the dwelling

Sep 30, 2025

"Every little thing matters. The devil is in the details."

the summary

what you need to make an informed decision

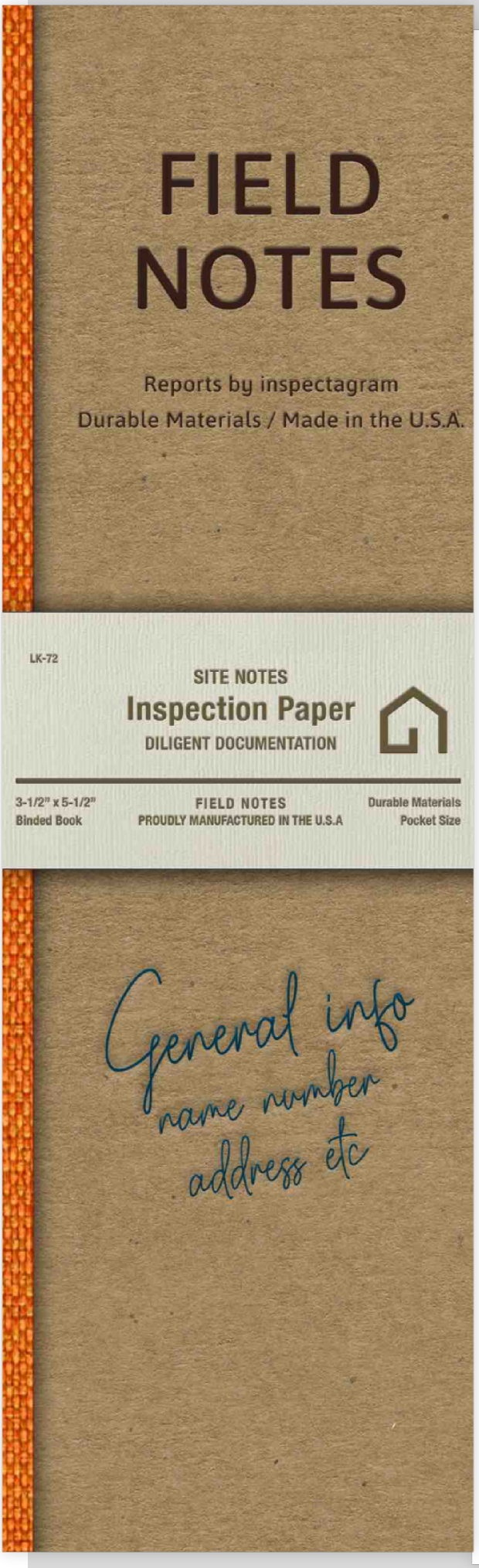
the insurance

stuff you'll need for your insurance policy

340 Jessie Street

Oct 2, 2025 at 7:18am CDT

inspectagram™



the elements

Sep 30, 2025

340 Jessie Street
Manhattan, Illinois

Detached

Sunny

Agent & Client Rep

Phillip Nwosisi

Dylan Leyden
Client Details
dylanleyden4@gmail.com
7085468127

Pam Geallis

1:07PM Start Time

the method

From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

"Tell the story, share the knowledge & inspire action"

the contents

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thank you

Thanks for choosing us for your home inspection. We appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions of if you need further information. We will gladly answer any questions.

Kind Regards,

Phillip Nwosisi

Phillip Nwosisi
6306960323
chudinwosisi329@gmail.com

disclaimer stuff.

A home inspection is kind of like an annual check-up at the doctor. It's used to make sure things are working properly & it can be useful in spotting things that might eventually become a problem Some people actually think we come equipped with a crystal ball, a flux capacitor or even X-Ray vision! Unfortunately, we can't go into the past, go "Back to the Future" or, like Superman, see through walls.

Disclaimers are boring so I won't get into that but please understand we can only visually inspect what we see today. Every house is different just like every customer has different expectations of what a home inspection should be. However, we know some people like to read the report in its entirety. Attached we've provided you with a full copy of our SOP's. HIT THE LOGO Below.

If you are reading this then obviously the details matter to you. You'd make a great home inspector.

icons & legends

It's a snap! Here are some key terms you'll see throughout.

Iconography

Sometimes we use icons or example images when it provides a more effective representation.

Immediate Attention
There's some real urgency on the fix.

Attention
Heads up! This may need to be fixed very soon.

Not Inspected

Limits out of our control & or outside of our SOP's

Hand Gestures

Non-verbal communication in a photo that packs a punch.

