

Sample report: property address, client/agent details, internal identifiers, and location data have been removed for privacy.



Inspection Report

Sample Home Inspection

Property Address: Withheld for privacy



TMK Inspections

**Cainen Bedsaul
1426 Poorhouse Road**

Downingtown, PA 19335
O: 484-678-4464
D: 610-620-5857
InterNACHI #:15011515



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Report Information and Required Notices

Please read the complete report. The summary is provided for convenience only and is not a substitute for reading the full report, including photos, videos, limitations, informational comments, section notes, and component-specific recommendations.

How to Read This Report: Items marked as defects, safety concerns, or further evaluation should receive priority review. The summary is a convenience tool and may not include every finding, limitation, maintenance item, photo, video, or recommendation in the full report.

Pennsylvania Home Inspection Law - Required Notices

Purpose and Date: A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection.

Latent or Concealed Conditions: The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

Professional Opinion: If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

Not an Appraisal: This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Inspection Scope: This inspection was performed in accordance with the InterNACHI Standards of Practice and the inspection agreement signed or accepted before the inspection. It is a visual, non-invasive inspection of the visible and readily accessible systems and components at the time of inspection. The report sections identify the structural elements, systems, and components inspected, along with applicable limitations and recommendations.

Important Limitations: This inspection is not technically exhaustive. It does not include destructive testing, engineering analysis, environmental testing, mold testing, pest inspection, code-compliance review, permit research, appraisal, warranty, or guarantee. The inspection does not determine concealed defects, latent conditions, remaining service life, future performance, repair cost, property value, insurability, or conditions that were not visible or accessible at the time of inspection.

Concealed Conditions: Finished surfaces, insulation, storage, furniture, floor coverings, wall coverings, soil, snow, vegetation, roofing materials, personal property, and unsafe or inaccessible areas can hide defects. Conditions can also change after the inspection due to use, weather, repairs, aging, leakage, settlement, or other factors.

Material Defects and Recommendations: Reported defects are based on visible conditions observed at the time of inspection. When a material defect, safety concern, or limitation is reported, the appropriate qualified professional should be retained as needed to determine the full extent of the condition and the corrective action required. Safety concerns and defects that may present an unreasonable risk to people should receive priority review.

Prepared for: Sample report — personal information removed

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Comment Keys Used In This Report

Defect: A visible condition observed during the inspection that appears damaged, deteriorated, improperly installed, unsafe, not functioning as intended, or otherwise in need of correction. Defects and related components should be evaluated and corrected by the appropriate qualified professional.

Maintenance / Correction: A visible condition that appears to need maintenance, adjustment, service, repair, replacement, or normal improvement to help the component function as intended or reduce the likelihood of future problems.

Safety Concern: A visible condition that may increase the risk of injury during normal use or may represent an unreasonable risk to people. Safety concerns should receive priority review and be corrected as appropriate by a qualified professional.

Further Evaluation: A condition where the visible evidence was not enough to determine the full extent of the concern, the proper repair, or whether related concealed conditions may exist. Further evaluation should be completed by the appropriate qualified professional before relying on the system or completing the transaction when applicable.

Inquire With Owner: A condition, history, document, repair record, location, warranty, service record, or operational detail could not be verified during the inspection and should be discussed with the seller, owner, association, or appropriate representative.

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Obstruction: A condition that restricted inspection, such as storage, furniture, personal belongings, locked areas, unsafe access, weather, utilities off, height limitations, finishes, vegetation, snow, or inaccessible components. Obstructed or inaccessible areas should be reviewed when access is provided.

