



Sample Inspection Summary Report

Prepared by Thoroughbred Property Inspections LLC

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Executive Summary

Property Overview

This inspection included a visual evaluation of the home's readily accessible systems and components, including the exterior, roof, structure, heating and cooling systems, plumbing, electrical systems, fireplaces, attic and insulation, interior components, appliances, and pool area.

Overall, the home appeared generally well-maintained and many major systems were functional at the time of inspection. Several deficiencies were identified that warrant repair, further evaluation, or ongoing monitoring. The most significant concerns relate to roof performance, moisture management, and several safety-related conditions.

This summary is intended to highlight the most important findings observed during the inspection. Clients should review the entire report, including photographs, limitations, and recommendations, for complete details.

Safety Concerns

The following conditions present potential safety hazards and should be addressed promptly:

- Tankless Water Heater Vent Corrosion - corrosion and staining were observed at the exhaust vent connection of one tankless water heater. This condition may indicate condensate leakage and/or combustion gas leakage at the vent connection. Evaluation and repair by a qualified plumbing or gas appliance contractor is recommended.
- Damaged Electrical Receptacle - a broken plug prong remains lodged within a receptacle adjacent to the great room fireplace. This condition presents a potential shock and arcing hazard. Replacement by a qualified electrician is recommended.
- Dryer Exhaust Restriction - the dryer exhaust duct was observed to be significantly crimped behind the appliance. Restricted airflow can increase lint accumulation and elevate fire risk. Correction and cleaning of the vent system is recommended.
- Wasp/Hornet Activity - wasp or hornet nests were observed at exterior roof peaks. Removal by a qualified pest-control professional is recommended.

Significant Defects

The following conditions are considered significant defects that warrant further evaluation and repair:

- Pool Room Roof Deformation - the roof covering above the pool room exhibits noticeable waviness and ridge-cap displacement. Because the pool room is a high-humidity environment, these conditions may indicate moisture-related deterioration within the roof assembly. Further evaluation by a qualified roofing contractor experienced with pool-room assemblies is recommended.
- Probable Roof Leakage at Roof Transition - evidence consistent with water intrusion was observed at the roof transition between the pool room and the main structure. Continued leakage could contribute to concealed deterioration, mold growth, and structural damage if not corrected.
- Interior Moisture Indicators - thermal imaging and moisture meter testing identified elevated moisture-like readings at portions of the interior ceiling and adjacent window trim. Additional investigation is recommended to determine the source and extent of moisture intrusion.
- Failed Window Seal - condensation was observed between glazing panes in the pool room window assembly, indicating failure of the insulated glass seal. Replacement of the affected glazing unit is recommended.



Moisture Management Observations

Several deficiencies were identified that may contribute to moisture intrusion or foundation-related concerns if left uncorrected:

- Negative grading was observed in portions of the site.
- Localized soil erosion was observed adjacent to the foundation.
- Downspouts discharge too close to the structure.
- Portions of the roof lack gutter protection.
- Missing flashing and sealant were observed at exterior transitions.
- Open gaps were observed at decorative gable projections.
- Missing siding and trim were observed behind the exterior fireplace.

While some of these conditions are individually minor, collectively they increase the likelihood of future moisture-related deterioration and should be addressed as part of a comprehensive exterior water-management strategy.

Maintenance Items

- Deck post caps - several decorative post caps were loose and should be secured to help prevent moisture intrusion into exposed wood components.
- Driveway cracking - minor cosmetic cracking was observed within portions of the driveway. Monitoring and routine maintenance are recommended.
- Window hardware - one bedroom window did not close properly and the crank mechanism was not securely attached. Adjustment or repair is recommended.
- Fireplace operation - the basement fireplace activated when an upper-level fireplace was operated. Evaluation by a qualified fireplace contractor is recommended to verify intended operation and safety.

Inspection Limitations

- Pool room - metal wall and ceiling finishes limited the ability to visually assess concealed moisture intrusion and structural conditions.
- Rear deck structure - the deck framing system was concealed by an under-deck drainage assembly and could not be fully evaluated.
- HVAC equipment - portions of the attic HVAC equipment were inaccessible at the time of inspection and could not be fully inspected.