Issue: Identify the problem if there is one
Action: Recommended path to address the issue
L: Location where it is found
T: Typical Tradesperson
R: Reason why it wasn't inspected

$ / $$ / $$$

Merely a rough guide of overall cost.

ROOF

- **The Roof Inspection:** Issue: Failed bottom layer
  Action: Further Evaluate / Repair
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Roof Material :** Issue: Damaged roof covering
  Action: Install &/or Replace
  Notes: Service Recommended - Issue(s) should be addressed by a certified contractor
- **Exterior Cladding:** Issue: Detatched siding
  Action: Repair &/or Replace
  Notes: Attention – Issue(s) should be addressed in a timely manner.
- **Roof Observations:** Issue: Damaged roof
  Action: Further Evaluate / Repair
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Roof Material :** Issue: Damaged Roof
  Action: Further Evaluate / Repair
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- ***Roof Material:** Issue: Organic growth
  Action: Clean / Maintain
  Notes: Observation – Issue(s) should be monitored; plan for correction.

ROOF (CONT.)

- **Chimney :** Issue: Past repair
  Action: For your records
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Chimney Crown:** Issue: Broken Chimney Crown
  Action: Improve / Secure
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Gutter:** Issue: Debris Filled
  Action: Clean / Maintain
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Downspout:** Issue: Clogged
  Action: Clean / Maintain
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Soffit:** Issue: Detatched soffit
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

EXTERIOR

- **Corner post:** Issue: Damaged corner post
  Action: Correct / Patch
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

EXTERIOR (CONT.)

- **Foundation:** Issue: Step crack
  Action: Further Evaluate / Repair
  Notes: Service Advised – Issue(s) may impact performance.
- **Front Steps:** Issue: Major cracking
  Action: Seal / Monitor
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Handrail:** Issue: Loose handrail
  Action: Resecure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Light Fixture:** Issue: Loose light fixture
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Door Bell Chime:** Issue: inoperable
- **Exterior Cladding:** Issue: Damaged
  Action: Correct / Patch
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Back Steps:** Issue: Seperation from foundation
  Action: Seal / Repair / Monitor
  Notes: Attention – Issue(s) should be addressed in a timely manner.

EXTERIOR (CONT.)

- **Exterior Wall Penetrations:** Issue: Unsealed
  Action: Seal / Monitor
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Gas Meter:** Issue: Too close to window
  Action: For your records
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Front Door:** Issue: Broken latch bolt
  Action: Install &/or Replace
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Exterior Vent:** Issue: Clogged
  Action: Clean / Maintain
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Side Door:** Issue: Detatched threshold
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

KITCHEN

- **Plumbing P-Traps:** Issue: S-trap
  Action: Install &/or Replace
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

KITCHEN (CONT.)

- **The Kitchen Sink:** Issue: Inadequate flow
  Action: Correct / Adjust / Verify
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Cabinet Hinge:** Issue: Open cabinets were loose
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Countertop :** Issue: Unsecured
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Caulk • Sealant:** Issue: looks like
- **Outlet(s):** Issue: Uncovered outlet
  Action: Install cover plate
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

  Garburator • Sinkorator: Not Inspected
  Reason: Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection.

INTERIOR

- **Window Operation:** Issue: Painted shut
  Action: Fix / Restore Function
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

INTERIOR (CONT.)

- **Window Operation:** Issue: Doesn't lock
  Action: Improve / Secure
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Flooring:** Issue: Broken baseboard heater
  Action: Fix / Restore Function
  Notes: Attention – Issue(s) should be addressed in a timely manner.

  Window Operation: Not Inspected
  Reason: Not Accessible: Area or item could not be accessed at the time of inspection and was therefore not evaluated.

  Window Operation: Not Inspected
  Reason: Not Accessible: Area or item could not be accessed at the time of inspection and was therefore not evaluated.

BATHROOM

- **Toilet:** Issue: Unsecured to the ground
  Action: Improve / Secure
  Notes: Attention – Issue(s) should be addressed in a timely manner.
- **P-Trap:** Issue: Improper trap
  Action: Install &/or Replace
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Toilet:** Issue: Unsecured
  Action: Improve / Secure
  Notes: Attention – Issue(s) should be addressed in a timely manner.

BATHROOM (CONT.)