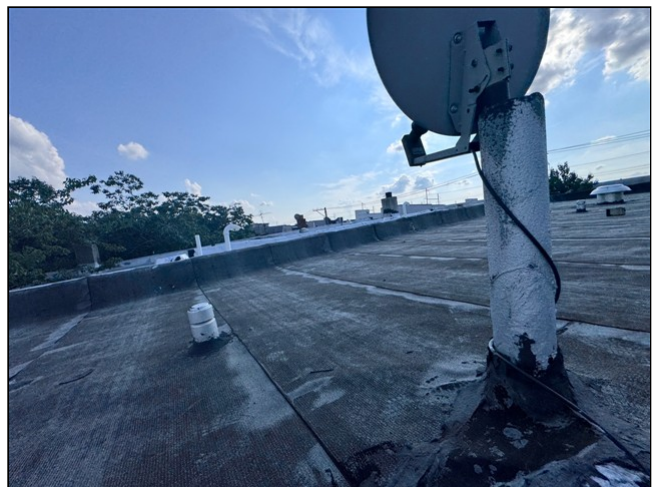
Qualified Professionals: When repair, service, replacement, or further evaluation is recommended, it should be performed by a qualified contractor, tradesperson, specialist, engineer, or other appropriate professional for that system. A qualified professional may identify additional concerns once work begins, components are operated further, or concealed areas are opened.

Photos and Videos: Photos and videos are included to help document representative conditions. They may not show every affected area or every observed condition. The absence of a photo does not mean a condition was not present or not reported.

Inspection Type: Standard property inspection.	Style / Building Type: Row home.	Property Age / Year Built: 75-100 years old.
Attendance: Buyer's agent present.	Weather: Clear.	Ground Conditions: Damp.
Temperature: 75-90 (F).	Occupancy: Vacant.	Utility Status: Utilities on.

1. Roofing

Visible and readily accessible roof coverings, flashings, penetrations, chimneys, gutters, roof drainage components, and accessible attic/roof structure areas were inspected where conditions allowed. This is a visual inspection and is not a roof certification, warranty, or prediction of remaining service life. Reported roof concerns should be reviewed by a qualified roofing contractor.



Styles & Materials:

Primary Roof Style:

Flat / low-slope.

Primary Roof Covering:

Modified bitumen / roll roofing.

Estimated Age of Primary Roof

Covering:

Less than 5 years.

Roof Layers:

Layers not determined.

Roof Inspection Method:

Viewed with camera pole.

Chimney / Venting:

Masonry chimney.

Rain cap missing.

Gutters / Roof Drainage:

Roof drains and downspouts.

Attic Ventilation Sources:

Roof vents.

Attic Insulation:

Insulation not visible.

Items:

1.1 Chimneys

The chimney mortar crown is missing or significantly deteriorated. This leaves the chimney vulnerable to water entry and masonry deterioration. A qualified chimney or masonry contractor should evaluate and repair as needed.



1.1

1.2 Gutters / Roof Drainage

It is recommended to install a gutter on the lower rear roof with the downspout to ensure proper

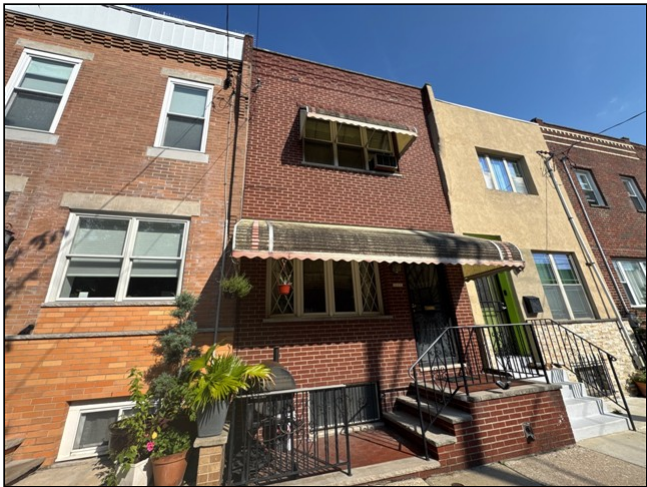
drainage.



1.2

2. Exterior





Styles & Materials:

Exterior Wall Covering(s):

- Vinyl siding.
- Brick.
- Multiple materials present.

Deck / Porch / Platform(s):

- Patio.

Exterior Hose Bib(s):

- Present - off/not operated.

