT LEAST a fire alarm within 6 feet of any sleeping area.



Report Summary Cont.

Repair or Replacement Needed

Site: Site Grading

The grading slopes toward the structure and will not shed water away properly. This is a common cause of wet crawl spaces and leaking basements. Suggest adding fill dirt at low areas to prevent water from sitting next to home.



Report Summary Cont.



Site: Site Grading

There appears to be a burrow in this area. Would recommend having the critter removed and the hole filled.



Site: Steps/Stoops

The concrete is broken and broken up along the steps/stoop area in multiple places.



Report Summary Cont.



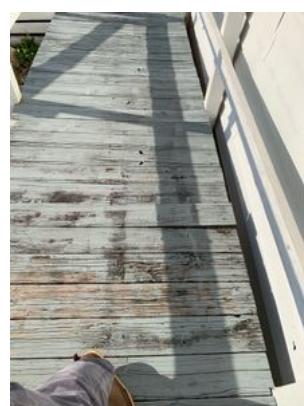
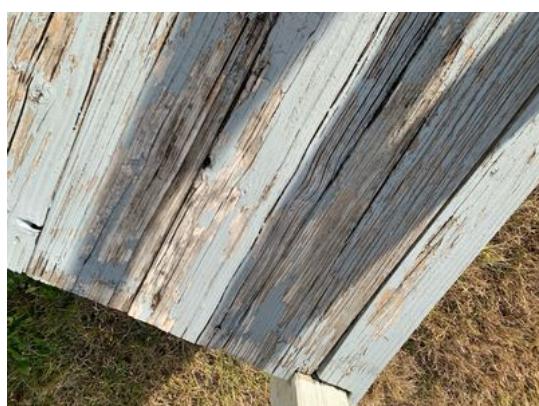
Site: Patios/Decks

There are several areas where the wood may need to be repaired or replaced on the back deck. Would recommend pressure washing and reseal the back deck after these repairs are made.

The supportive construction of the deck is in good condition.



Report Summary Cont.

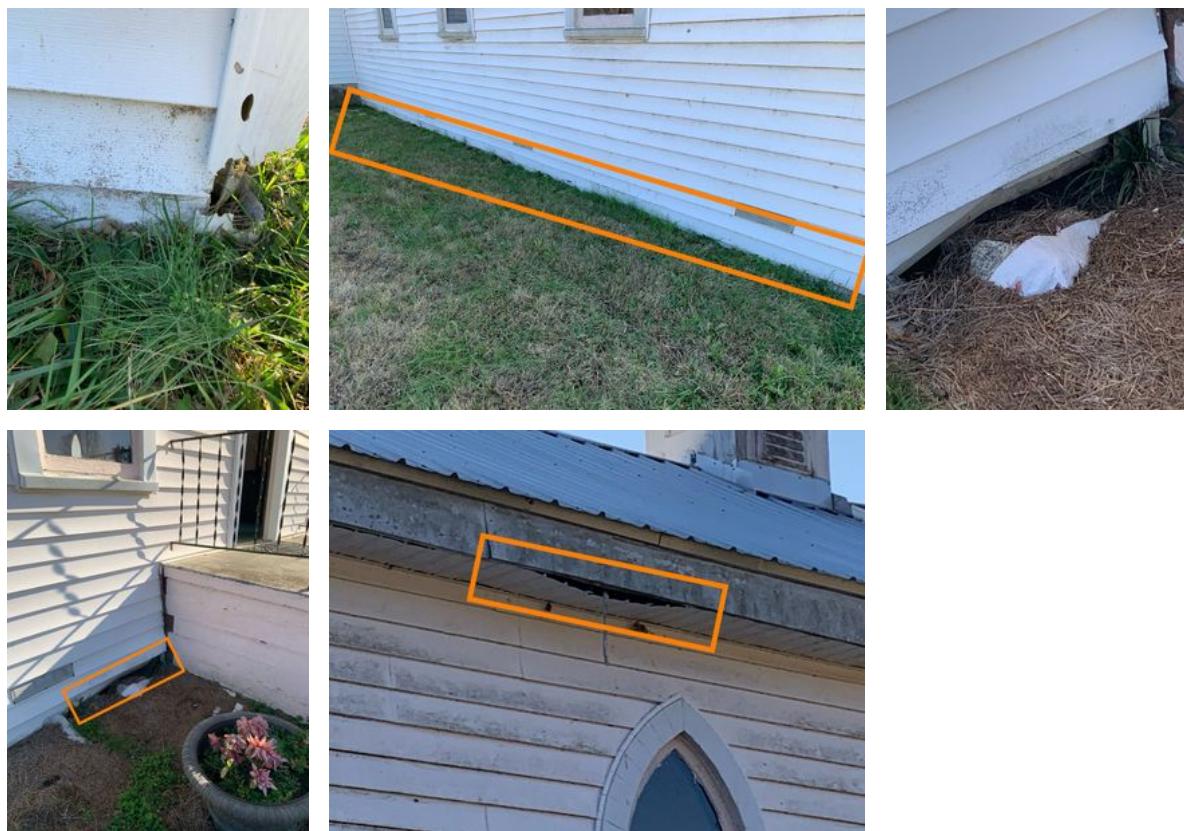


Report Summary Cont.