Concealed defects may exist in areas that were not visible or accessible during the inspection.

Overall Inspector Assessment

The home appears generally well-maintained and many major systems were functioning as intended at the time of inspection. The most significant concerns involve roof performance and moisture management around the pool-room addition, along with several safety-related conditions that warrant prompt correction.

Addressing the roof, moisture-management, and safety-related findings identified in this report should help reduce the risk of future deterioration and improve long-term performance of the property.

Detailed Findings

2.2.1 Siding, Flashing & Trim

Recommendation

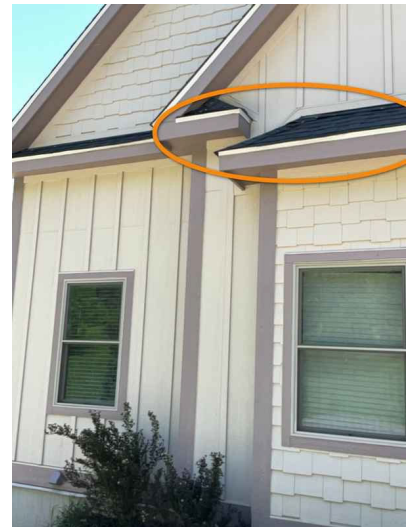
DECORATIVE GABLE PROJECTIONS

FRONT OF HOME ALONG ROOF LINE

Open gaps were observed at the decorative gable projections where the roof meets the wall (roof-to-wall intersection), at the front of the home. These gaps create a potential pathway for water to enter behind the siding and trim. Over time this can lead to concealed moisture damage, wood rot, and interior staining.

Recommend evaluation and repair by a licensed roofing or siding contractor to properly flash and seal these areas within the next 6 to 12 months.

Recommendation: Contact a qualified roofing professional.



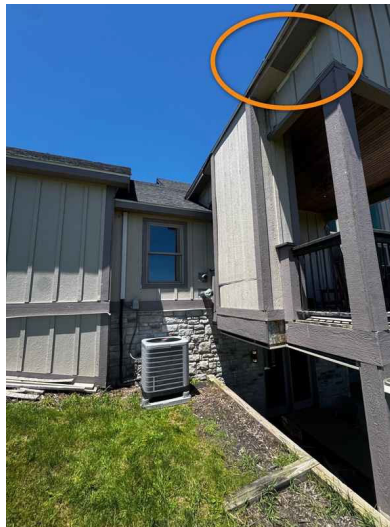
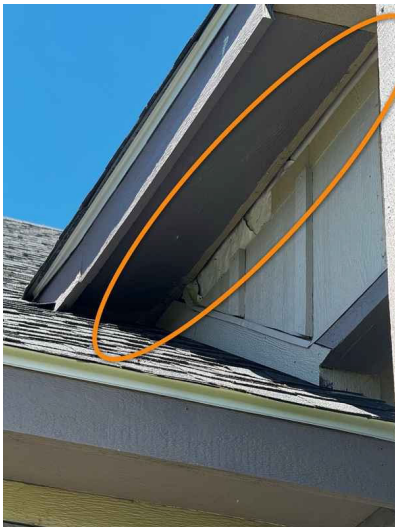
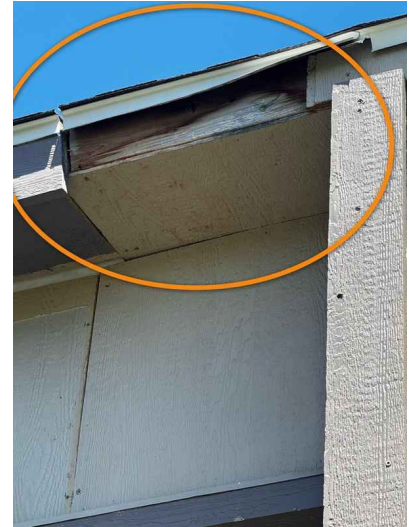
2.2.2 Siding, Flashing & Trim

Recommendation

MISSING SIDING/TRIM

The siding and trim behind the outdoor fireplace is missing siding and trim. These gaps create a potential pathway for water to enter behind the siding and trim. Over time this can lead to concealed moisture damage, wood rot, and interior staining.

