

Whole House Inspection Report

May 10, 2026



**444 Ready Report Test Drive, AnyTown, CO
78704**



Acme Inspections

4822 Cornerstone Way, Suite 300 Summit View, WA 98104
555-450-1452

INSPECTOR

John Smith
WA-2401
acmeinspectors@gmail.com

CLIENT

John Buyer
(555) 510-0444
JohnBuyer@example.com

Table of Contents

Executive Summary	3
Report Sections	7
1. Roof	7
2. Exterior	9
3. Foundation, Basement & Crawlspace	11
4. Heating	13
5. Cooling	15
6. Plumbing	16
7. Electrical	19
8. Fireplace	21
9. Attic, Insulation & Ventilation	22
10. Doors, Windows & Interior	23
11. Optional Systems	24

Executive Summary

73

TOTAL ITEMS INSPECTED

18

REPAIRS NEEDED

2

MAINTENANCE ITEMS

PROPERTY DETAILS

INSPECTION DATE

May 10, 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

Single-story single-family detached dwelling with attached garage

The inspection of 444 Ready Report Test Drive identified several items warranting prompt attention, including an improperly installed heating exhaust, exposed wiring at the cooling unit, standing water at the foundation perimeter, and the absence of smoke and carbon monoxide detectors. The roof covering was observed to be in deteriorated condition with lifted and damaged shingles at the ridge line, and the heating and cooling systems are both past their expected service lives. Recommended repairs and further evaluations by qualified professionals should be prioritized before or shortly after closing to address safety concerns and prevent further deterioration.

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 was a visual, non-invasive inspection of readily accessible components at the time of inspection and does not identify concealed or latent defects. The report does not determine market value, insurability, suitability for purchase, or remaining life expectancy of systems or components. Items that are not permanently installed are outside the inspection scope unless specifically noted. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines, because further evaluation may reveal additional concerns or costs.

REPORT DISCLAIMERS

This report reflects conditions observed at the time of inspection. The inspection was visual and non-invasive, was limited to readily accessible components, and was not technically exhaustive. Concealed, inaccessible, or excluded items were not inspected. This report is not a warranty, guarantee, code-compliance inspection, insurance policy, or substitute for evaluation by qualified professionals where further review is recommended.

Maintenance notes are provided as general guidance from the inspector. They are not a substitute 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: All GFCI receptacles & breakers — tested with GFCI tester

Electrical - GFCI did not trip One exterior receptacle did not trip with the tester.

Evaluation and correction by a qualified professional is recommended.

Near-Term Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Near-Term: Roof-covering materials

Roof - Damaged shingles Damaged/missing shingles Surface deterioration Damaged and lifted shingles were observed at the ridge line. Shingles appear to be installed in at least two layers and are reaching the end of their lifespan. Some lifting was observed hinting at possible water damage at some point.

Evaluation and correction by a qualified professional is recommended.

Near-Term: All exterior doors

Exterior - Frame damage/rot Front door had some cracking

Evaluation and correction by a qualified professional is recommended.

Near-Term: Porches, patios, decks, balconies & carports

Exterior - patio cover needs repair on one of the decorative eaves.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Foundation

Foundation, Basement & Crawlspace - Efflorescence Cracking observed Settlement evidence Slab-on-grade foundation observed. Signs of efflorescence were noticed around the outside front of the house. Cracking in the concrete on both patios was noticed from settlement.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Active water penetration

Foundation, Basement & Crawlspace - Standing water present standing water was present in the front of house indicating poor drainage and slope towards house. Also presence of a sprinkler in the plants was responsible for dropping too much water, too often.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Foundation movement indicators

Foundation, Basement & Crawlspace - Settlement evidence Minor cracking and differential movement indicators were observed at the garage slab.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Cooling system — operated via normal controls

Cooling - System responded to normal controls. However it is an old system and past its intended lifecycle. Exposed wires were noticed behind the unit.

Evaluation and correction by a qualified professional is recommended.

Near-Term: All toilets — flushed for proper operation

Plumbing - Toilet did not flush properly Master toilet flushed very slow.

Evaluation and correction by a qualified professional is recommended.

Near-Term: All sinks, tubs & showers — functional drainage

Plumbing - Stopper inoperable Master sink stopper is missing.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Panelboard(s) & overcurrent protection

Electrical - Missing panel labeling Labeling deficiencies Several breakers were not clearly labeled.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Smoke & CO detectors — presence verified

Electrical - Smoke detector absent

Evaluation and correction by a qualified professional is recommended.

