

1234 Main St Phila PA 19119

Overview

Thank you for choosing us for your inspection. This document serves as your complete and detailed report, providing an objective evaluation of the visible and accessible components of the property at the time of our inspection. We encourage you to take your time and review each section thoroughly to gain a comprehensive understanding of the property's condition. Please remember that this inspection is a visual assessment of the property's condition on the date of service. It is not an appraisal, a warranty, or a code-compliance verification. For immediate next steps, we have created a dedicated Summary page that highlights key findings and provides recommendations for any necessary repairs. We strongly advise you to obtain quotes from qualified professionals for these items. For the long term, this report serves as a valuable guide for your future maintenance planning, helping you protect your investment for years to come. If you wish to print this report to PDF, we recommend scaling it to 50% in your printer settings for optimal layout.

Report Sections

- Overview:** This section provides a complete profile of the property and a summary of key inspection details. It includes essential information such as the property's address, age, and size, along with a snapshot of the inspection's dates and status. This serves as a quick reference for all foundational information related to this report.
- Findings:** The Findings section is a comprehensive table of all observations and recommendations recorded during your inspection. Each finding is further classified into a "finding class" to help you assess the seriousness of the issue and prioritize any necessary actions. We have designed this section to be fully interactive, allowing you to easily manage and review all the information to fit your needs.
- Client Request Sheet:** This section provides access to a special view of your key inspection findings, designed to help you and your real estate agent easily create a list of potential repairs or credits to request from the seller. By clicking the provided link, you can create your own editable copy of the request sheet, which allows you to easily modify, finalize, and share your request list with anyone you need to, streamlining your negotiation process.
- System Summaries:** This section provides a detailed, at-a-glance summary of your inspection results, organized by the property's major systems. Each summary lists the components for that system (e.g., Roof Covering, Exterior Windows) along with its inspection status. It also includes key details, such as component types, locations, and energy sources, to give you a clear overview of the property's systems.
- Understanding Your Inspection: Scope and Limitations:** This crucial section at the end of the report explains the nature and boundaries of our inspection, detailing what is included and what falls outside the scope, in accordance with the InterNACHI® Standards of Practice.
- Understanding Environmental Concerns:** This section provides important information about common environmental considerations you may encounter in a property. Our goal is to empower you with knowledge and guide you on when further action or specialized testing may be recommended.
- Final Walkthrough:** This section details the final walkthrough conducted upon completion of your property inspection. It serves as a concluding checklist, confirming the status of key items such as property security, utility settings, and access points. This provides a clear record and assurance that the property was left in a secure and appropriate condition following our assessment.

It is important that you thoroughly review and act upon the recommendations presented in this entire report, especially those detailing significant defects and safety concerns, prior to the end of your inspection period and property settlement. Consulting with qualified professionals regarding these findings may reveal additional concerns not visible at the time of the inspection, and their opinions are a vital supplement to this report.

Address		Overall Service Status	
1234 Main St Phila PA 19119		Completed	
Date/Time of Service (Start)	Date/Time of Service (End)	Client	
2026-08-18 8:00am	2026-08-18 11:15am	Louise Coleman	
Client Phone Number			
(610) 555-5555			
Year Constructed	Approximate Age	# of Units	
1916	110	1	
Square Footage	# of Stories	# of Bedrooms	
1400	2.0	4.0	
# of Bathrooms	Primary Services	Additional Services	
1.5	Pre-Purchase Inspection	Radon Sewer Scope	
In Attendance		Occupancy	
Client Buyer's Agent		Occupied	
Weather		Temperature °F	
Hot Humid		87	

Findings

The Findings section is a comprehensive table of all observations and recommendations recorded during your inspection. Each finding is further classified into a "finding class" to help you assess the seriousness of the issue and prioritize any necessary actions. We have designed this section to be fully interactive, allowing you to easily manage and review all the

information to fit your needs.

You can use the following tools to quickly digest and organize your findings:

- Tabs:** The tabs at the top of the table allow you to quickly view specific categories of findings—either all of them or just a curated list of Defects, Information, or Limitations.
- Group:** This feature allows you to organize findings by a chosen criteria, such as by system, location, or finding type, helping you see all related items together.
- Sort:** This function allows you to arrange the findings in a specific order, such as by type, class, or recommendation.
- Search:** Use this tool to quickly locate any specific finding or keyword within the entire table.
- Export to CSV:** If you need to share a copy of all the findings or work with the data in a spreadsheet, you can export the entire list to a CSV file.

To help you understand the findings, we use the following definitions:

- Defect (Yellow):** A significant issue that requires repair or replacement because it has a material effect on the value, safety, or function of the property.
- Information (Blue):** These are general observations, maintenance tips, and supplementary details about the property's components that are helpful for your understanding but are not considered defects.
- Limitations (Gray):** This category highlights areas or components that could not be fully inspected due to lack of visibility, accessibility, or other factors noted at the time of the inspection.