Exterior Obstructions:

- Vegetation.
- Debris around perimeter.
- Limited perimeter access.

Exterior Notes / Limitations:

- Advanced exterior wear observed.

Exterior Drainage / Drains:

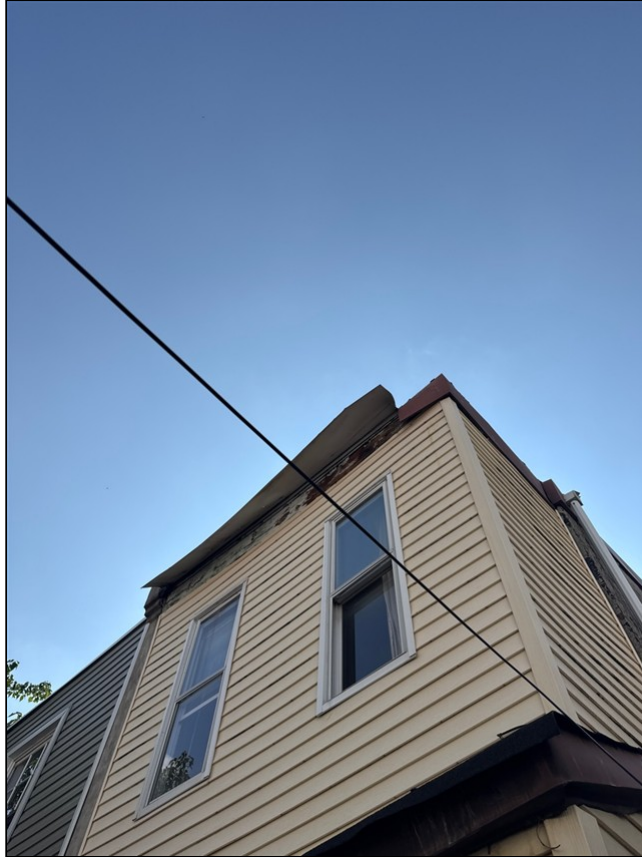
- Present.

Items:

2.0 Exterior Surfaces / Openings



(1) The rear fascia trim is loose and needs to be corrected.



2.0



(2) Wood rot or deterioration was observed at exterior components. Deteriorated wood can worsen with continued moisture exposure and may conceal additional damage behind finished surfaces. A qualified

contractor should evaluate the affected areas, identify and correct moisture sources where possible, and repair or replace deteriorated materials as needed.



2.0

2.2 Grading / Drainage / Grounds



(1) Dense vegetation was observed near the exterior. Vegetation can limit inspection, trap moisture, and contribute to pest access. Trimming or removal is recommended.



2.2



(2) The exterior storm drain is blocked or restricted. This can prevent proper drainage and may

contribute to water accumulation near the home. A qualified contractor should clear and repair as needed.



3. Structure





Styles & Materials:

Foundation Type: Stone foundation - mortar maintenance expected.	Basement / Crawlspace Type: Basement - unfinished.	Floor Structure / Subfloor: Older wood joists. Wood plank subfloor.
Basement / Crawlspace Insulation: Insulation not visible.	Roof Structure: Not visible - attic access not found.	Attic Inspection Method: Access not found.
Basement / Crawlspace Obstructions: Storage/furnishings/appliances. Plumbing/ductwork. Wall/ceiling finishes. Low clearance.	Structure Notes / Limitations: Older structure observed.	Wood-Destroying Insect Evidence: No visible treatment evidence observed.
Dehumidifier: Not present.		

Items:

3.0 Foundation / Framing / Substructure

-  (1) Deteriorated brick or mortar joints were observed. Masonry deterioration can worsen with moisture

exposure and may lead to loose masonry. A qualified mason should evaluate and repair as needed.



3.0



3.0



(2) There is a large crack in the party wall in the basement that extends all the way up to the top floor. This could be a structural issue. They should qualified brick masons, structural contractors, or engineers to further evaluate and determine the extent of the problem.