- **Door :** Issue: Not on its track
  Action: Correct / Adjust
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Shower Head:** Issue: Leaking
  Action: Improve / Secure
  Notes: Attention – Issue(s) should be addressed in a timely manner.
- **Shower Drain:** Issue: No drainstopper
  Action: Installl
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Door :** Issue: Out of square
  Action: Adjust hinges
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Faucet:** Issue: Broken drainstopper
  Action: Install &/or Replace
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Tub Filler:** Issue: Not seated into position
  Action: Correct / Adjust
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

BATHROOM (CONT.)

- **Shower Head:** Issue: Missing shower head
  Action: Install
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Shower Drain:** Issue: Missing drain stopper
  Action: Install
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Toilet Tank:** Issue: Mildew / Grime
  Action: Clean / Maintain
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.

LAUNDRY

Laundry Washer: Not Inspected
Reason: Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection.

Laundry Dryer : Not Inspected
Reason: Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection.

ATTIC

- **Chimney :** Issue: Prior damage
  Action: Further Evaluate / Repair
  Notes: Attention – Issue(s) should be addressed in a timely manner.

ATTIC (CONT.)

- **Attic Construction:** Issue: Tarp
  Action: Further Evaluate / Repair
  Notes: Observation – Issue(s) should be monitored; plan for correction.

MECHANICAL

- **Foundation Walls:** Issue: Crack
  Action: Seal / Repair / Monitor
  Notes: Service Advised – Issue(s) may impact performance.
- **Foundation Walls:** Issue: Crack in foundation wall
  Action: Further Evaluate / Repair
  Notes: Service Advised – Issue(s) may impact performance.
- **Water Lines:** Issue: Major leak
  Action: Repair &/or Replace
  Notes: Service Recommended - Issue(s) should be addressed by a certified contractor
- **Main Drain:** Issue: Missing grate
  Action: Install
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Basement Entry Door:** Issue: Swinging over stairs
  Action: Correct / Reverse
  Notes: Attention – Issue(s) should be addressed in a timely manner.

MECHANICAL (CONT.)

- **Foundation Walls:** Issue: Parging
  Action: For your records
  Notes: Observation – Issue(s) should be monitored; plan for correction.
- **Hot Water Tank:** Issue: Open wiring
  Action: Install a cover
  Notes: Maintenance – Issue(s) should be resolved as part of general upkeep.
- **Boiler System:** Issue: Old Appliance
  Action: Monitor
  Notes: Observation – Issue(s) should be monitored; plan for correction.

R

BACK TO SUMMARY

READ ME
Every photo is FOCUSED & intentional. Solid orange = IMMEDIATE ATTENTION. Hollow orange = ATTENTION.

The Roof Inspection
The bottom roof covering layer was completely failed throughout & was crumbling at the time of inspection. Failed bottom layer. Further Evaluate / Repair.

Roof Observations
The top roof covering layer was noticeably brittle and was damaged at multiple different parts of the roof at the time of inspection. Damaged roof. Further Evaluate / Repair.

Roof Material
Roof covering damaged all along the edge at the time of inspection. Based on noticeable defects, roof covering was at its end of life. Damaged roof covering. Install &/or Replace.

Roof Material
The top roof covering layer was noticeably brittle and was damaged at multiple different parts of the roof at the time of inspection. Damaged Roof. Further Evaluate / Repair.

*****Roof Material**
The back roof exhibited organic growth throughout at time of inspection. This holds moisture against the covering. Organic growth. Clean / Maintain.

Exterior Cladding
Front siding was completely detatched at time of inspection, exposing the structure and flashings. This should be corrected promptly. Detatched siding. Repair &/or Replace.

Drip Edge Flashing
Used at the edges of the roof to keep water away from your fascia & protect bottem edge of roof sheathing.

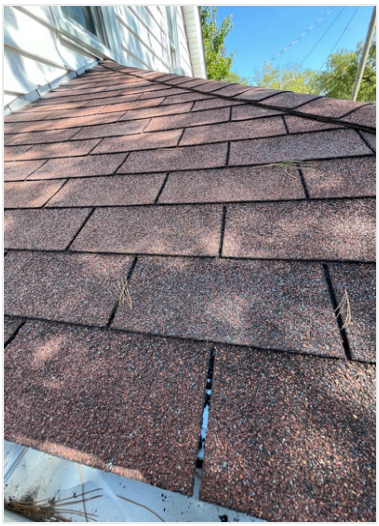
Chimney
Chimney pictured appeared to have a roofing tar material at its base at the time of inspection. Potentially indicative of past issues. Past repair. For your records.

Chimney Crown
The chimney crown appeared to have broken off in the past. This should be further evaluated to verify proper chimney function. Broken Chimney Crown. Improve / Secure.