All Findings

System

▼ Roof 2

Finding Class

▼ Moderate Defect 1

Finding ⓘ	Recommen... ⓘ	Qualified... ⓘ	Description ⓘ
Damaged or Missing Dri...	Install	Roofer	The drip edge is damaged or missing, which can allow water to enter under the roofing material. Installation or repair is recommended.

Finding Class

▼ FYI 1

Finding ⓘ	Recommen... ⓘ	Qualified... ⓘ	Description ⓘ
Drone Roof Survey Com...	No Action Requirec	N/A	A drone survey of the roof was completed, providing high-resolution imagery of roof surfaces.

System

▼ Exterior 3

Finding Class

▼ Moderate Defect 1

Finding ⓘ	Recommen... ⓘ	Qualified... ⓘ	Description ⓘ
Cracked or Settled Walk...	Repair	Concrete Contract	Walkways show signs of cracking or settlement, creating trip hazards and potential water pooling. Repair or replacement is advised to ensure safety and proper drainage.

Finding Class

▼ Scope Limitation 1

Finding ⓘ	Recommen... ⓘ	Qualified... ⓘ	Description ⓘ
Underground Compone...	No Action Requirec	N/A	Underground components such as drainage systems, septic tanks, and irrigation lines are not inspected as part of a standard home inspection. Their condition and functionality are unknown unless otherwise noted.

Finding Class

Description1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Driveway and Walkway I...

—

Concrete Contract

Annual inspection of driveways and walkways for cracks or trip hazards is recommended.

System

Foundation/Structure2

Finding Class

Significant Defect1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Deck Ledger Board Not ...

Replace

Deck Contractor

The deck ledger board is not securely attached, showing a visible crack along its grain. Bolts are too close to the edges, weakening the board and the deck's connection to the property, which raises the risk of deck failure under heavy loads. Additionally, without flashing, moisture can ent...

Finding Class

FYI1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Structural System: No D...

Monitor

N/A

The structural system, including the foundation, walls, and floors, shows no visible defects or issues. This suggests that the components are in good condition, which is crucial for the property's integrity and performance. Regular maintenance and inspections are essential to ...

System

Plumbing1

Finding Class

Significant Defect1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Observed Incorrect Con...

Correct

Plumber

PEX supply piping was connected directly to the water heater. Many PEX manufacturers require a minimum length of metallic piping between the water heater and PEX tubing due to elevated temperatures at the connections. Recommend evaluation and correction by a qualified plumber i...

System

Doors/Windows/Interior2

Finding Class

Significant Defect1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Observed Damage to In...

Correct

Pest Control

Damage and deterioration were observed at areas of the wood flooring. The condition may be consistent with wood-destroying insect activity, including possible termite damage. A qualified WDO inspector should perform a comprehensive inspection to determine whether active ...

Finding Class

Moderate Defect1

Finding ⓘ

Recommen... ↑ ⓘ

Qualified... ↑ ⓘ

Description ⓘ

Organic Growth on Hall...

Remove

Insulation/Ventilati

Possible organic growth was observed on the hallway wall, likely due to condensation. Recommend a mold testing of the area and improving ventilation.

Client Request Sheet

Open Client Request Sheet

Understanding Your Client Request Sheet

When you click the link to your **Client Request Sheet** in the inspection report, you'll see a special view of your key inspection findings. This is designed to make it simple for you and your real estate agent to create a list of repairs or credits you want to ask the seller for.

Think of this as your starting point. Here's what to do next:

- 1. Click the link to open your Client Request Sheet.
- 2. Once the sheet loads in your Airtable account, click the "Use this data" button in the top right corner.
- 3. Choose a workspace where you'd like to save this information.
- 4. Select "Create new base."

Now you'll have your very own editable copy of the Client Request Sheet. From here, you and your agent can easily modify the data, finalize your request list, and share it with anyone you need to, streamlining your negotiation process.

Client Request Sheet <https://airtable.com/appj2Xhk6j9WYDqsS/shrw50xxgQcQVB6ZM>

System Summaries

This section provides a detailed, at-a-glance summary of your inspection results, organized by the property's major systems. Each summary lists the components for that system (e.g., Roof Covering, Exterior Windows) along with its inspection status. It also includes key details, such as component types, locations, and energy sources, to give you a clear overview of the property's systems.

Defect Findings by System

This pie chart provides a clear visual analysis of your property's defect findings, showing the proportion of issues attributed to each system. Use this breakdown to pinpoint which systems require the most imr attention and resource allocation.