Near-Term: Receptacle deficiencies

Electrical - Overloaded outlet in laundry room

Evaluation and correction by a qualified professional is recommended.

Near-Term: Smoke detector absent in same room as fireplace

Fireplace - Smoke detector absent from fireplace room

Evaluation and correction by a qualified professional is recommended.

Near-Term: CO detector absent in same room as fireplace

Fireplace - CO detector absent from fireplace room

Evaluation and correction by a qualified professional is recommended.

Near-Term: Floors, walls & ceilings

Doors, Windows & Interior - Water staining observed Water damage on the kitchen floor by dishwasher. Mold may be present and should be looked at by a professional. Carpet was missing in the master bedroom. Seller explained that a pet ruined it.

Evaluation and correction by a qualified professional is recommended.

Near-Term: Dishwasher

Optional Systems - Did not operate

Evaluation and correction by a qualified professional is recommended.

Near-Term: Range / Cooktop

Optional Systems - Damaged elements/grates one of the burners would not light without lighter.

Evaluation and correction by a qualified professional is recommended.

Maintenance / Monitor Items

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

Monitor: Heating system — operated via normal controls

Heating - Unusual noise observed System responded to normal controls. However Heater blower bearings were squeaking. The age of the unit 1998 is a concern as it is past its lifespan. Exhaust is installed incorrectly.

Monitor, maintain, or plan improvement as part of normal ownership.

Monitor: Insulation in unfinished spaces

Attic, Insulation & Ventilation - Insulation below recommended depth Insulation depth was below common modern energy-efficiency targets in portions of the attic.

Monitor, maintain, or plan improvement as part of normal ownership.

Report Sections

1. Roof

InterNACHI SOP 3.1

The roof was inspected from the ground with binoculars due to slope and weather conditions.

LIMITATIONS

Visual from ground or eaves unless otherwise noted. Walking the roof, destructive testing, and concealed components are excluded.

INSPECTOR MAINTENANCE NOTE

Roof drainage should be monitored during heavy rain to confirm gutters and downspouts are working properly.

DETAILED INSPECTION ITEM BREAKDOWN

Roof-covering materials

CORRECTION NEEDED

Status: inspected

Defects: Damaged shingles; Damaged/missing shingles; Surface deterioration

Notes: Damaged and lifted shingles were observed at the ridge line. Shingles appear to be installed in at least two layers and are reaching the end of their lifespan. Some lifting was observed hinting at possible water damage at some point.

Roof-covering materials



Photo 1.1A - Roof-covering materials



Photo 1.1B - Roof-covering materials



Photo 1.1C - 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: Vents, flashing, and skylight were in good condition.

PASS

Vents, flashing, skylights, chimney & penetrations



Photo 1.3A - Vents, flashing, skylights, chimney & penetrations

General roof structure (accessible panels/doors/stairs) NOT INSPECTED

Status: inaccessible
Access limitation: No safe attic view of the roof framing at the vaulted ceiling area.

Active roof leak indicators PASS

Status: inspected

2. Exterior

InterNACHI SOP 3.2

Exterior surfaces, openings, attached structures, drainage, and representative exterior components were visually inspected.

LIMITATIONS

Representative windows are inspected. Concealed flashing, underground drains, and inaccessible areas are excluded.

INSPECTOR MAINTENANCE NOTE

Maintain clearance around exterior walls and monitor sealants, paint, grading, and drainage seasonally.

DETAILED INSPECTION ITEM BREAKDOWN

Exterior wall-covering materials PASS

Status: inspected
Notes: Stucco siding was observed and in good condition..

Eaves, soffits & fascia PASS

Status: inspected

Representative number of windows

PASS

Status: inspected

Notes: Representative windows were operated.

All exterior doors

CORRECTION NEEDED

Status: inspected

Defects: Frame damage/rot

Notes: Front door had some cracking

All exterior doors



Photo 2.4A - All exterior doors

Flashing & trim

PASS

Status: inspected

Walkways, driveways, stairs, stoops & ramps

PASS

Status: inspected

Porches, patios, decks, balconies & carports

CORRECTION NEEDED

Status: inspected

Notes: patio cover needs repair on one of the decorative eaves.