Gutter
Gutters were clogged with leaves & debris throughout at the time of inspection. Cleaning and gutter guards can improve efficiency. Debris Filled. Clean / Maintain.

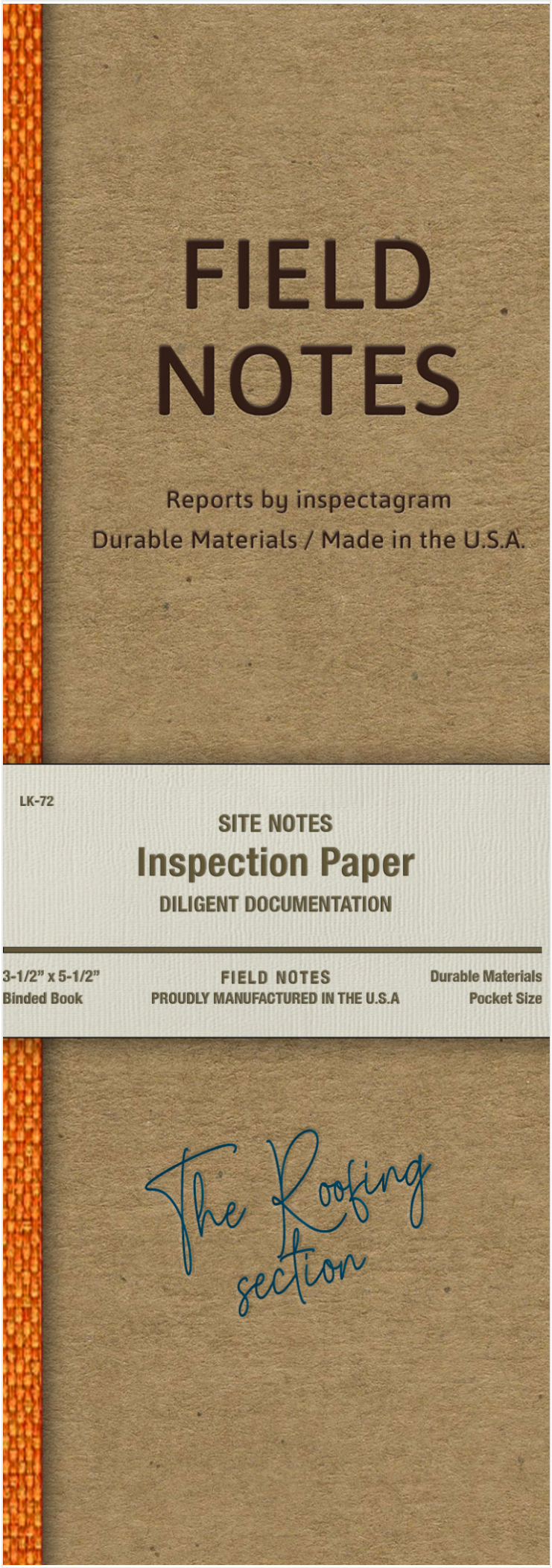
Downspout
Top downspout was clogged with mud & debris at the time of inspection. Cleaning and gutter guards can improve efficiency. Clogged. Clean / Maintain.

Soffit
Soffit exhibited a visible gap due to improper fastening at the time of inspection this causes a weak point for insect & water entry. Detatched soffit. Improve / Secure.



Roof Side View
For your records.

Roof Front View
Our roof walks are carefully planned with a defined objective that you'll see throughout this report.



Roof Maintenance'

Proper homeowner roof maintenance is crucial for preserving the integrity of your home and preventing costly repairs down the road.

Keep your gutters and downspouts clean and free of debris, as clogged gutters can lead to water backup and damage to both the roof and the foundation.

Trim branches from nearby trees to prevent them from scraping against the roof, potentially causing damage during storms or windy conditions.

Remove leaves, branches, and other debris that accumulate on the roof, as they can trap moisture and accelerate roof deterioration.

If you notice moss or algae growth on the roof, take steps to safely remove it to prevent it from causing long-term damage.

If you discover any leaks, even minor ones, address them immediately to prevent water from infiltrating the roof structure.

Ensure that your attic and roof have proper ventilation to regulate temperature and moisture levels, which can extend the life of your roof.
In regions with heavy snowfall, consider removing excess snow to prevent the weight from damaging the roof structure.

By following these guidelines, homeowners can extend the life of their roof, prevent costly repairs, and maintain a safe and comfortable living environment. Regular maintenance not only protects your investment but also contributes to the overall value and curb appeal of your home.