Roof

Roof System Status

Completed

Roof Penetrations

Inspected

Exterior

Exterior System Inspection Status

Completed

Eaves, Soffits & Fascia

Inspected

Exterior Flashing & Trim

Inspected

Porches, Patios, Decks, Balconies, Carports

Inspected

Foundation & Structure

Foundation & Structure System Inspection Status

Completed

Basement

Inspected

Under-Floor Access Location

Foundation Wall Access Door

Heating

Heating System Inspection Status

Completed

Heating Method

Gas Boiler

Plumbing

Plumbing System Inspection Status

Completed

Main Fuel Supply Shut-Off Valve

Inspected

Interior Water Supply

Inspected

Drainage Sump Pumps

Not Present

Water Heater Capacity

40 Gallons

Electrical

Roof Covering

Inspected

Gutters & Downspouts

Inspected

Exterior Wall-Coverings

Inspected

Exterior Windows

Inspected

Walkways & Driveways

Inspected

Exterior Railings, Guards & Handrails

Inspected

Foundation

Inspected

Crawlspace

Inspected

Thermostat Location (Heating)

Dining Room

Main Water Supply Shut-Off Valve

Inspected

Main Fuel Supply Shut-Off Valve Location

At the Tank

Toilets

Inspected

Drain, Waste, & Vent System

Inspected

Fuel Storage Location(s)

N/A

Roof Covering Type

Modified Bitumen Roofing

Exterior Wall-Covering Type

Aluminum Siding

Exterior Doors

Inspected

Exterior Stairs, Steps, Stoops, Stairways & Ramps

Inspected

Vegetation, Surface Drainage, Retaining Walls, & Grading

Inspected

Foundation Type

Basement Crawlspace

Structural Components

Inspected

Heating Energy Source

Gas

Main Water Supply Shut-Off Valve Location

Basement

Water Heating Equipment

Inspected

Sinks, Tubs, & Showers

Inspected

Water Supply

Public

Electrical System Inspection Status	Service Drop	Overhead Service Conductors & Attachment Point
Completed	Inspected	Inspected
Service Head, Gooseneck & Drip Loops	Service Mast, Service Conduit & Raceway	Electric Meter & Base
Inspected	Inspected	Inspected
Service Entrance Conductors	Main Service Disconnect	Panelboards & Over-Current Protection Devices
Inspected	Inspected	Inspected
Service Grounding & Bonding	Switches, Lighting Fixtures & Receptacles	GFCI Receptacles & Circuit Breakers
Inspected	Inspected	Inspected
Smoke & Carbon Monoxide Detectors	Main Service Disconnect Amperage Rating	Type of Wiring
Both Present	200 Amps	Copper

Attic, Insulation, & Ventilation

Attic, Insulation, & Ventilation System Inspection Status	Insulation in Unfinished Spaces	Ventilation of Unfinished Spaces
Completed	Inspected	Inspected
Mechanical Exhaust Systems	Insulation Type	Approximate Average Insulation Depth
Not Present	Fiberglass Batts	7-9 inches

Doors, Windows, & Interior

Doors/Windows/Interior System Inspection Status	Interior Doors & Windows	Floors, Walls, & Ceilings
Completed	Inspected	Inspected
Interior Stairs, Steps, Landings, Stairways, & Ramps	Interior Railings, Guards & Handrails	Garage Vehicle Doors & Openers
Inspected	Inspected	Inspected
Garage Vehicle Door Type		
Manually-Operated		

Understanding Your Inspection: Scope and Limitations

This section is vital as it explains the nature and boundaries of your home inspection. It helps set clear expectations regarding what our inspection covers and, just as importantly, what it does not.

Our Inspection Approach

Your home inspection is a professional, visual examination of the readily accessible components of the property, conducted in accordance with the **InterNACHI® Standards of Practice** and Code of Ethics. Our goal is to identify material defects that are visible and significant, focusing on items that may materially affect the property's value or safety.

- Visual and Non-Invasive:** Our inspection is primarily a visual assessment. We do not dismantle components, move furniture/personal items, or perform destructive testing. We evaluate the property as it presents at the time of the inspection.
- A Snapshot in Time:** This report reflects the conditions observed on the date and time of the inspection. Property conditions can change, and previously undetected issues may become apparent after the inspection.
- Accessibility Matters:** We inspect only those areas and components that are safely and readily accessible. If an area is obstructed (e.g., by stored items, locked doors, snow), or poses a safety risk, it will not be inspected, and this limitation will be noted.
- Information, Not Guarantee:** This report is intended to provide you with valuable information to assist your purchase decision. It is not an exhaustive list of all possible defects, nor does it guarantee future performance or conditions of the property.