3.0



(3) Joist hangers or improved framing connectors are recommended where floor joists meet the stairway beam or similar framing. This can improve attachment and long-term support. A qualified contractor should install appropriate connectors as needed.



3.0



3.0



(4) The back wall in the rear bedroom has sustained significant water damage, most likely from the previous roof. As a result, this outer wall is loose and will most likely need to be rebuilt. A qualified contractor

should further evaluate the situation for corrections.



3.0

✂ (5) The parging on some of the foundation walls, as soon as you walk down the steps, is deteriorated and should be redone. A qualified mason should correct it.



3.0



(6) A dehumidifier is recommended in the basement or crawlspace to help control elevated humidity. High humidity can contribute to odors and moisture-related material deterioration. Maintain humidity control and monitor the area for recurring dampness or water entry.

3.1 WDI / Pest Evidence



No visible evidence of active termites was observed at the time of inspection. No visible evidence of prior treatment was observed. Preventive treatment or a pest-control plan may still be worth considering, especially in areas where termite activity is common. Consult a qualified pest-control service.

4. Electrical





Styles & Materials:

Electrical Utility Status:

On.

Electrical Service Conductors:

Overhead service.
Aluminum conductors.

Meter Location(s):

Basement.

Panel Location(s):

Basement.

Electrical Service Size:

100 amp.
120/240 volt service.

Panel Capacity:

100 amp.

Main Disconnect Size:

100 amp.

Main Disconnect Location:

Main panel.

Panel / Overcurrent Type:

Circuit breakers.

Panel Labeling:

Partially labeled.

Branch Wiring (Visible):

Copper.

Wiring Methods (Visible):

NM cable / Romex.
Cloth/fabric-covered wiring.
Armored cable / conduit.
Mixed wiring methods.

Panel Expansion Space:

Limited room.
Service/panel upgrade may be desired for expansion.

Receptacle / Device Types:

Mixed grounded/ungrounded receptacles.
GFCI protection not observed where expected.

Exterior Receptacles / GFCI:

Not present.

Grounding Components:

Grounding electrode/wire not observed.
Water meter bonding jumper not observed.

Smoke Detectors:

Not observed where expected.

Carbon Monoxide Detectors:

Not observed where expected.

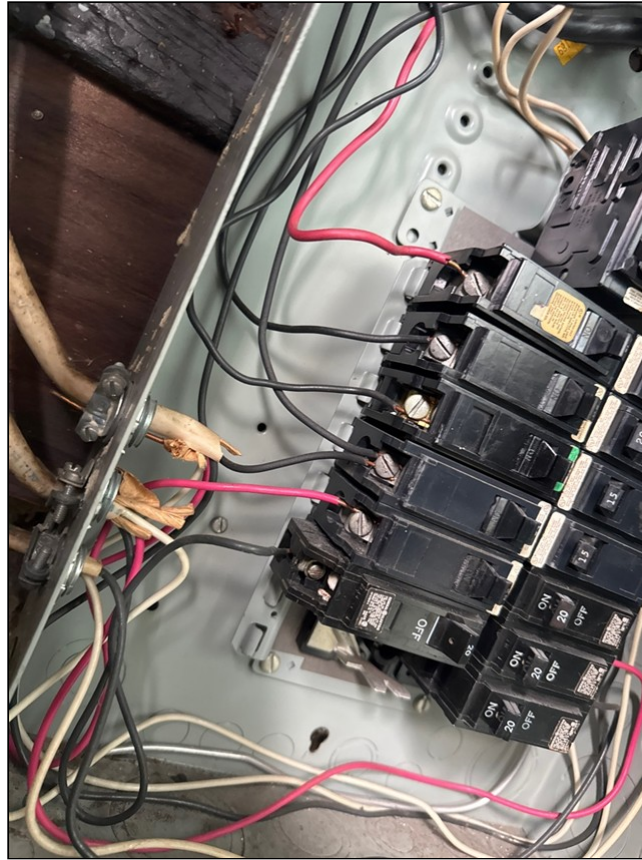
Fire Extinguisher Presence:

Not present.