E

BACK TO SUMMARY

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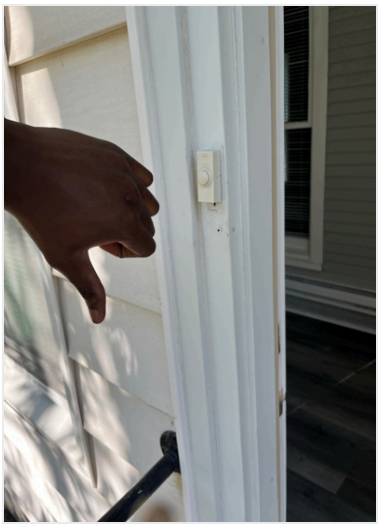
Front of House
Welcome to this stunning residence, where refinement and warmth seamlessly give way to a place you would want to call home. The backya

Front Steps
The front steps appeared to be cracking (significantly) at the time of inspection. This can be sealed if necessary. Major cracking. Seal / Monitor.

Handrail
The handrail was loose at the time of inspection. This must be securely fastened to its structure to prevent a safety hazard. Loose handrail. Resecure.

Principlal Window(s)
Maintenance is the key to longevity. Ignore them & they'll turn into a real " pane in your glass."



Light Fixture
The light fixture was loose at the time of inspection. This must be securely fastened to its structure to prevent it from falling. Loose light fixture. Improve / Secure.

Door Bell Chime
Rung to announce the presence of a visitor. inoperable.

Corner post
The corner post of the house appeared significantly damaged at time of inspection. This creates a weakpoint for vermin/insect entry. Damaged corner post. Correct / Patch.

About Cracks.
If two dimes can fit into the crack, get it checked by a structural engineer. Minor fractures can be repaired with a mastic.

Exterior Cladding
Siding of the house appeared slightly damaged in multiple areas at time of inspection. Creating a weakpoint for vermin/insect entry. Damaged. Correct / Patch.

Foundation
The foundation wall had a step crack near the corner at time of inspection. This is typically indicative of differential settlement. Step crack. Further Evaluate / Repair.

Side of House

Back Steps
Steps appeared to be seperating from the foundation wall w/ a visible gap at time of inspection. Typically indicative of settlement. Seperation from foundation. Seal / Repair /

Electrical Gooseneck
The weatherproof service drop entry point where overhead power or telephone wires enter a building.

Exterior Wall Penetrations
The exterior wall penetration was not sealed at the time of inspection. This is necessary to prevent any water & insect entry. Unsealed. Seal / Monitor.

Gas Meter
The gas meter appeared to be too close to the window at the time of inspection. As a general rule it should be a minimum of 3' away. Too close to window. For your records.

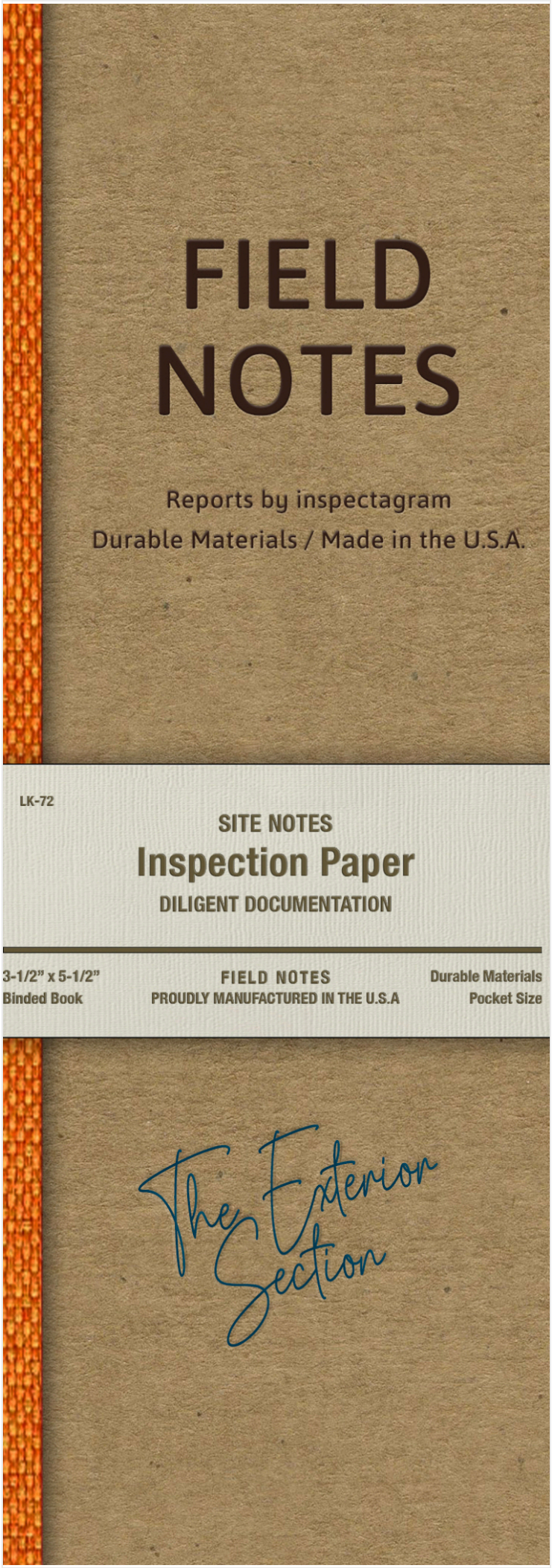
Electrical Meter
This keeps track of that thing we all get excited about every month. "The BILL"