Recommendation: Contact a qualified siding specialist immediately.



2.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK - LOOSE POST CAPS

One or more decorative post caps at the top of the railing posts were loose. These caps help shed water from the exposed end grain of the posts and provide a finished appearance. Loose caps allow moisture intrusion that can lead to deterioration over time, and the loose piece could detach.

Recommendation: Recommend refastening or replacing as needed, and sealing as appropriate.

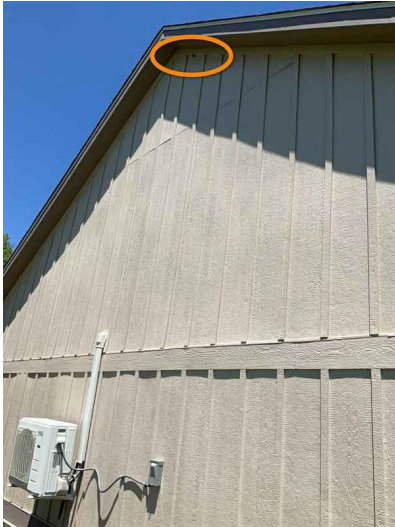
2.5.1 Eaves, Soffits & Fascia

Safety Hazard

WASP/HORNET NEST

Wasp/hornet nests were observed at the front left peak and right-side peak. This presents a stinging hazard, particularly to anyone with allergies.

Recommendation: Recommend removal by a qualified pest control professional.



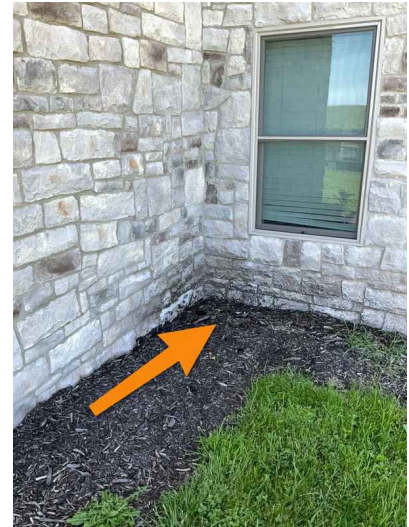
2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping toward the home in some areas. This could lead to water intrusion and foundation issues.

Recommendation: Recommend a qualified landscaper or foundation contractor regrade the affected areas so water flows away from the home.



2.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

EROSION

Localized soil erosion was observed along the foundation at the front, left corner. Erosion of this type can undermine soil-bearing support and allow water to reach the foundation and crawlspace.

Recommendation: Recommend evaluation and correction by a qualified grading/drainage contractor.



2.7.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks were observed, which may indicate movement in the soil.

Recommendation: Recommend monitoring and patching/sealing as needed by a driveway contractor.



3.1.1 Coverings

Recommendation

POOL ROOF SAGGING

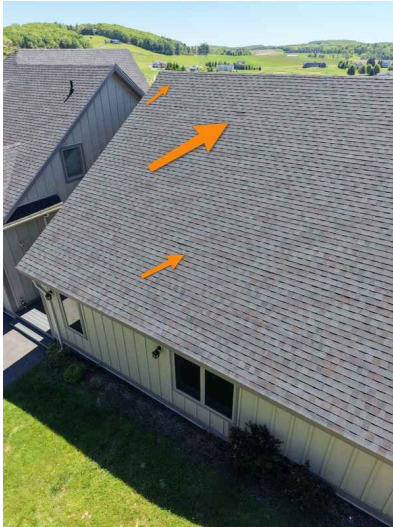
ROOF OVER POOL ROOM

The roof covering over the pool room exhibits noticeable waviness/undulation in the roof plane, and the ridge cap shingles

are lifting in several locations. In a high-humidity pool environment, deformation of this type is frequently associated with moisture within the roof assembly (for example, condensation on the underside of the roof sheathing) and/or installation deficiencies, though the cause could not be confirmed without further evaluation.

The interior of this room has metal wall and ceiling finishes, which do not display the staining typically associated with concealed moisture. Therefore, the absence of visible interior water staining should not be interpreted as the absence of moisture intrusion or concealed damage. This is a significant condition.