4.1 Electrical Panels



(1) An overloaded breaker is found in the panel. A qualified electrician should perform corrections to ensure safety.



4.1



(2) A grounding electrode or ground rod was not observed. Grounding components may be concealed or located elsewhere, but the visible grounding arrangement could not be confirmed. A qualified electrician should evaluate and correct as needed.

4.2 Receptacles / Devices / Wiring



(1) GFCI protection was not observed at multiple expected locations. This is a safety concern because shock risk is higher near water, damp areas, garages, exterior locations, and similar areas. A qualified

electrician should evaluate and install GFCI protection where appropriate.



4.2



(2) Two-prong receptacles are present. This is common in older homes, but these receptacles generally lack equipment grounding and may not be suitable for all modern devices. A qualified electrician

should evaluate upgrade options where grounded receptacles or added protection are desired.



4.2

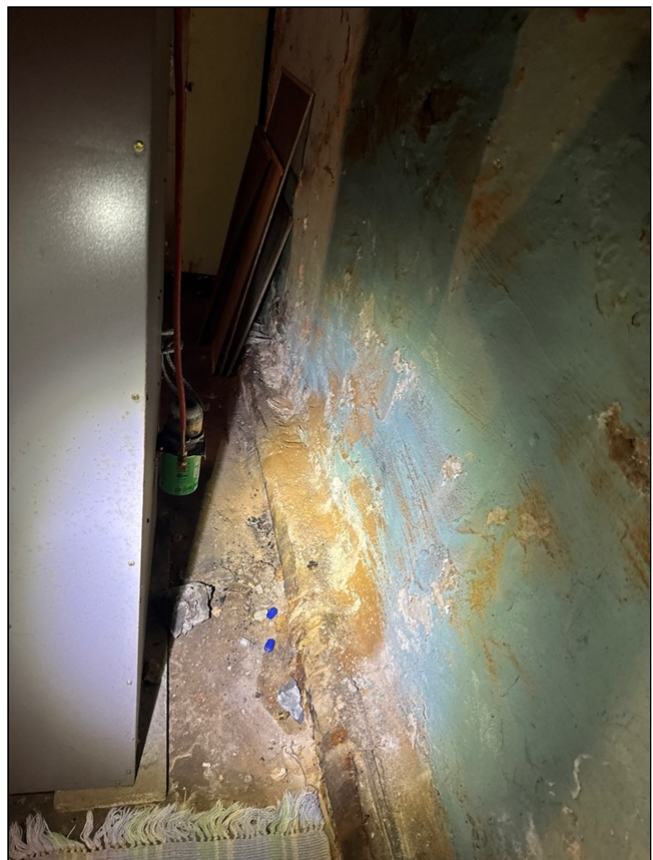
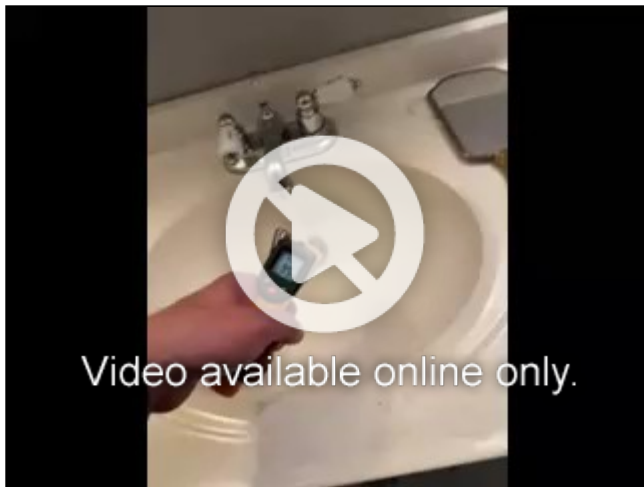
4.3 Smoke / CO Detectors



Smoke and/or carbon monoxide detectors were missing, not observed, or not present in expected locations. Install proper detectors on each level, near sleeping areas, and where appropriate for fuel-burning appliances. Follow manufacturer instructions and current safety practices.

