

Property Inspection Report



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Casey Premier Service LLC

123 East 110 ST
Inspection Prepared For: James Smith
Agent:

Date of Inspection: 1/29/2026
Year Built: 22 Years Size: 2100
Weather: Clear

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Garage/Carport		
Page 7 Item: 2	Fire Separation Walls & Ceiling	• The door between the house and the garage is not fire-rated. This is a safety concern. Recommend a qualified contractor install a proper fire-rated door between the garage and house.
Family Room		
Page 10 Item: 5	Windows	• Evidence of an active leak
Bed Room 1		
Page 22 Item: 6	Electrical	• 30VDC present at outlet along west wall, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.
Smoke/Carbon Monoxide Detectors		
Page 27 Item: 1	Smoke/Carbon Monoxide Detectors	• At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
Additional Info		
Page 29 Item: 1	Flood Zone	• Flood Zone AE: High Risk

Overview

House Photos

1. House Photo's



Observations:

- The front of the house
- The side of the house
- The back of the house
- Large bird bath fountain in front of house not functional.



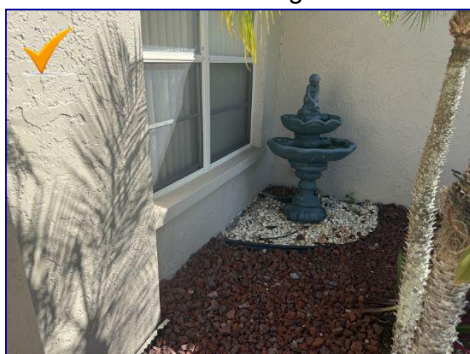
Back of house left side



Back of house right side



Right side of home



Stone bird Bath fountain. Not functional.

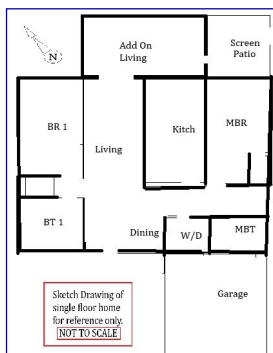
2. Sketch

Materials:

- Sketch

Observations:

- Rough sketch of floor plan. Not to Scale.



Grounds

1. Service Walks

- Materials
- Concrete
- Condition
- Typical cracks

2. Driveway/Parking

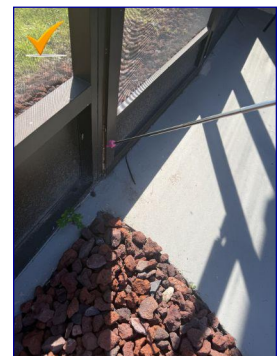
- Materials:
- Concrete
- Condition:
- Typical cracks

3. Patio

- Observations:
- Patio Door Bent. Will not close Completely.



Chairs and small table with unit



Screen Door Bent bottom. Will Not Close.

4. Hose Bibs

- Hose Bibs:
- No, not operable
- Observations:
- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.
 - Hose Bib on SW is not functional and capped

Grounds (continued)



Not Functional and Capped SW corner

5. Yard

Observations:

- Back yard has many dead areas/



North View (Back)



Back Yard

Exterior

1. Gutters



Damage on down spout NW Corner

Entry Way

1. Entry way

Observations:

- View



Garage/Carport

1. Type

Observations:

- Garage NOT Inspected at the request of Client.

2. Fire Separation Walls & Ceiling

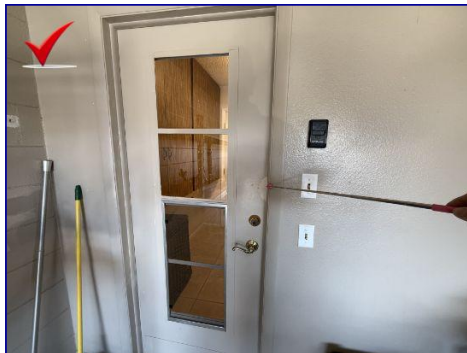
Fire Wall:

- Fire door: Not a fire door

Observations:

- The door between the house and the garage is not fire-rated. This is a safety concern. Recommend a qualified contractor install a proper fire-rated door between the garage and house.