Recommendation: Recommend immediate evaluation and repair by a licensed roofing contractor experienced with roof assemblies over high-humidity/pool spaces, including assessment of the roof deck, attic/assembly ventilation, and moisture conditions.



3.1.2 Coverings

Recommendation

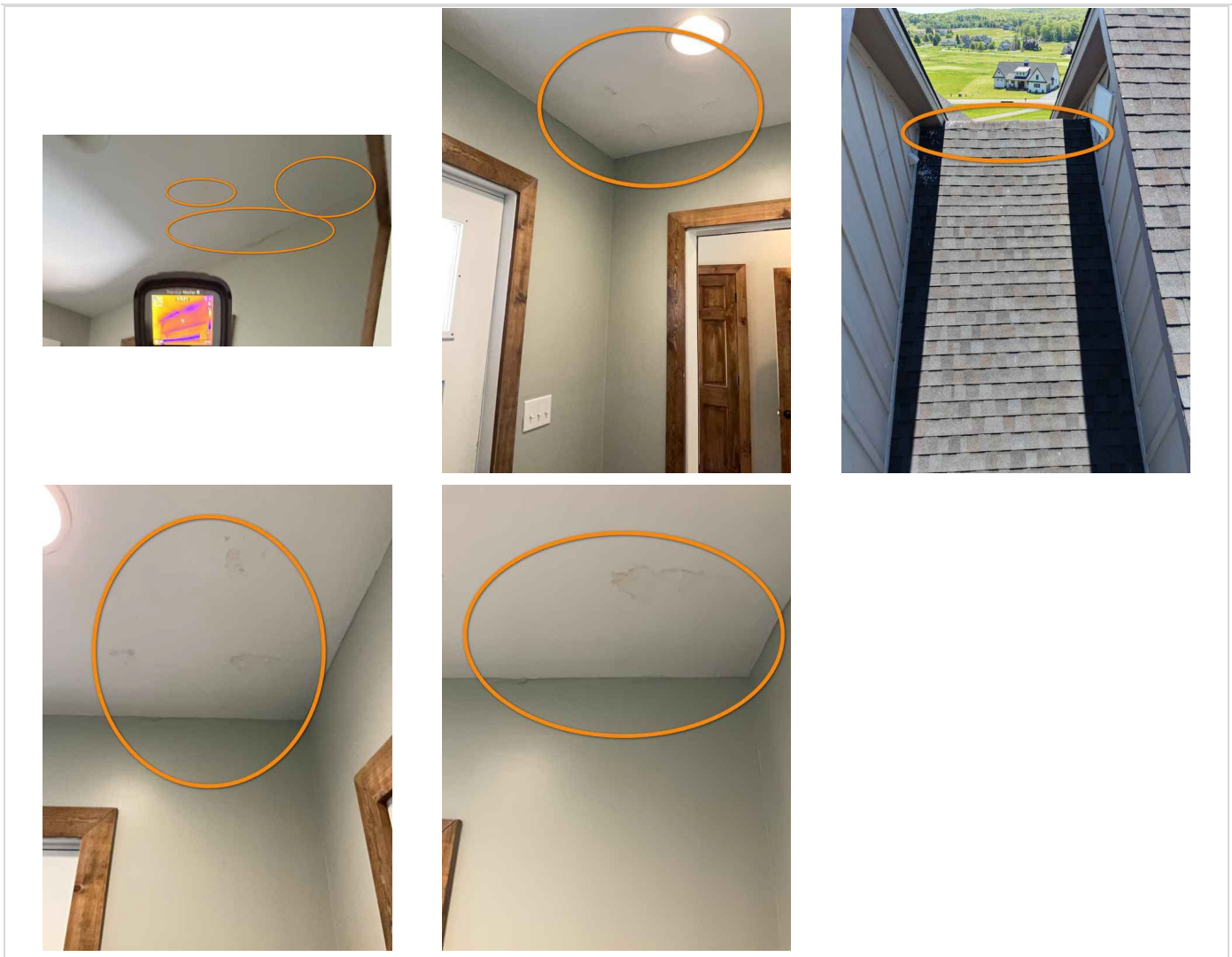
ROOF OVER ENTRY WAY - PROBABLE LEAK

ROOF OVER TRANSITION BETWEEN POOL ROOM AND MAIN HOUSE

Probable water intrusion was observed at the transition between the pool room roof and the adjoining main house wall/roof, with waviness and lifting consistent with the conditions noted on the adjacent pool room section. Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage and/or mold.