5. Plumbing







Styles & Materials:

Utility Status:

Utilities on.

Water Pressure:

Functional flow observed.

Drain / Waste Piping (Visible):

Cast iron - older drain material.

Water Heater Estimated Age:

3 years.

Water Heater Operation:

Operated.

Sewer Cleanout:

Exterior cleanout observed.

Water / Sewer Source:

Public water.

Fuel Source(s):

Natural gas.

Oil - interior tank.

Water Heater Location:

Basement.

Water Heater Brand / Manufacturer:

Rheem

Hot Water at Fixtures:

Present at accessible fixtures.

Main Water Shut-Off Location:

Basement.

Water Distribution (Visible):

Copper.

Water Heater Power Source:

Natural gas.

Water Heater Capacity:

30 gallons.

Water Heater Expansion Tank:

Not present.

Items:

5.0 Water Supply / Drainage Components



(1) The water shut off valve is completely corroded and is leaking. Replacement is needed by a

qualified plumber.



5.0



(2) Corrosion was observed at visible copper piping. No active leakage was observed at the time of inspection unless otherwise noted, but corrosion should be monitored. A qualified plumber should repair or

replace affected piping if leakage develops or conditions worsen.



5.0

5.5 Plumbing Overview



The entire cast-iron sewer line is cracked and rotted and needs to be completely replaced. A qualified plumbing contractor should further evaluate and replace.



5.5



5.5



5.5



5.5

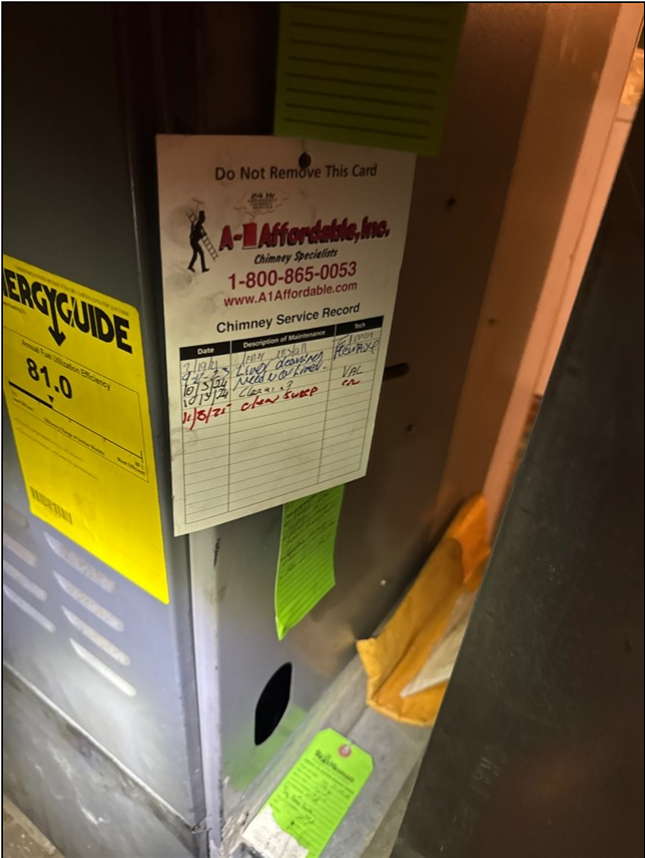


5.5



5.5

6. HVAC





Styles & Materials:

Heating System Type:

Forced-air furnace.

Heating Energy Source:

Oil.

Heating System Age:

18 years.

Heat Supply Temperature:

Over 105 F supply air observed.

Heating Operation:

Operated.

Cooling System Type:

No central cooling system installed.

HVAC Distribution Method:

Ductwork.

Register Airflow:

Airflow observed at accessible registers.

Return Air Presence:

Present.

Thermostat Location:

Main level.

HVAC Zones:

One zone.

HVAC Service Records:

Present, but not recent.