- **The door between the house and the garage is not fire-rated. This is a safety concern. Recommend a qualified contractor install a proper fire-rated door between the garage and house.**



No Fire Rating

Living Room

1. Walls & Ceiling

Condition:

- Holes in walls

Observations:

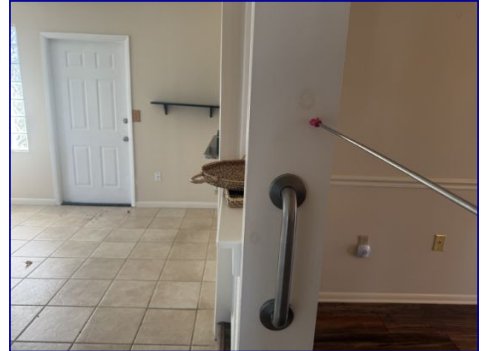
- There are stains on the walls. Monitor and repair as needed.



Screw Hole on Walls



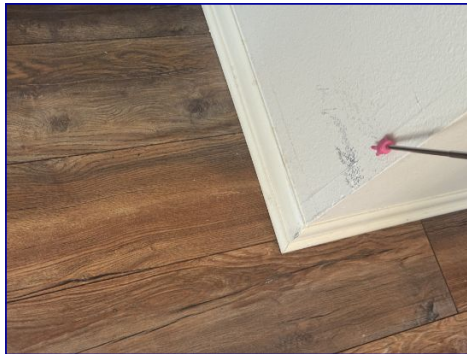
Wall Damage



Stains



Stains



Damage at hallway



2. Electrical

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

3. Heating Source

- Heating source present: Yes

4. Doors

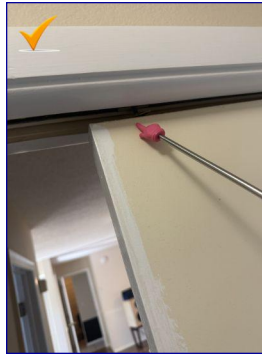
Condition:

- Broken/missing hardware

Observations:

- Slider door is loose. Does not close completely.

Living Room (continued)



Door Track Loose

5. Other

Observations:

- Smoke detector not test/ Missing battery



Smoke Alarm missing battery

Family Room

1. Walls & Ceiling

Condition:

- Typical cracks
- Damage



Crown Board separating

Family Room (continued)

2. Floor

Observations:

- The tile floor had some cracked/damaged tiles. Replace the tiles as needed.



Floor grout missing and cracking

3. Electrical

Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

4. Heating Source

- Heating source present: Yes

5. Windows

Observations:

- Evidence of an active leak
- Evidence of an active leak



Signs of leaking

Dining Room

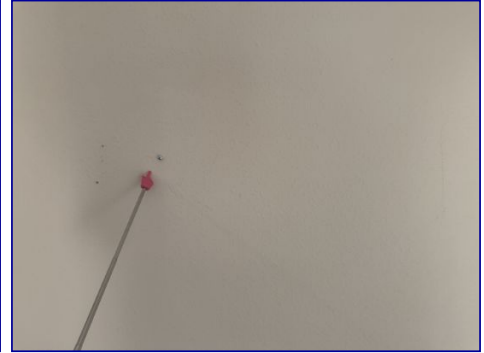
1. Walls & Ceiling

Condition:

- Typical cracks
- Holes in ceiling



Nails popping down



Screw Hole on Walls



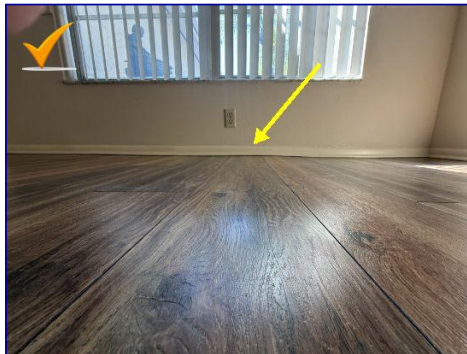
2. Floor

Condition:

- Slopes

Observations:

- Floor swell and uneven.