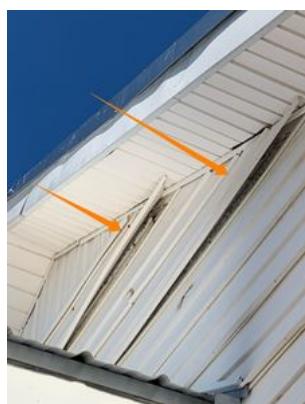


Exterior: Exterior Covering

There are several places where the vinyl siding or trim has been damaged. Would recommend having all penetration sealed in order to prevent pest or moisture from affecting the interior of the structure.



Report Summary Cont.

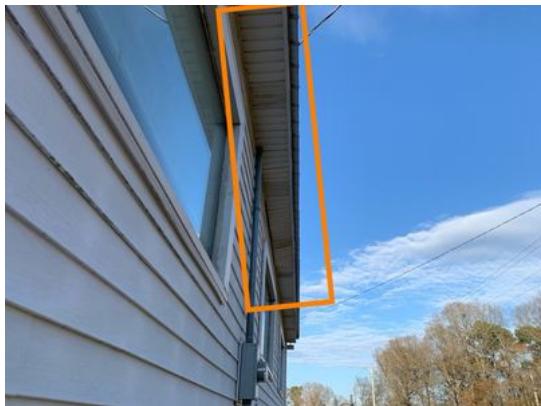
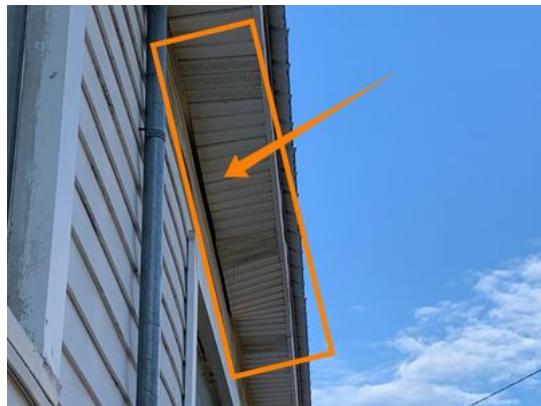


Exterior: Exterior Trim Material

There are places along the entire exterior where the trim need to be repaired, caulked and repainted.

Report Summary Cont.

These pictures are for reference to the areas and types of repairs that may be needed. They are not exhaustive. Make sure to have your contractor sweep the entire exterior.

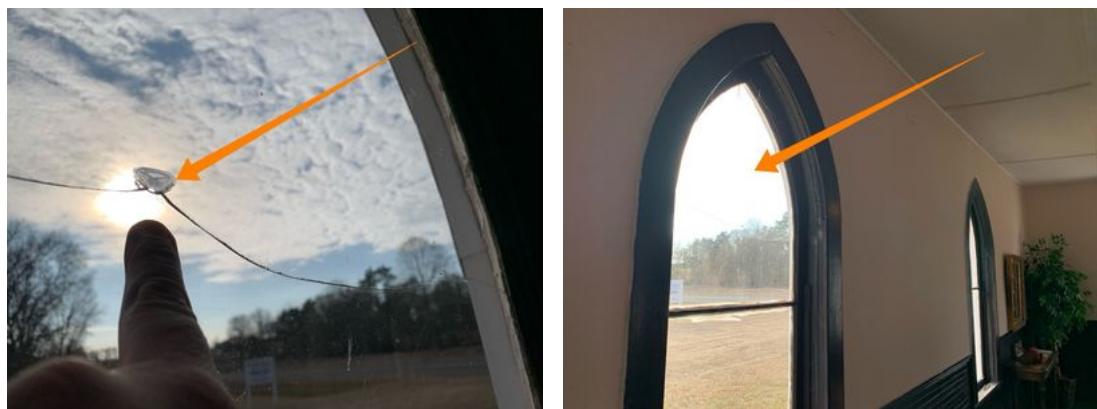


Report Summary Cont.



Exterior: Windows

This glass is broken and needs to be repaired by a local window company.



Report Summary Cont.

Exterior: Windows

There are water stains on the interior sill of this window. These things registered with high moisture at the time of the inspection and applying a current leak. Would recommend having this area repaired by a contractor.



Roofing: Gutters & Downspouts

There are no gutters on the exterior of the structure. Gutters are the first line defense for keeping moisture out of the crawlspace and basement and water away from the structure of the home.



Report Summary Cont.

Structure

There are some gaps around the exterior structure that would recommend having filled in order to prevent pest or critters from entering.



Structure

There are signs of termite activity throughout the old sanctuary. I was not able to determine whether they were current lead active in each of the areas. The damage that I was able to assess at the time of the inspection was not to the point where repairs would be needed.