HVAC Accessories / Components:

Shutoff switch.

Items:

6.1 HVAC Distribution



Pipe or duct wrap suspected of containing asbestos was observed. Confirmation requires laboratory testing. Avoid disturbing the material and consult a qualified asbestos contractor before repair, removal, or

renovation.



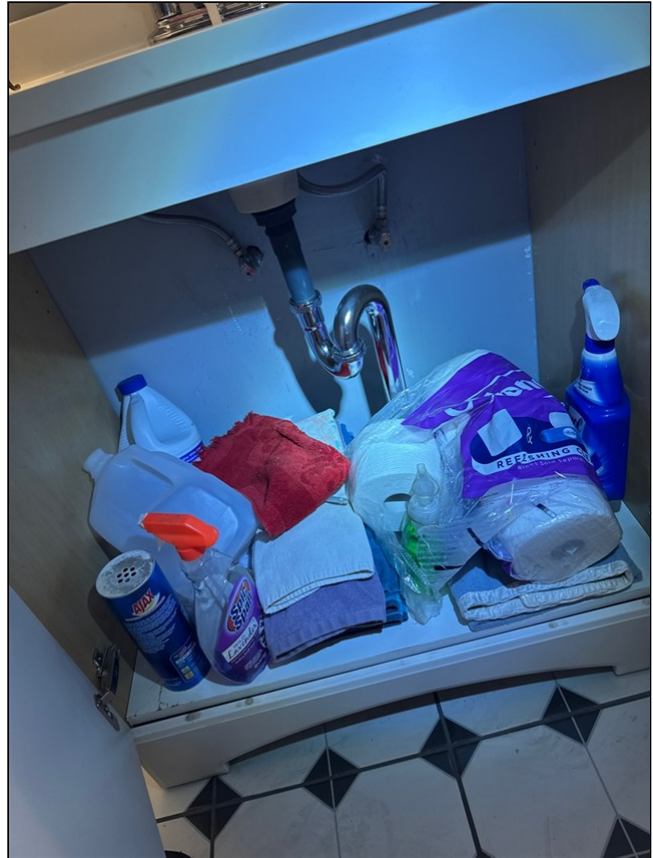
6.1

6.2 HVAC Overview



Recent HVAC service records were not provided. Service by a qualified HVAC contractor is recommended before relying on the system. Routine service should include cleaning accessible components, checking heating and cooling operation, reviewing airflow, and identifying maintenance or safety concerns that may not be visible during a standard home inspection.

7. Interior









Styles & Materials:

Window Type(s):

Storm windows.

Window Operation:

Difficult to operate.

Kitchen Appliance(s):

Present - older appliances.

Older windows - difficult operation.

Appliance Operation:

Not operational.

Laundry Equipment / Hookups:

Not present.

Plumbing Access Panel(s):

Present.

Kitchen Exhaust:

Recirculating only.

Interior Notes / Limitations:

Cosmetic imperfections observed.

Older windows/doors/fixtures observed.

Items:

7.0 Interior Rooms / Windows / Doors



(1) Some interior doors need adjustment for normal operation. A qualified contractor should repair or adjust as needed.



(2) Moisture or fogging was observed between window panes, consistent with failed insulated-glass seals. A qualified window contractor should repair or replace as needed.

7.2 Kitchen / Bathroom Components



(1) The kitchen sink is clogged. Drain cleaning is needed.



7.2



(2) The top floor toilet keeps on running and the valve is leaking. A qualified plumber should replace as needed.

7.4 Interior Overview



A significant number of cosmetic imperfections were observed throughout the home, including finishes, doors, hardware, ceilings, walls, floors, fixtures, and similar surfaces. Cosmetic conditions are not fully itemized during this inspection and are generally noted only in broad terms. Anticipate cosmetic repairs, corrections, and upgrades after purchase.



7.4

Summary



TMK Inspections

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Defect

Water Supply / Drainage Components

1. (1) The water shut off valve is completely corroded and is leaking. Replacement is needed by a qualified plumber.