Notice: Codes and Regulations

Please be aware that our home inspection is not a code compliance inspection. We examine the condition of the home with a focus on safety and function, not strict adherence to current building codes or regulations. While we may note observable safety concerns, verifying compliance with local building codes, zoning ordinances, or manufacturer's installation instructions falls outside the scope of this inspection. You should consult with your local municipality or a qualified contractor for information on permit requirements or code compliance.

Notice to Third Parties or Other Purchasers

This report is exclusively prepared for the party who commissioned and paid for the inspection. It is proprietary information and may not be relied upon by any other party, including subsequent purchasers, without our express written consent. Liability for this report is limited to the party identified on the cover page.

This Report Is Not a Warranty

This inspection report is not a warranty or guarantee of any kind, either expressed or implied, regarding the present or future condition of the property. Homes are dynamic, and conditions can change. Our report is a professional opinion based on observations at a specific moment in time and does not protect against defects that may arise after the inspection, or those that were hidden or not visually accessible during our non-invasive assessment. We are not responsible for changes in condition or for defects that become apparent after the inspection date. Our liability is strictly limited to the fee paid for the inspection.

The Limits of a Home Inspection

A home inspection provides a visual assessment of the home's primary structures and systems. We cannot look behind walls, under floors, or inside inaccessible areas. This means some conditions or defects may exist that were not visible or could not be assessed during our inspection. Examples include, but are not limited to, internal plumbing or electrical issues behind finishes, underground components, or conditions within sealed spaces. We adhere strictly to the **InterNACHI® Standards of Practice**, and it is important that you read and understand those limitations as they directly affect the completed inspection report.

Understanding Environmental Concerns

This section provides important information about common environmental considerations you may encounter in a property. Our goal is to empower you with knowledge and guide you on when further action or specialized testing may be recommended.

Asbestos Asbestos is a naturally occurring fibrous material previously used in many building products for its durability and fire resistance. If asbestos-containing materials are disturbed, tiny fibers can become airborne, which, if inhaled over time, can pose health risks. Please note: Our general inspection does not include testing for asbestos, as its presence can only be confirmed through specialized laboratory analysis. If you have concerns about materials that may contain asbestos, we recommend consulting with a qualified environmental specialist for testing and guidance.

Lead Paint (Prior to 1978) Lead-based paint was commonly used in homes built before 1978. While intact lead paint may not pose an immediate risk, deteriorated or disturbed lead paint can create dust and chips that are hazardous, particularly to young children. Our inspection identifies conditions where lead paint may be present, but we do not test for lead. If the property was built before 1978, we strongly recommend that you educate yourself on lead paint hazards and consider professional testing.

Mold Mold, mildew, and indoor air quality concerns are common and can develop in many environments, especially where moisture is present. While our inspection identifies evidence of moisture intrusion or water damage, it is important to understand that our standard home inspection is not a mold inspection. The identification, sampling, or remediation of mold, mildew, or indoor air quality issues falls outside the scope of this general inspection. If our report indicates moisture concerns, or if you have specific concerns about mold or air quality, we strongly recommend consulting a qualified Indoor Air Quality (IAQ) or mold specialist for a dedicated assessment.

Radon Gas Radon is a naturally occurring, odorless, and colorless radioactive gas that can enter homes from the soil. It is recognized as a leading cause of lung cancer after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking action to reduce radon levels if test results are 4.0 picocuries per liter (pCi/L) or higher. Radon levels can often be reduced effectively and affordably. We strongly recommend that all homes be tested for radon gas.

Urea Formaldehyde Foam Insulation (U.F.F.I.) Urea Formaldehyde Foam Insulation (U.F.F.I.) was a popular residential insulation in the mid-1970s. While formaldehyde gas typically dissipates over time with proper ventilation, it can be a respiratory irritant, particularly for sensitive individuals. Although no federal standards exist for "safe" levels of formaldehyde gas from U.F.F.I., caution regarding exposure is advisable if present. If U.F.F.I. is suspected or identified in the property, we recommend consulting with a qualified professional or your inspection service for further guidance.

Final Walkthrough

This section details the final walkthrough conducted upon completion of your property inspection. It serves as a concluding checklist, confirming the status of key items such as property security, utility settings, and access points. This provides a clear record and assurance that the property was left in a secure and appropriate condition following our assessment.

Key(s) in Lockbox? Yes	Doors Locked? Yes	Lights Off Except Those That Were On? Yes
Oven Off? Yes	Water Faucets Off? Yes	
Electric Panel Cover Replaced? Yes	Furnace Cover Replaced? Yes	Reset Thermostat? Yes

You may use the "View Files/Media" link to navigate to a dedicated page that contains all service-related files and any additional photos or videos, if applicable.

Your Provider

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