Porches, patios, decks, balconies & carports



Photo 2.7A - Porches, patios, decks, balconies & carports

Railings, guards & handrails

NOT PRESENT

Status: not present

Vegetation, drainage, retaining walls & grading

PASS

Status: inspected

Notes: Grade generally sloped away from the visible foundation.

Improper baluster/spindle/rail spacing

NOT PRESENT

Status: not present

3. Foundation, Basement & Crawlspace

InterNACHI SOP 3.3

Visible foundation and structural components were inspected from accessible areas.

LIMITATIONS

Inspection is limited to readily accessible visible areas. Engineering analysis and concealed structural evaluation are excluded.

INSPECTOR MAINTENANCE NOTE

Monitor crawlspaces, basements, and foundation areas periodically for moisture, drainage, and pest indicators.

DETAILED INSPECTION ITEM BREAKDOWN

Foundation

CORRECTION NEEDED

Status: inspected

Defects: Efflorescence; Cracking observed; Settlement evidence

Notes: Slab-on-grade foundation observed. Signs of efflorescence were noticed around the outside front of the house. Cracking in the concrete on both patios was noticed from settlement.

Foundation



Photo 3.1A - Foundation



Photo 3.1B - Foundation

Basement Status: not present	NOT PRESENT
Crawlspace Status: not present	NOT PRESENT
Structural components Status: inspected	PASS
Wood in contact with or near soil Status: inspected	PASS
Active water penetration Status: inspected Defects: Standing water present Notes: standing water was present in the front of house indicating poor drainage and slope towards house. Also presence of a sprinkler in the plants was responsible for dropping too much water, too often.	CORRECTION NEEDED

Active water penetration



Photo 3.6A - Active water penetration

Foundation movement indicators

Status: inspected

Defects: Settlement evidence

Notes: Minor cracking and differential movement indicators were observed at the garage slab.

CORRECTION NEEDED

Improper cutting, notching or boring of framing members

Status: inspected

PASS

4. Heating

InterNACHI SOP 3.4

The heating system was operated with normal controls and visible components were reviewed.

LIMITATIONS

Inspection is visual and operational only. Heat exchanger integrity, capacity calculations, and internal components are excluded.

INSPECTOR MAINTENANCE NOTE

Annual heating system service is recommended to help maintain efficiency and identify safety concerns.

DETAILED INSPECTION ITEM BREAKDOWN

Heating system — operated via normal controls

Status: inspected

Defects: Unusual noise observed

Notes: System responded to normal controls. However Heater blower bearings were squeaking. The age of the unit 1998 is a concern as it is past its lifespan. Exhaust is installed incorrectly.

CORRECTION NEEDED

Heating system — operated via normal controls



Photo 4.1A - Heating system — operated via normal controls

Thermostat location

Status: inspected
Notes: Thermostat located in the hallway.

PASS

Energy source

Status: inspected
Notes: Natural gas.

PASS

Heating method

Status: inspected
Notes: Forced-air furnace.

PASS

System failed to operate

Status: inspected

PASS

System deemed inaccessible

Status: inspected

PASS

5. Cooling

InterNACHI SOP 3.5

The cooling system was operated with normal controls and visible components were reviewed.

LIMITATIONS

Inspection is visual and operational only when weather and site conditions allow. Capacity calculations and internal components are excluded.

INSPECTOR MAINTENANCE NOTE

Annual cooling system service is recommended to help maintain efficiency and identify concerns before peak season.

DETAILED INSPECTION ITEM BREAKDOWN

Cooling system — operated via normal controls

CORRECTION NEEDED

Status: inspected

Notes: System responded to normal controls. However it is an old system and past its intended lifecycle. Exposed wires were noticed behind the unit.

Cooling system — operated via normal controls



Photo 5.1A - Cooling system — operated via normal controls



Photo 5.1B - Cooling system — operated via normal controls



Photo 5.1C - Cooling system — operated via normal controls

Thermostat location for cooling Status: inspected Notes: Same thermostat as heating system.	PASS
Cooling method Status: inspected Notes: Central air conditioning.	PASS
System failed to operate Status: inspected	PASS
System deemed inaccessible Status: inspected	PASS

6. Plumbing

InterNACHI SOP 3.6

Visible plumbing supply, drain, fixture, and water-heater components were inspected.