Roof transitions of this type rely on properly installed step flashing, kick-out flashing, and underlayment; probable leakage at this location indicates a deficiency in the roofing/flashing system.

Recommendation: Recommend immediate evaluation and repair by a licensed roofing contractor.



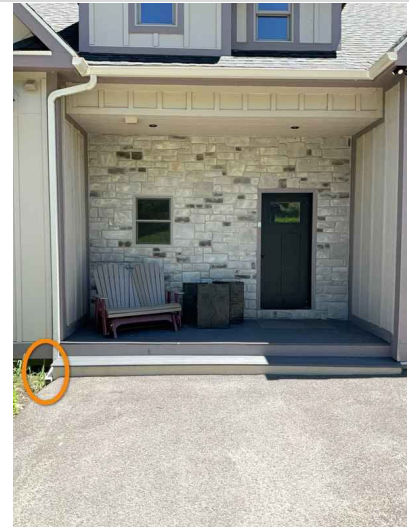
3.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommendation: Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.



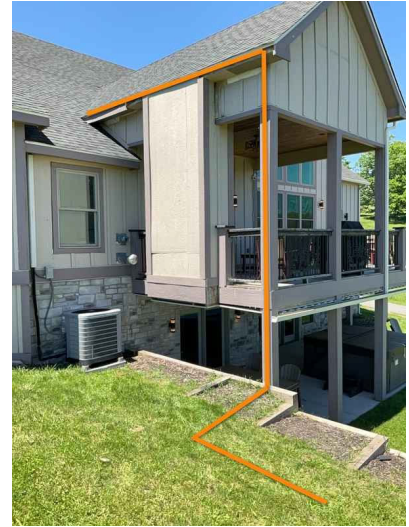
3.2.2 Roof Drainage Systems

Recommendation

GUTTERS MISSING

One or more roof edges lack gutters. Additional gutter installation is recommended because gutters collect rainwater from the roof and direct it away from the building. This would help prevent soil erosion and water intrusion.

Recommendation: Contact a qualified roofing professional.



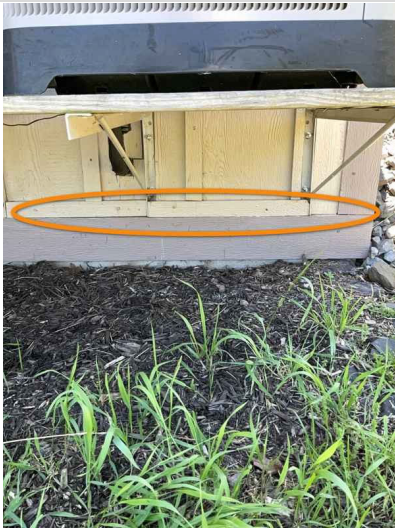
3.3.1 Flashings

Recommendation

MISSING FLASHING & CAULKING

Some flashings and caulking were missing around openings and at junctions of siding and trim at the time of inspection. Flashing and caulking provide protection against moisture intrusion.

Recommendation: Recommend evaluation and correction by a qualified general contractor.





7.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

CORROSION

Staining and corrosion-type deposits were observed at the exhaust vent connection on top of the gas tankless water heater, where the PVC venting meets the unit vent collar.

Deposits at this location can indicate condensate and/or combustion-gas leakage at the vent joint, which may result from a loose or improperly sealed connection, a failed gasket, or improper venting. Leakage at an exhaust connection raises both corrosion and combustion-safety (carbon monoxide) concerns.

Recommendation: Recommend immediate evaluation and repair by a licensed plumber or qualified gas appliance technician prior to continued use. A carbon monoxide alarm should be confirmed present and functional in the area.



8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard



DAMAGED OUTLET

LEFT OF FIREPLACE IN GREAT ROOM

A broken plug prong remains stuck within the receptacle. A foreign metal object in an energized receptacle is a shock and arcing/fire hazard. The receptacle cannot be safely used.

