



NEEDS DONE

HOME INSPECTION LLC

— WE TELL YOU WHAT NEEDS DONE. —

RESIDENTIAL HOME INSPECTION REPORT

HOME INSPECTION

(MOCK)123 Main St., Hermitage, PA

FINAL REPORT



Main inspection image - front exterior

PREPARED FOR
John Doe

INSPECTION DATE
August 31, 2026

PREPARED BY
Needs Done Home Inspection LLC

We tell you what needs done.

START HERE

About This Inspection

Property	(MOCK)123 Main St., Hermitage, PA	Client	John Doe
Inspection	August 31, 2026	Inspector	Needs Done Home Inspection LLC
Email	john.doe@example.com	Phone	724-555-0123

PROPERTY OVERVIEW

Fictional acceptance-test property: a circa-1972 split-level residence with an attached one-car garage, brick veneer and aluminum siding, asphalt-shingle roof, poured-concrete foundation, natural-gas forced-air heat, central air conditioning, a masonry wood-burning fireplace, and an elevated rear wood deck. The home was occupied and furnished during the mock inspection. All findings, photographs, names, and conditions in this report are fictional and exist only as an example report with regards to language and layout that a client may receive.

Exterior reference views



Front of house



Back elevation



Left elevation



Right elevation

Front, back, left and right in this report refer to the views above.

THE BOTTOM LINE

What Needs Done

11 items were documented. Start with the highest-priority items below, then review the detailed sections for photos and context.

2 Material defects	4 Significant and safety repairs	3 Routine repairs and maintenance
2 Cosmetic and monitoring items		

Material defects 2

These items may significantly affect the property or present an unreasonable risk to people. The summary is not a substitute for the full report.

M-01 Material Defect Exterior · Rear elevated deck at house connection	Deck is not properly attached to the house What needs done Limit deck use and have a qualified deck contractor or structural professional evaluate and correct the connection.
M-02 Material Defect Electrical · 30A breaker on right side of main panel.	Improper breaker fit visible What needs done Have a licensed electrician correct the condition and verify the affected circuit or equipment is safe.

Significant and safety repairs 4

These significant or safety-related conditions warrant prompt qualified correction or further evaluation.

S-01 Safety / Significant Heating · Ungrounded CSST entering furnace.	CSST bonding should be verified What needs done Have a licensed electrician or qualified gas professional familiar with CSST verify bonding and grounding against the CSST manufacturer's current instructions and correct the system if needed.
S-02 Safety / Significant Plumbing · Basement natural-gas water heater	Water-heater safety discharge piping is improper What needs done Have a qualified plumber correct the TPR discharge piping to a safe, unobstructed termination.
S-03 Safety / Significant Attic, Insulation & Ventilation · Main hall bathroom exhaust duct	Bathroom exhaust vents into the attic What needs done Have a qualified contractor route the duct to a proper exterior termination.
S-04 Safety / Significant Doors, Windows & Interior · Attached garage automatic overhead door	Garage door safety sensor did not reverse the door What needs done Have a qualified garage-door technician repair the photo-eye system and verify both reversal systems.

Routine repairs and maintenance 3

These localized conditions call for routine repair or maintenance.

R-01 Routine Repair Roof · Backside gutters.	Debris accumulation What needs done Regularly clean gutters to ensure proper water flow/roof drainage.
R-02 Routine Repair Plumbing · Basement utility sink	Sink drain has an improper trap What needs done Have a qualified plumber correct the drain to a properly vented, serviceable trap arrangement.

R-03 Routine Repair Electrical - Missing GFCI outlets in garage	Shock protection is missing at these outlets What needs done Have a licensed electrician add proper GFCI protection at the garage breaker or outlets.
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Cosmetic and monitoring items 2

These limited conditions primarily affect appearance or should be monitored for change.

C-01 Monitor Cooling - Localized condensor coil fin damage	Visible damage What needs done Have a qualified HVAC technician repair or replace the affected cooling system and verify the condition is corrected.
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C-02 Monitor Appliance Inspection - Kitchen range burners did not all operate as designed.	Abnormal flame pattern visible What needs done Have a qualified technician repair the range.
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How to Read This Report

We organize findings by how much attention they need. The detailed sections explain what we found, why it matters and what needs done.

M-##

Material Defect

May significantly and adversely affect property value or pose an unreasonable risk to people.

Prompt specialist evaluation and correction.

S-##

Safety / Significant

A significant or safety-related condition that warrants correction.

Address promptly with the appropriate qualified trade.