LIMITATIONS

Inspection is limited to visible readily accessible plumbing. Sewer scopes, concealed piping, and water quality testing are excluded unless separately contracted.

INSPECTOR MAINTENANCE NOTE

Monitor visible plumbing periodically for leaks, corrosion, slow drains, and water heater deterioration.

DETAILED INSPECTION ITEM BREAKDOWN

Main water supply shut-off valve

Status: inspected

Notes: Main shutoff observed at the garage wall.

PASS

Main fuel supply shut-off valve

Status: inspected

Notes: Gas shutoff observed at meter.

PASS

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

Status: inspected

Defects: Aging equipment

Notes: Seismic bracing was installed as well as a drain pan.

PASS

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



Photo 6.3A - Water heater — energy source, venting, TPR valve, seismic bracing



Photo 6.3B - Water heater — energy source, venting, TPR valve, seismic bracing

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

Status: inspected

PASS

All toilets — flushed for proper operation

Status: inspected

Defects: Toilet did not flush properly

Notes: Master toilet flushed very slow.

CORRECTION NEEDED

All sinks, tubs & showers — functional drainage

CORRECTION NEEDED

Status: inspected

Defects: Stopper inoperable

Notes: Master sink stopper is missing.

All sinks, tubs & showers — functional drainage



Photo 6.6A - All sinks, tubs & showers — functional drainage

Drain, waste & vent system

PASS

Status: inspected

Sump pumps with accessible floats

NOT PRESENT

Status: not present

Functional flow deficiency - two fixtures simultaneous

PASS

Status: inspected

Hot/cold faucet installation deficiencies

PASS

Status: inspected

Active plumbing leaks observed

PASS

Status: inspected

Defects: Active leak

Toilet deficiencies

Status: inspected

PASS

7. Electrical

InterNACHI SOP 3.7

Visible electrical service, panel, representative devices, and safety devices were inspected.

LIMITATIONS

Inspection is visual and non-invasive. Load calculations, concealed wiring, and destructive testing are excluded.

INSPECTOR MAINTENANCE NOTE

GFCI and AFCI devices should be tested periodically using their test buttons.

DETAILED INSPECTION ITEM BREAKDOWN

Service drop, overhead conductors & attachment

Status: not present

NOT PRESENT

Service head, gooseneck & drip loops

Status: not present

NOT PRESENT

Electric meter & base

Status: inspected

PASS

Main service disconnect

Status: inspected

Notes: Main disconnect labeled 200 amps.

PASS

Panelboard(s) & overcurrent protection

Status: inspected

Defects: Missing panel labeling; Labeling deficiencies

Notes: Several breakers were not clearly labeled.

CORRECTION NEEDED

Service grounding & bonding

Status: inspected

PASS

Representative switches, fixtures & receptacles

Status: inspected

PASS

AFCI-protected receptacles - tested via AFCI test button

Status: inspected

PASS

All GFCI receptacles & breakers — tested with GFCI tester

CORRECTION NEEDED

Status: inspected

Defects: GFCI did not trip

Notes: One exterior receptacle did not trip with the tester.

Smoke & CO detectors — presence verified

CORRECTION NEEDED

Status: inspected

Defects: Smoke detector absent

Smoke & CO detectors — presence verified



Photo 7.10A - Smoke & CO detectors — presence verified

Service-entrance conductor deficiencies

PASS

Status: inspected

Unfilled breaker panel openings

PASS

Status: inspected

Solid conductor aluminum branch-circuit wiring

NOT PRESENT

Status: not present

Receptacle deficiencies

CORRECTION NEEDED

Status: inspected

Notes: Overloaded outlet in laundry room

Receptacle deficiencies



Photo 7.14A - Receptacle deficiencies

8. Fireplace

InterNACHI SOP 3.8

Accessible visible portions of the fireplace and related components were inspected.

LIMITATIONS

Inspection is visual only. Chimney interiors, flue scanning, and combustion analysis are excluded unless separately contracted.

INSPECTOR MAINTENANCE NOTE

Fireplaces and chimneys should be periodically cleaned and evaluated by qualified professionals when used.