Floor swelling

3. Electrical

Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

4. Heating Source

- Heating source present: Yes

Kitchen

1. Cabinets

Condition:

- Normal counter top wear and tear



2. Plumbing

- Faucet leaks: No
 - Pipes leak/corroded: No
 - Sink/Faucet: Satisfactory
- Observations:
- Kitchen plumbing view



Kitchen (continued)

3. Walls & Ceiling

Observations:

- Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.
- Several large bolt holes.



Several Bolt Holes



Several Bolt Holes

4. Heating/Cooling Source

- Heating source: Yes

5. Floor

Observations:

- The tile floor had some cracked/damaged tiles. Replace the tiles as needed.



Major Cracking on Tile new Frig

6. Appliances

Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher drain line looped: Yes
- **GFCI** Installed: Yes

Observations:

- Note: Missing broiler pan

Kitchen (continued)



Missing boiler pan

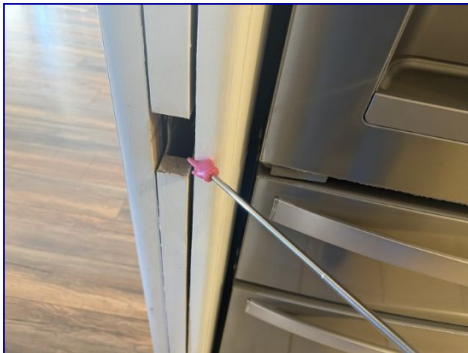


Dim Lighting

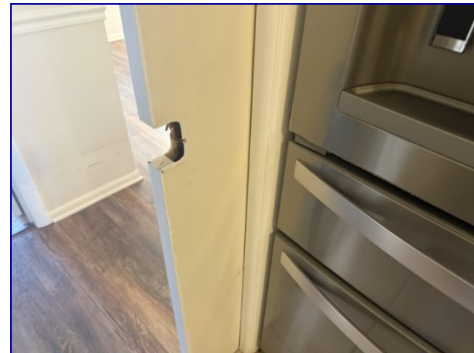
7. Other

Observations:

- Missing Door latch for Kitchen sliding door.



Sliding Door Missing Latch



Sliding Door Missing Latch

Laundry Room

1. Laundry Sink

- Faucet leaks: No
- Pipes leak: No
- Cross connections: No

Observations:

- Evidence of prior water damage along base boards

Laundry Room (continued)



Water damage

2. Heat Source Present

Heat Source Present:
• Yes

3. Room Vented

Room Vented:
• No

4. Dryer Vented

Dryer Vented:
• Wall

5. Electrical

Electrical:
• GFCI present: Yes
• GFCI operable: Yes
• Open ground/reverse polarity: No

6. Appliances

Appliances:
• Washing machine
• Dryer



7. Washer Hook-up Lines

Washer Hook-up Lines:
• Satisfactory

Laundry Room (continued)

8. Other

Observations:

- Water Damage to some cabinet shelves



Water damage



Water damage

Bathroom 1

1. Location

Observations:

- Bathroom 1 View



2. Sinks

- Faucet leaks: No
- Pipes leak: No

Observations:

- The bathroom plumbing view.
- There was previous moisture staining and damage present under the bathroom vanity cabinet. Recommend monitoring. Repair or replace as needed.