Plumbing Overview

2. The entire cast-iron sewer line is cracked and rotted and needs to be completely replaced. A qualified plumbing contractor should further evaluate and replace.

Maintenance / Correction

Chimneys

3. The chimney mortar crown is missing or significantly deteriorated. This leaves the chimney vulnerable to water entry and masonry deterioration. A qualified chimney or masonry contractor should evaluate and repair as needed.

Gutters / Roof Drainage

4. It is recommended to install a gutter on the lower rear roof with the downspout to ensure proper drainage.

Exterior Surfaces / Openings

5. (1) The rear fascia trim is loose and needs to be corrected.
6. (2) Wood rot or deterioration was observed at exterior components. Deteriorated wood can worsen with continued moisture exposure and may conceal additional damage behind finished surfaces. A qualified contractor should

evaluate the affected areas, identify and correct moisture sources where possible, and repair or replace deteriorated materials as needed.

Grading / Drainage / Grounds

7. (1) Dense vegetation was observed near the exterior. Vegetation can limit inspection, trap moisture, and contribute to pest access. Trimming or removal is recommended.
8. (2) The exterior storm drain is blocked or restricted. This can prevent proper drainage and may contribute to water accumulation near the home. A qualified contractor should clear and repair as needed.

Foundation / Framing / Substructure

9. (1) Deteriorated brick or mortar joints were observed. Masonry deterioration can worsen with moisture exposure and may lead to loose masonry. A qualified mason should evaluate and repair as needed.
10. (3) Joist hangers or improved framing connectors are recommended where floor joists meet the stairway beam or similar framing. This can improve attachment and long-term support. A qualified contractor should install appropriate connectors as needed.
11. (4) The back wall in the rear bedroom has sustained significant water damage, most likely from the previous roof. As a result, this outer wall is loose and will most likely need to be rebuilt. A qualified contractor should further evaluate the situation for corrections.
12. (5) The parging on some of the foundation walls, as soon as you walk down the steps, is deteriorated and should be redone. A qualified mason should correct it.

HVAC Overview

13. Recent HVAC service records were not provided. Service by a qualified HVAC contractor is recommended before relying on the system. Routine service should include cleaning accessible components, checking heating and cooling operation, reviewing airflow, and identifying maintenance or safety concerns that may not be visible during a standard home inspection.

Kitchen / Bathroom Components

14. (1) The kitchen sink is clogged. Drain cleaning is needed.
15. (2) The top floor toilet keeps on running and the valve is leaking. A qualified plumber should replace as needed.

Interior Overview

16. A significant number of cosmetic imperfections were observed throughout the home, including finishes, doors, hardware, ceilings, walls, floors, fixtures, and similar surfaces. Cosmetic conditions are not fully itemized during this inspection and are generally noted only in broad terms. Anticipate cosmetic repairs, corrections, and upgrades after purchase.

Safety Concern

Electrical Panels

17. (1) An overloaded breaker is found in the panel. A qualified electrician should perform corrections to ensure safety.
18. (2) A grounding electrode or ground rod was not observed. Grounding components may be concealed or located elsewhere, but the visible grounding arrangement could not be confirmed. A qualified electrician should evaluate and correct as needed.

Receptacles / Devices / Wiring

19. (1) GFCI protection was not observed at multiple expected locations. This is a safety concern because shock risk is higher near water, damp areas, garages, exterior locations, and similar areas. A qualified electrician should evaluate and install GFCI protection where appropriate.

Smoke / CO Detectors

20. Smoke and/or carbon monoxide detectors were missing, not observed, or not present in expected locations. Install proper detectors on each level, near sleeping areas, and where appropriate for fuel-burning appliances. Follow manufacturer instructions and current safety practices.

Further Evaluation

Foundation / Framing / Substructure

- 21.** (2) There is a large crack in the party wall in the basement that extends all the way up to the top floor. This could be a structural issue. They should qualified brick masons, structural contractors, or engineers to further evaluate and determine the extent of the problem.
-