DETAILED INSPECTION ITEM BREAKDOWN

Accessible & visible fireplace and chimney portions Status: inspected	PASS
Lintel above fireplace opening Status: inspected	PASS
Damper door - opened and closed manually Status: inspected	PASS
Cleanout doors & frames Status: inspected	PASS

Joint separation, damage or deterioration - hearth/chambers

PASS

Status: inspected

Smoke detector absent in same room as fireplace

CORRECTION NEEDED

Status: inspected

Defects: Smoke detector absent from fireplace room

CO detector absent in same room as fireplace

CORRECTION NEEDED

Status: inspected

Defects: CO detector absent from fireplace room

Cleanout not made of non-combustible material

PASS

Status: inspected

9. Attic, Insulation & Ventilation

InterNACHI SOP 3.9

Accessible attic insulation, ventilation, and visible exhaust routing were inspected.

LIMITATIONS

Inspection is limited to safely accessible attic areas. Concealed insulation cavities and inaccessible areas are excluded.

INSPECTOR MAINTENANCE NOTE

Attic areas should be checked periodically for blocked vents, moisture staining, or evidence of mold-like growth.

DETAILED INSPECTION ITEM BREAKDOWN

Insulation in unfinished spaces

CORRECTION NEEDED

Status: inspected

Defects: Insulation below recommended depth

Notes: Insulation depth was below common modern energy-efficiency targets in portions of the attic.

Ventilation in unfinished spaces

PASS

Status: inspected

Notes: Soffit and ridge ventilation observed.

Mechanical exhaust systems - kitchen, bathrooms, laundry

PASS

Status: inspected

General absence of insulation or ventilation in unfinished spaces

PASS

Status: inspected

10. Doors, Windows & Interior

InterNACHI SOP 3.10

Interior rooms, representative doors/windows, stairs, railings, and garage door systems were inspected.

LIMITATIONS

Cosmetic review is limited. Concealed wall, floor, and ceiling assemblies are excluded.

INSPECTOR MAINTENANCE NOTE

Monitor interior finishes for staining, cracking, or moisture indicators that may suggest changing conditions.

DETAILED INSPECTION ITEM BREAKDOWN

Representative number of doors - opened and closed

PASS

Status: inspected

Representative number of windows - opened and closed

PASS

Status: inspected

Floors, walls & ceilings

CORRECTION NEEDED

Status: inspected

Defects: Water staining observed

Notes: Water damage on the kitchen floor by dishwasher. Mold may be present and should be looked at by a professional. Carpet was missing in the master bedroom. Seller explained that a pet ruined it.

Floors, walls & ceilings



Photo 10.3A - Floors, walls & ceilings



Photo 10.3B - Floors, walls & ceilings

Stairs, steps, landings, stairways & ramps

NOT PRESENT

Status: not present

<p>Railings, guards & handrails — interior</p> <p>Status: not present</p>	NOT PRESENT
<p>Garage vehicle door(s) & opener — normal controls</p> <p>Status: inspected Defects: Auto-reverse failed</p>	PASS
<p>Improper baluster/spindle/rail spacing</p> <p>Status: not present</p>	NOT PRESENT
<p>Garage door photo-electric safety sensors did not operate</p> <p>Status: inspected Defects: Photo-eye safety issue</p>	PASS
<p>Windows - fogged or evidence of broken seal</p> <p>Status: inspected</p>	PASS

11. Optional Systems

InterNACHI SOP —

Visible components were inspected from readily accessible areas.

LIMITATIONS

Optional systems are excluded unless specifically included in the inspection scope.

INSPECTOR MAINTENANCE NOTE

Maintain optional systems according to manufacturer guidance and the inspector observations in this report.

DETAILED INSPECTION ITEM BREAKDOWN

<p>Dishwasher</p> <p>Status: inspected Defects: Did not operate</p>	CORRECTION NEEDED
<p>Range / Cooktop</p> <p>Status: inspected Defects: Damaged elements/grates Notes: one of the burners would not light without lighter.</p>	CORRECTION NEEDED
<p>Built-In Microwave / Range Hood</p> <p>Status: inspected</p>	PASS
<p>Doorbell</p> <p>Status: inspected</p>	PASS

Lawn Sprinkler System

NOT RECORDED

Swimming Pool / Spa

NOT RECORDED

Septic System

NOT RECORDED

Private Water Well

NOT RECORDED

Outdoor Kitchen / Gas BBQ

NOT RECORDED

Central Vacuum

NOT RECORDED

Security System

NOT RECORDED