Bathroom 1 (continued)



Water damage

3. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible

4. Showers

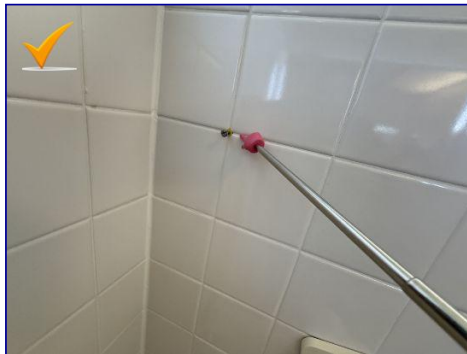
- Showers:
- Recommend caulking at the shower area
 - Faucet leaks: No
 - Pipes leak: Not visible

5. Toilet

- Bowl loose: No
- Operable: Yes

6. Shower/Bathtub Area

- Shower/Bathtub Area:
- Ceramic/Plastic
 - Caulk/Grout needed: Yes



Metal Unsealed Screw

7. Moisture Stains Present

- Moisture Stains:
- Yes
 - Cabinetry

8. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

Bathroom 1 (continued)

9. Heat Source Present

Heat Source:

- Yes

10. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes

11. Other

Observations:

- Mirror has large chips missing
- Over head light panels broken



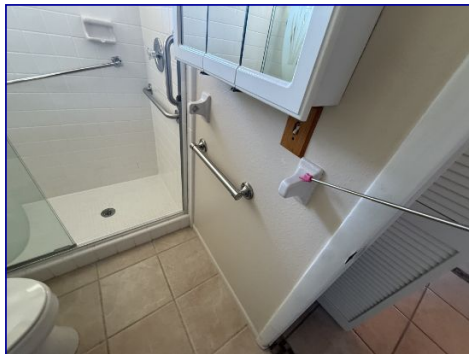
Very Chipped Mirror



Broken over head light panel



Broken over head light panel



Missing towel bar

Bathroom 2

1. Location

Location:

- Master bath

Observations:

- Bathroom 2 View

Bathroom 2 (continued)



2. Sinks

- Faucet leaks: No
- Pipes leak: No



3. Bathtubs

- Bathtubs: N/A

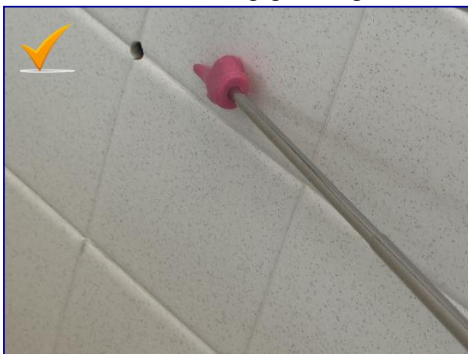
4. Showers

Showers:

- Recommend caulking at the shower area
- Faucet leaks: No
- Pipes leak: Not visible

Observations:

- Recommend caulking/grouting in the shower and tub area to help prevent damage from water penetration.



Unseal hole in tile wall



Unseal hole in tile wall

Bathroom 2 (continued)

5. Toilet

- Bowl loose: No
- Operable: Yes

6. Moisture Stains Present

- Moisture Stains:
- Cabinetry

7. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

8. Heat Source Present

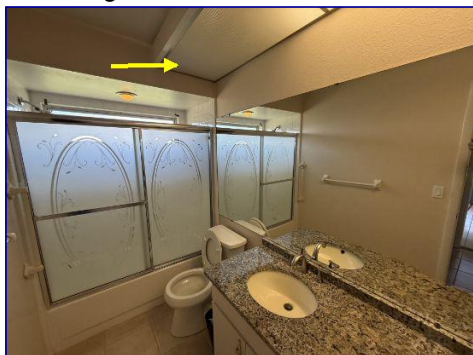
- Heat Source:
- Yes

9. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes

10. Other

- Observations:
- Broken light panels
 - Half of light fixture not functional



Light Not Functional



Broken Light Panel

Bed Room 1

1. North Walls & Ceiling

- Observations:
- Nail holes on wall

Bed Room 1 (continued)



2. West Walls & Ceiling

- Observations:
- Nail holes on wall



3. South Walls & Ceiling

- Observations:
- Nail holes on wall



4. East Walls & Ceiling

- Observations:
- Nail holes on wall

Bed Room 1 (continued)