Electrical Entry Point
How electricity makes its way into the home—either overhead power lines or underground

Front Door
Front door's latch bolt appeared to have been broken at the time of inspection. This can usually be replaced inexpensively. Broken latch bolt. Install &/or Replace.

Exterior Vent
The exhaust vent appeared to be clogged at the time of inspection. This should be cleaned to improve the exhaust vent's efficiency and to mitigate the risk of a fire. Clogged. Clean / Maintain.

Side Door
The threshold for the side door appeared to be completely detatched at the time of inspection. This should be resecured so the threshold can properly perform its function. Detatched threshold. Improve / Secure.



The Exterior Monthly List'
While we're able to control the environment (temperature, humidity, lighting) inside our homes, we have very little control over the weather buffeting our homes outside.

Here are some things to keep your eyes on throughout the seasons:

- Roof & flashings
- Valleys
- Where different sections meet
- Facia boards & soffits located right below the roof line
- Gutters & downspouts may need cleaning or repairs
- Exterior cladding; if it looks wrong, it probably is
- Windows & doors: may just need a simple tuneup for functionality
- Foundation: were looking for cracks or improper grading
- Decks & porches
- Sidewalks & driveways
- Yard clean-up; has a lot to do with proper grading

Just like your annual doctor check-up, your home will need your attention seasonally to prevent small things from turning into big things!

K

BACK TO SUMMARY

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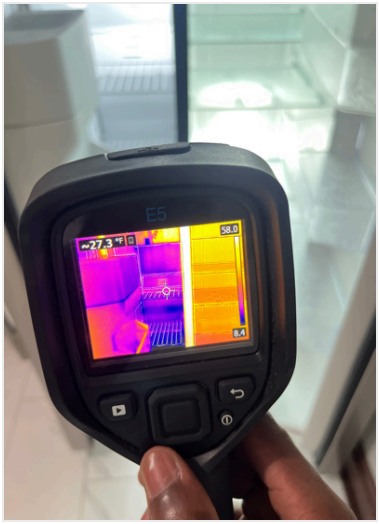
GFCI
Electrical protection from shock if a powered appliance contacts a water source. "A life saver."

Plug Tester.
Used to confirm if an outlet or plug is wired correctly.



The Fridge
ALL Appliances were tested for operation & should be rechecked for condition & function on the day of possession.

Dishwasher
Empty your plate first! Turned ON & OFF after a quick cycle.

Stove Top
Inspected for deficiencies using normal operating procedures.

The Oven
Checked for operation. Turned ON & OFF

The Kitchen Sink

Inadequate flow to the faucet at the time of inspection. This can be due to excessive pressure loss or improper piping to the fixture. Inadequate flow. Correct / Adjust / Verify.

Plumbing P-Traps

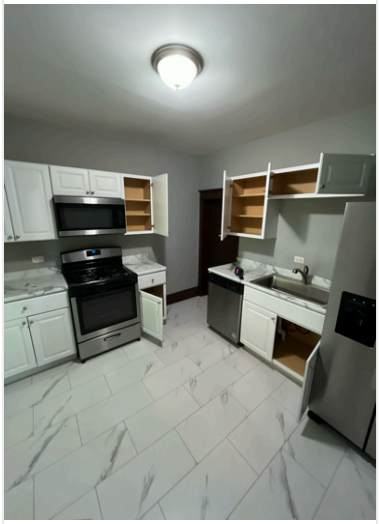
The trap orientation was incorrect at the time of inspection. The trap should be the standard p-trap for proper operation. S-trap. Install &/or Replace.