R-##

Routine Repair

Upkeep or localized repair that helps prevent deterioration or improve function.

Schedule routine repair or maintenance.

C-##

Monitor

A limited condition that primarily affects appearance or should be watched for change.

Monitor or correct as desired.

About the inspection

A visual, non-invasive inspection of readily accessible, permanently installed systems and components was performed using normal operating controls where safe and appropriate. The report is organized around the InterNACHI® Home Inspection Standards of Practice.

Optional appliance service: Included appliances received a visual review and demonstration of one primary function using normal controls when safe.

Important inspection limitations

Roof	Inspection used ground, ladder-at-eave, and limited roof-walking observations. Steeper areas and concealed flashing details were not dismantled.
Exterior	Stored items beneath portions of the rear deck limited the view of several framing connections and footings.
Basement, Foundation, Crawl Space & Structure	Finished wall coverings and stored belongings limited portions of the basement foundation and framing from view.
Heating	The inspection did not include heat-exchanger disassembly, combustion analysis, or prediction of remaining service life.
Cooling	Refrigerant pressures and charge were not measured.
Plumbing	Underground supply, sewer, and concealed piping were not visible. The main sewer line was not scoped.
Electrical	The inspection was visual and non-invasive. Concealed wiring and inaccessible junctions were not inspected.

Attic, Insulation & Ventilation	Insulation and limited headroom concealed portions of framing, wiring, and ceiling surfaces.
Doors, Windows & Interior	Furniture, stored belongings, and window coverings limited access to portions of floors, walls, windows, and receptacles.
Appliance Inspection	Appliance operation was limited to brief normal-control demonstrations. Performance was not technically measured.

Pennsylvania required report notices

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.

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.

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.

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

SECTION 1

Roof

Roof-covering material	Asphalt shingle
Inspection method	Walked roof



Roof-covering material — inspection view

✓ No concerns noted

Roof covering

Visible roof structure

Vents, flashing & penetrations

Active roof leakage

No active roof leakage or wet materials were observed at accessible interior areas during the inspection.

Items that need attention

R-01 Routine Repair

Backside gutters.

Debris accumulation

WHAT WE FOUND

The gutter had debris accumulation, primarily leaves.

WHY IT MATTERS

The condition can allow water entry or accelerated weathering and may damage concealed materials if it progresses.

WHAT NEEDS DONE

Regularly clean gutters to ensure proper water flow/roof drainage.



Debris accumulation — inspection view

Inspection limitation

Inspection used ground, ladder-at-eave, and limited roof-walking observations. Steeper areas and concealed flashing details were not dismantled.

Exterior

Exterior wall-covering material	Brick veneer, Vinyl siding
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✓ No concerns noted

Exterior wall covering

Representative exterior windows

Flashing & trim

Exterior stairs, steps & ramps

Grading, drainage & vegetation

Eaves, soffits & fascia

Exterior doors

Walkways & driveways

Railings, guards & handrails

Items that need attention

M-01Material Defect

Rear elevated deck at house connection

Deck is not properly attached to the house

Technical finding: Ledger attached to veneer or overhang

WHAT WE FOUND

The rear deck ledger appears attached through brick veneer instead of directly to structural framing.

WHAT IT MATTERS

Brick veneer is not intended to support deck loads. An inadequate connection can allow the deck to separate or collapse.

WHAT NEEDS DONE

Limit deck use and have a qualified deck contractor or structural professional evaluate and correct the connection.



Rear deck connection at brick veneer

Inspection limitation

Stored items beneath portions of the rear deck limited the view of several framing connections and footings.

SECTION 3

Basement, Foundation, Crawl Space & Structure

Foundation type	Poured concrete
Crawl-space access location	Not present

✓ No concerns noted	
Foundation	Basement
Structural components	

Not present: Crawl space.

Inspection limitation
Finished wall coverings and stored belongings limited portions of the basement foundation and framing from view.

Heating

Heating thermostat location	Main hallway, upper level
Energy source	Natural gas
Heating method	Forced air furnace

✓ No concerns noted

Heating-system accessibility

Visible heating distribution

Items that need attention

S-01 Safety / Significant

CSST bonding should be verified

Ungrounded CSST entering furnace.

Technical finding: CSST gas piping enters furnace cabinet without adequate protection

WHAT WE FOUND

Corrugated stainless steel tubing (CSST) was observed. Proper bonding or grounding of the CSST system could not be confirmed at the accessible areas.

WHY IT MATTERS

Nearby lightning can induce voltage on CSST. Without required bonding, arcing to nearby metal can perforate the tubing, release gas, and create fire or explosion risk.