The presence is widespread and not too intense in one area that I was able to observe.

Report Summary Cont.

Would highly recommend having a pest specialist come out and assess to see if any of these are current and what treatment options would look like as well, as if there is any deeper damage in some of these areas.



Report Summary Cont.



Structure

There are a couple areas where it would appear. There is moisture, making it to the skirt board of the structure. Would highly recommend having these areas repair repaired in order to prevent any further moisture damage.



Report Summary Cont.

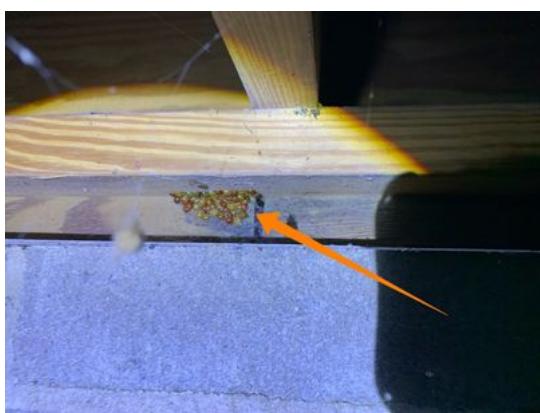
Structure

At the entrance to the crawlspace, there appears to be a burrow or some sort of large hole off to the left-hand side in the corner. Would recommend having this filled as it runs underneath the footer.



Structure

There are some signs of pest activity in the crawlspace. Would recommend having a pest specialist come out and assess for treatment.



Report Summary Cont.

Structure: Attic: Roof Framing Type

There was one section of the roofing where there are no collar ties. Would highly recommend having color ties installed in this area in order to prevent any further pulling away of the rafters from the spine.



Structure: Attic

There are some signs of rodent activity in the attic space at the time of the inspection.



Report Summary Cont.



Structure: Attic

The bathroom vents vent directly into the attic space. It would be best for these to vent to the exterior of the structure.



Structure: Crawlspace: Vapor Retarder

There is a poor barrier installed in the crawlspace. A minimum of 90% of the grounds in the crawlspace should be covered in order to control moisture buildup in the crawlspace and prevent mold, mildew and fungal growth.

We had high moisture readings in the crawlspace, as well as fungal growth in multiple areas.

Most moisture issues can be dealt with proper ventilation and a vapor barrier. Would highly recommend having a vapor barrier installed.



Report Summary Cont.



Report Summary Cont.



Structure: Crawlspace: Moisture Condition

There were high moisture readings in the crawlspace at the time of the inspection.



Electrical

This light did not come on at the time of the inspection. Most likely just needs a new bulb, but we would recommend having the owners verify the functionality of the fixture before closing.



Report Summary Cont.

HVAC

The AC unit for the sanctuary area was not functioning at the time of the inspection. The ID plate was not legible at the time of the inspection either. I was unable to get cold or hot air from the unit. It is an AC/furnace combo. Would recommend having a licensed HVAC specialist come out and assess.



HVAC

The current return does not have a properly sized filter.



Bathrooms: Half Bath: GFCI Protection

Bathroom outlet is not GFCI protected. Have repaired by licensed electrician for safety.

Report Summary Cont.

Bathrooms: Half Bath #2: GFCI Protection

Bathroom outlet is not GFCI protected. Have repaired by licensed electrician for safety.

Bathrooms: Half Bath #2

There it appears to be an active water leak in the women's bathroom around this toilet area. I was not able to access this area from the crawlspace at the time of the inspection due to the HVAC ductwork runs. Would highly recommend having this area assessed and repair repaired.



Kitchen: Appliances: Range

Two of the burners are not functional on the stove at the time of the inspection.



Report Summary Cont.



Kitchen: Appliances: Refrigerator

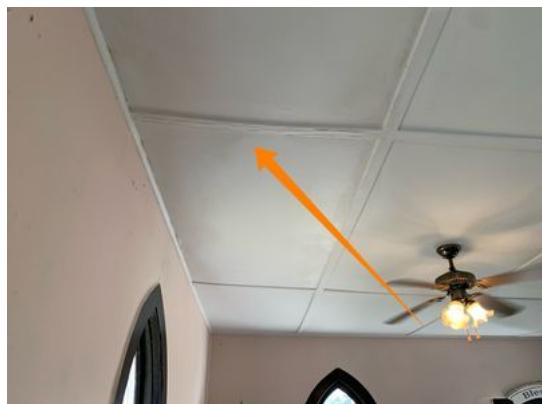
The refrigerator had been unplugged for some time and there was food on the interior. Would highly recommend having cleaned and tested if intending on getting any further use out of the unit.



Report Summary Cont.

Interior

There are a couple areas where the drywall or the flooring has been damaged.



Report Summary Cont.

Interior

There were potential signs of pest activity on the interior of the structure. Would highly recommend having a pest specialist come out and assess