Microwave

Nuke It! Be sure to ask for documentation/manuals on all appliances.

The OTR • Hood Fan

We don't spend too much time running these... Just on & off for a couple of minutes to check for functionality. The thing about cooking, especially frying & grilling, is that it can kick up a lot of smoke, grease, & lingering food smells. A range hood helps keep the air in your kitchen clean.



Cabinetry
The place where we store everything we don't want to see!

Cabinet Hinge
The open cabinets were slightly loose off of its hinge at the time of inspection, can be securely fastened to prevent movement. Open cabinets were loose. Improve / Secure.

Kitchen Drawer
Visually examined for common defects.

Drawer Slider
Visually examined for common defects.

Toe Kick
The recessed space on a lower cabinet that offers room for (you guessed it)... your toes.

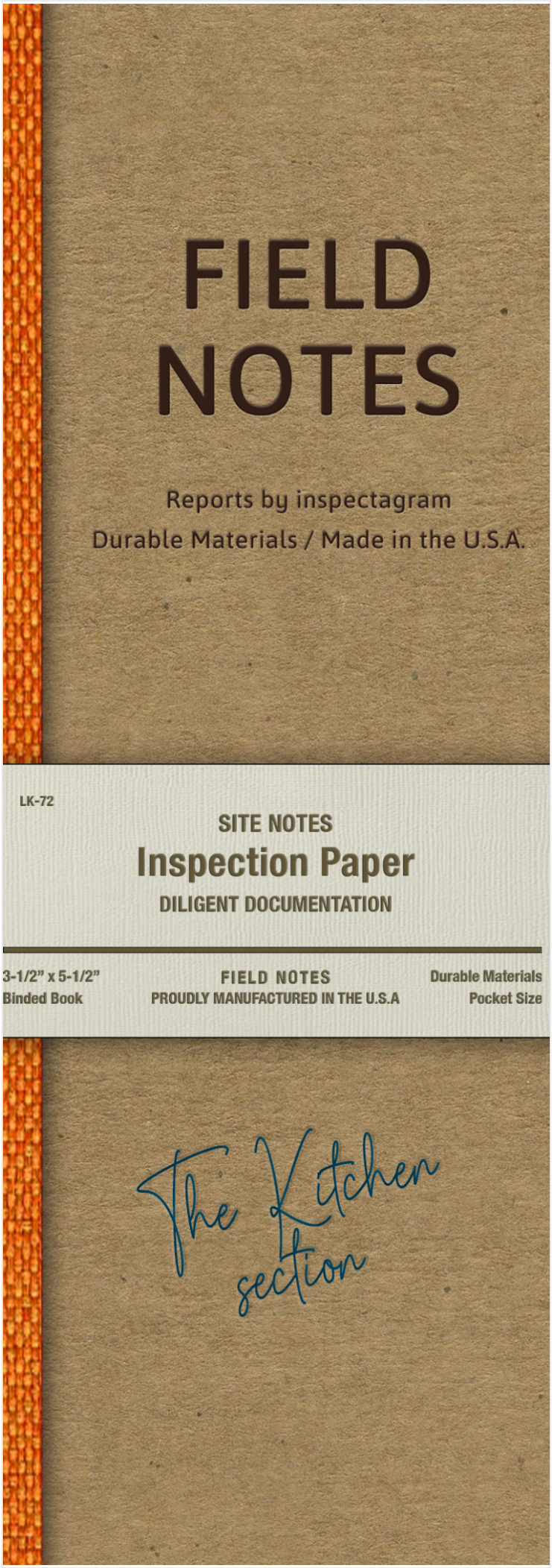
Countertop
Countertop was unsecured from the lower cabinetry when lifted at the time of inspection, should be fastened to prevent further movement Unsecured. Improve / Secure.

Backsplash
Protects the drywall from splashes. Keep gaps sealed!

Caulk • Sealant
Used to seal joints or seams against leakage in various structures & piping. looks like .

Garburator • Sinkorator
Designed to shred or grind. Drop some lemon & ice down there every once in while. Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection.. Not Inspected

Outlet(s)
Outlet did not have a cover at the time of inspection, all junction boxes are required to be closed as to not expose electrical connections, especially in the kitchen. Uncovered outlet. Install cover plate.