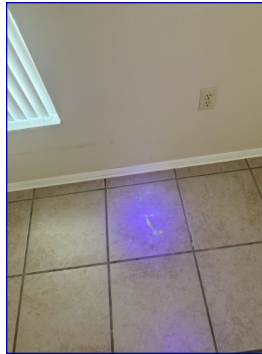
5. Floor

Floor:

- Floor stain(s) present under natural lighting: No
- Floor stain(s) present under UV lighting: Yes

Observations:

- Large UV stain found



UV Stain- Possible Pet Stain

6. Electrical

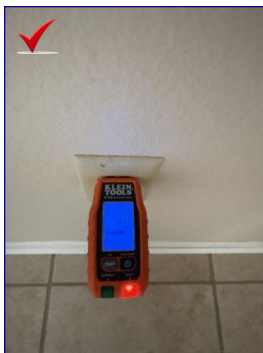
Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No
- Safety Hazard

Observations:

- There are loose receptacles present, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.
- 30VDC present at outlet along west wall, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.
- 30VDC present at outlet along west wall, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.

Bed Room 1 (continued)



Bad Connection - 30VAC

7. Heating Source Present

Heating Source:

- Yes

8. Bedroom Egress

Egress:

- Egress restricted: No

9. Door

Doors:

- Door stop present: No

Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

10. Window(s)

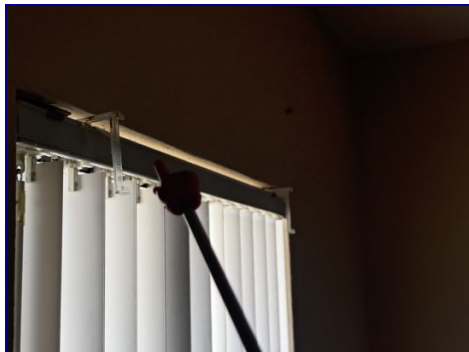
Windows:

- Window/screen functional :Yes
- Window blinds present and in good condition: Yes

11. Other Items

Materials:

- Smoke detector present: Yes
- Smoke detector functional: Yes
- Indications of pest or WDO present: No
- Cable or phone receptacle present: Yes



Missing part of treatment

Bed Room 1 (continued)

12. Closet

Materials:

- Closet door present and in good condition: Yes
- Closet bi folding doors present and in good condition: Yes
- Closet internal light present and in good condition: Yes
- Closet shelving present and in good condition: Yes
- Closet hanger bar present and in good condition: Yes
- Floor shows evidence of moisture: No
- Floor stain(s) present under natural lighting: No
- Floor stain(s) present under UV lighting: no

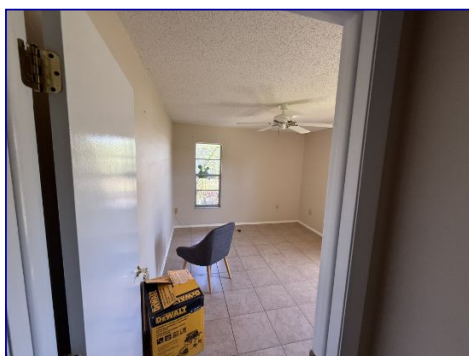


Bed Room 2

1. North Walls & Ceiling

Observations:

- Nail holes on wall



North wall

2. West Walls & Ceiling

Observations:

- Nail holes on wall

3. South Walls & Ceiling

Observations:

- Nail holes on wall

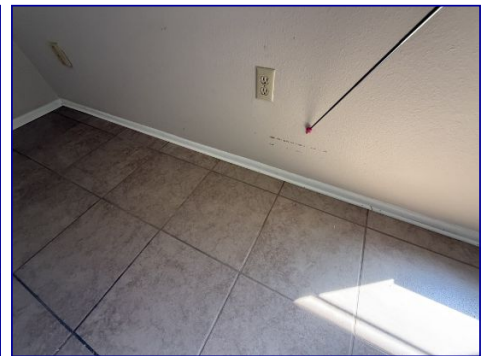
Bed Room 2 (continued)