WHAT NEEDS DONE

Have a licensed electrician or qualified gas professional familiar with CSST verify bonding and grounding against the CSST manufacturer’s current instructions and correct the system if needed.



CSST entrance to furnace burner.

Inspection limitation

The inspection did not include heat-exchanger disassembly, combustion analysis, or prediction of remaining service life.

SECTION 5

Cooling

Cooling thermostat location	Main hallway, upper level
Cooling method	Central split system

✓ No concerns noted

Cooling-system accessibility

Visible cooling components

The central cooling system operated during the inspection; no unusual condensate leakage was observed.

Items that need attention

C-01

Monitor

Visible damage

Localized condensor coil fin damage

WHAT WE FOUND

Visible damage to the aluminum fins on the outdoor AC condensor unit.

WHY IT MATTERS

The condition can reduce comfort, efficiency, or reliability and may lead to equipment damage.

WHAT NEEDS DONE

Have a qualified HVAC technician repair or replace the affected cooling system and verify the condition is corrected.



Visible damage — inspection view

Inspection limitation

Refrigerant pressures and charge were not measured.

SECTION 6

Plumbing

Water supply	Public
Main water shut-off location	Basement utility area, front wall
Main fuel shut-off location	At gas meter, left exterior wall
Observed fuel-storage location	Not present - natural gas service
Water-heater energy and labeled capacity	Natural gas, 40-gallon labeled capacity

✓ No concerns noted

Main water & fuel shut-offs

Toilets

Drainage sump pump

Interior water supply & functional flow

Sinks, tubs & showers

Items that need attention

S-02 Safety / Significant

Basement natural-gas water heater

Water-heater safety discharge piping is improper

Technical finding: TPR valve or discharge concern

WHAT WE FOUND

The water-heater temperature-and-pressure relief discharge pipe terminates too high above the floor.

WHY IT MATTERS

Improper discharge piping can direct scalding water into an unsafe location and may not provide a safe relief path.

WHAT NEEDS DONE

Have a qualified plumber correct the TPR discharge piping to a safe, unobstructed termination.



Water-heater safety discharge piping is improper — inspection view

R-02 Routine Repair

Basement utility sink

Sink drain has an improper trap

Technical finding: S-trap, double trap, or improper trap visible

WHAT WE FOUND

The sink drain uses an improper trap configuration at the noted location.

WHY IT MATTERS

An improper trap can siphon dry or allow sewer gases to enter the home.

WHAT NEEDS DONE

Have a qualified plumber correct the drain to a properly vented, serviceable trap arrangement.



Sink drain has an improper trap — inspection view

Inspection limitation

Underground supply, sewer, and concealed piping were not visible. The main sewer line was not scoped.

Electrical

Main disconnect amperage, if labeled	100 A
Wiring type observed	Aluminum service / copper branch

✓ No concerns noted

- Service drop & attachment

Grounding & bonding

Smoke & carbon-monoxide detectors
- Service mast, raceway, meter & base

Representative switches, lights & receptacles

Items that need attention

M-02 Material Defect

Improper breaker fit visible

30A breaker on right side of main panel.

WHAT WE FOUND

The electrical panel had improper breaker fit, causing bowing and gaps in the dead front.

WHY IT MATTERS

The condition can increase the risk of shock, overheating, arcing, or fire.

WHAT NEEDS DONE

Have a licensed electrician correct the condition and verify the affected circuit or equipment is safe.



Improper breaker fit visible — inspection view

R-03 Routine Repair

Missing GFCI outlets in garage

Shock protection is missing at these outlets

Technical finding: GFCI absent where recommended

WHAT WE FOUND

GFCI shock protection was not present in garages throughout garage.

WHY IT MATTERS

GFCI protection reduces the risk of electric shock, especially in damp or wet locations.

WHAT NEEDS DONE

Have a licensed electrician add proper GFCI protection at the garage breaker or outlets.



Shock protection is missing at these outlets — inspection view

Inspection limitation

The inspection was visual and non-invasive. Concealed wiring and inaccessible junctions were not inspected.

SECTION 8

Fireplace

Fireplace type	None
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Not present: Visible fireplace & chimney portions, Fireplace lintel, Manually operable damper, Cleanout doors & frames, Smoke & CO detectors in room.