Recommendation: Recommend a qualified electrician de-energize the circuit, remove the broken prong, and replace the receptacle immediately.



9.5.1 Operation

Recommendation

FIREPLACE INTERCONNECTED OPERATION

The basement fireplace activated automatically when the upstairs fireplace was turned on. This suggests the two fireplace systems may be connected through a shared control mechanism or damper system, which is unusual in typical residential installations and warrants evaluation by a fireplace professional to ensure proper independent operation and safety.

Recommendation: Contact a qualified fireplace contractor.

11.2.1 Windows

Recommendation

DAMAGED

An upstairs bedroom window is not closing properly and the crank is not secured. This condition could potentially allow moisture intrusion.

Recommendation: Recommend a window professional clean, lubricate, adjust, and repair as necessary.



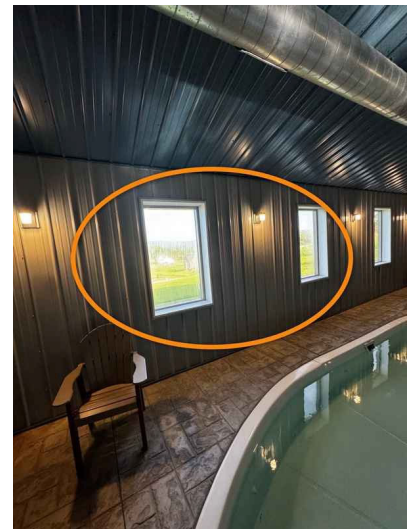
11.2.2 Windows

Recommendation

FAILED SEAL

Condensation was observed between the window panes in the pool room, which indicates a failed seal.

Recommendation: Recommend evaluation and replacement by a qualified window contractor.



11.5.1 Ceilings

Recommendation

MOISTURE DETECTED

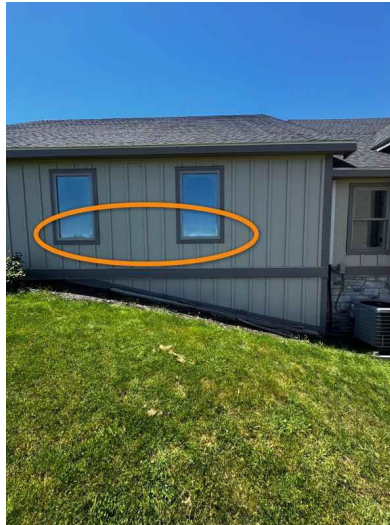
CEILING ABOVE LEFT CORNER OF WINDOW

Thermal imaging detected a temperature difference at the upper wall/ceiling area and window trim. Follow-up moisture meter testing at the location produced elevated, moisture-like readings. Conditions may indicate moisture intrusion or



condensation-related moisture accumulation.

Recommendation: Recommend further evaluation by a qualified contractor.





13.1.1 Dryer

Safety Hazard

DRYER DUCT CRIMPED

BASEMENT LAUNDRY ROOM - METAL FLEX

The dryer exhaust duct was observed to be crimped/kinked behind the dryer and at the wall connection.

A crimped duct restricts exhaust airflow, which promotes lint accumulation and elevated operating temperatures, a recognized fire hazard. Restricted dryer venting also reduces drying efficiency and can shorten appliance life.

Recommendation: Recommend the duct be corrected to allow unrestricted airflow. Combustible vinyl/plastic transition duct, if present, should be replaced with smooth rigid or UL-listed semi-rigid metal duct. The full duct run should be cleaned of lint.



14.1.1 Pool Area Powder Room

Recommendation



POWDER ROOM THERMAL DIFFERENTIAL

POOL ROOM

Pool room right upper part of ceiling showed a thermal differential. This may be caused by moisture intrusion, insulation displacement, or air infiltration. This area is beneath the sagging pool room roof and may have moisture intrusion.

A moisture meter detected a normal reading at the time of the inspection; however, moisture conditions can change with weather, season, and roof/plumbing performance.

Recommendation: Evaluation by a qualified contractor is recommended.



Report Note

This sample summary report is intended to demonstrate report format and documentation style. It does not replace the full inspection report and should be reviewed with all supporting photos, limitations, recommendations, and standards of practice.