4. East Walls & Ceiling

Observations:

- Nail holes on wall



Damage to wall

5. Floor

Floor:

- Floor stain(s) present under natural lighting: No
- Floor stain(s) present under UV lighting: No
- Floor shows evidence of moisture: No

6. Electrical

Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

7. Heating Source Present

Heating Source:

- Yes

8. Bedroom Egress

Egress:

- Egress restricted: No

9. Door

Doors:

- Doorstop present: Yes

Bed Room 2 (continued)

10. Window(s)

Windows:

- Window/screen functional :Yes
- Window blinds present and in good condition: No



Missing all treatment and blinds

11. Other Items

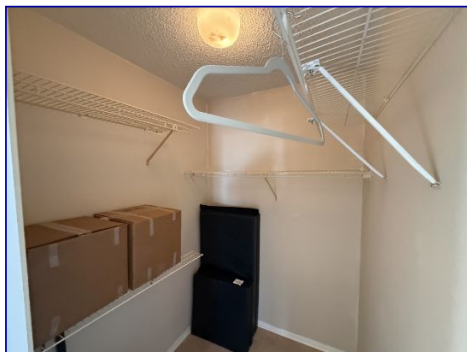
Materials:

- Smoke detector present: Yes
- Smoke detector functional: Yes
- Indications of pest or WDO present: No
- Cable or phone receptacle present: Yes

12. Closet

Materials:

- Closet door present and in good condition: Yes
- Closet doorstop present and in good condition: Yes
- Closet internal light present and in good condition: Yes
- Closet shelving present and in good condition: Yes
- Closet hanger bar present and in good condition: Yes
- Floor shows evidence of moisture: No
- Floor stain(s) present under natural lighting: No
- Floor stain(s) present under UV lighting: no



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present
- Smoke detectors are not operable

Observations:

- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.

Water Heater

1. Approximate Age

Materials:

- 1-5+

2. Capacity

Capacity

- 40 gallons



3. Fuel

Fuel:

- Electric

4. Relief Valve

Relief Vave:

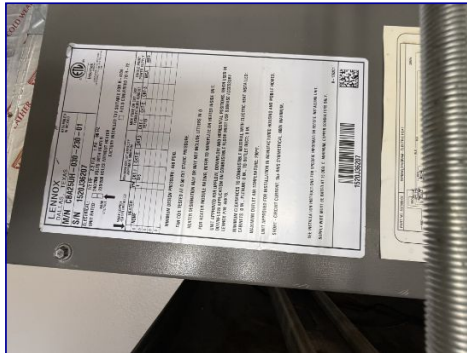
- Relief valve installed
- Extension proper: Yes

Cooling System - Interior

1. Cooling System: General



2. Age



3. Evaporator Coil

Evaporator Coil:

- Satisfactory

4. Condensate Line

Materials:

- To exterior

5. Secondary Condensate Line

Secondary Condensate Line:

- Present: No
- Needed: No

6. Differential

Differential:

- Differential: 25 degrees

Cooling System - Interior (continued)



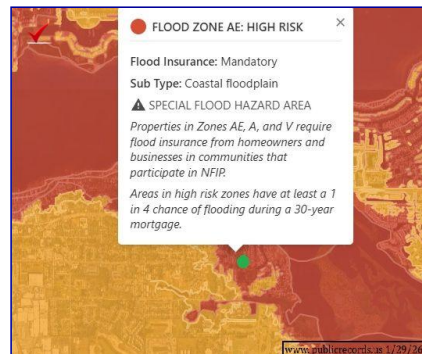
25 Diff

Additional Info

1. Flood Zone

Observations:

- Flood Zone AE: High Risk
- Flood Insurance: Mandatory (Home Owners)
- Sub Type:coastal floodplain
- Areas in high risk zones have at least a 1 in 4 chance of flooding during a 30 period.
- **Flood Zone AE: High Risk**



Flood Zone AE