SECTION 9

Attic, Insulation & Ventilation

Insulation type observed	Fiberglass batt
Approximate average attic insulation depth	Approximately 8-10 inches in accessible areas



Insulation type observed — inspection view

✓ No concerns noted Insulation in unfinished spaces	Ventilation of unfinished spaces Soffit and roof-exhaust ventilation pathways were visible in accessible areas.
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Items that need attention

S-03 **Safety / Significant**

Bathroom exhaust vents into the attic

Main hall bathroom exhaust duct

Technical finding: Discharges into attic

WHAT WE FOUND

The bathroom exhaust duct terminates in the attic instead of outdoors.

WHY IT MATTERS

Moist exhaust air can contribute to condensation, roof-deck deterioration, and microbial growth.

WHAT NEEDS DONE

Have a qualified contractor route the duct to a proper exterior termination.



Bathroom exhaust duct terminating in the attic

Inspection limitation

Insulation and limited headroom concealed portions of framing, wiring, and ceiling surfaces.

Doors, Windows & Interior

Garage vehicle-door operation	Automatic opener
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✓ No concerns noted

Representative doors & windows

Floors, walls & ceilings

Stairs, steps, landings & ramps

Railings, guards & handrails

Interior surfaces showed ordinary cosmetic wear consistent with an occupied older home.

Items that need attention

S-04

Safety / Significant

Attached garage automatic overhead door

Garage door safety sensor did not reverse the door

Technical finding: Photo-eye did not reverse door

WHAT WE FOUND

The garage door did not reverse when the photoelectric sensor beam was interrupted during closing.

WHY IT MATTERS

A failed photo-eye can allow the door to close on a person, pet, or object in its path.

WHAT NEEDS DONE

Have a qualified garage-door technician repair the photo-eye system and verify both reversal systems.

Inspection limitation

Furniture, stored belongings, and window coverings limited access to portions of floors, walls, windows, and receptacles.

Appliance Inspection

Appliances included in the optional inspection	Built-in and listed freestanding appliances
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✓ No concerns noted	
Dishwasher	Microwave oven
Refrigerator & freezer	Clothes washer
Clothes dryer & visible vent connection	Doorbell & chimes

Not present: Food-waste disposer, Range hood & kitchen exhaust, Trash compactor, Whole-house vacuum system, Other built-in appliances.

Items that need attention

C-02

Monitor

Abnormal flame pattern visible

WHAT WE FOUND

The center hot plate did not ignite. The bottom right burner was observed lower than expected at max setting.

WHAT NEEDS DONE

Have a qualified technician repair the range.

Kitchen range burners did not all operate as designed.

WHY IT MATTERS

The condition can affect normal operation and reducing cooking efficiency.



Abnormal flame pattern visible — inspection view

Inspection limitation

Appliance operation was limited to brief normal-control demonstrations. Performance was not technically measured.

REFERENCE

Report Information & Legal Notices

The inspection findings come first. This section keeps the administrative, documentation and legal information together for reference.

Inspection documentation

Inspection category	Report section	Documentation status
3.1 Roof	Section 1	5 of 5 inspection points documented
3.2 Exterior	Section 2	10 of 10 inspection points documented
3.3 Basement, Foundation, Crawl Space & Structure	Section 3	4 of 4 inspection points documented
3.4 Heating	Section 4	3 of 3 inspection points documented
3.5 Cooling	Section 5	3 of 3 inspection points documented
3.6 Plumbing	Section 6	7 of 7 inspection points documented
3.7 Electrical	Section 7	7 of 7 inspection points documented
3.8 Fireplace	Section 8	5 of 5 inspection points documented
3.9 Attic, Insulation & Ventilation	Section 9	3 of 3 inspection points documented
3.10 Doors, Windows & Interior	Section 10	5 of 5 inspection points documented
Optional service — Appliance Inspection	Section 11	12 of 12 inspection points documented

Important reminders

- This report contains the findings, photographs and limitations recorded during the inspection.
- Recommendations identify an appropriate type of professional but do not prescribe a repair design or guarantee workmanship.
- No finding should be interpreted as a code citation unless the report expressly says so.

Scope statement This inspection was a visual, non-invasive examination of readily accessible areas. It reflects conditions observed on the inspection date and is not technically exhaustive or a prediction of future conditions.

InterNACHI® Home Inspection Agreement

Revised February 2019

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

(MOCK)123 Main St., Hermitage, PA. The terms below govern this Agreement.

1. The fee for our inspection is \$300, payable [in full / in part at \$] at a time [before / after] the appointment.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$2500, payable in advance.
7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.
10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.
11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
13. You may not assign this Agreement.
14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
16. **If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**
17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

John Doe

CLIENT

8/31/2026

(Date)

CLIENT

(Date)

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