Kitchen Safety'

Kitchens are where people gather but they present multiple hazards such as burns, cuts, slips, and fires. Ensuring a safe kitchen environment protects family members and visitors from injuries and can help prevent costly damage to the home. Key practices to increase kitchen safety include: 1. Fire Safety: Keep a fire extinguisher accessible and check it regularly to ensure it's functional. Never leave cooking unattended and keep flammable materials like towels and paper away from the stove. 2. Prevent Cuts: Store knives in a secure block or drawer. Use sharp knives which require less force and provide more control, reducing the chance of slipping and injury. 3. Avoid Slips and Falls: Clean up spills immediately. Use non-slip mats in areas prone to wetness and ensure good lighting throughout the kitchen. 4. Safe Appliance Use: Regularly check and maintain appliances. Ensure cords are intact and not frayed, and that appliances are clean and free from grease buildup, which can be a fire hazard. 5. Child Safety: Use safety latches on cabinets and drawers that contain dangerous items like cleaning chemicals and sharp tools. Keep pot handles turned inward on the stove and supervise children closely in the kitchen. 6. Proper Food Storage and Handling: Prevent foodborne illnesses by storing foods at proper temperatures, using separate cutting boards for raw meats and vegetables, and washing hands frequently during food preparation. By implementing these safety measures, the kitchen can remain a safe space for cooking and gathering, minimizing risks and enhancing the overall enjoyment of the space.

I

BACK TO SUMMARY

READ ME
Every photo is FOCUSED & intentional. Solid orange = IMMEDIATE ATTENTION. Hollow orange = ATTENTION.

Living Room
A record of what was seen this day.

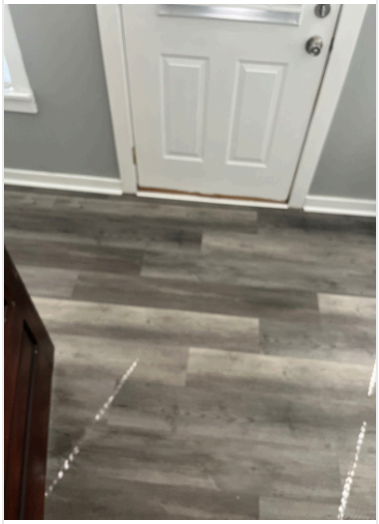
Light Switch
Turns it on & turns it off. We test what we see for functionality.

Luminosity
We disco these ON & OFF more than a few times to try to catch a problem.

Outlet(s)
Tested for anomalies.

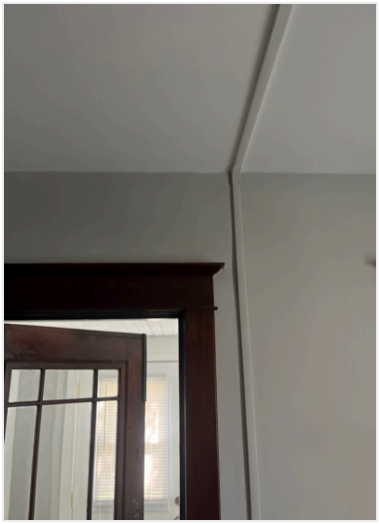
Flooring
We're not here for flooring inspections, but we keep an eye out for significant issues.

Window Operation
The rightmost window in the living room was painted shut at the time of inspection. Should be corrected to restore its function. Painted shut. Fix / Restore Function.



Thermal Front Door
Scanned for irregularities, air leaks & consistency.

Front Door
Inspected for deficiencies using normal operating procedures.



Thermal Interior Wall
Scanned for irregularities & consistency.

Interior Wall
If these walls could talk. One of the best ways to see how a home has been built & maintained.

Thermal Window
Scanned for seal depletion & the presence of moisture.

Window(s)
It can be a real "Pane" replacing windows. Maintenance is the key to longevity.

Thermal Register
Thermal was used to inspect for temperature & flow.

Heat Register
Usually capable of opening or closing & responsible for directing the airflow.

Stairs
Without the gift of X-ray vision, our inspection process relies on keen observation and tactile assessment. We carefully examine & scan with our eyes scan for subtle cues of stress: hairline cracks, depletion of caulk along the stringers, and any potential tripping hazards. We also feel beneath our toes for hints of deflection that might indicate structural compromise.

Handrail
One of those things you don't think about until you really need it!

Stairwell
A GREAT work-out but better known for bridging the vertical distance between floors!

Bedroom
The room used for sleeping purposes.

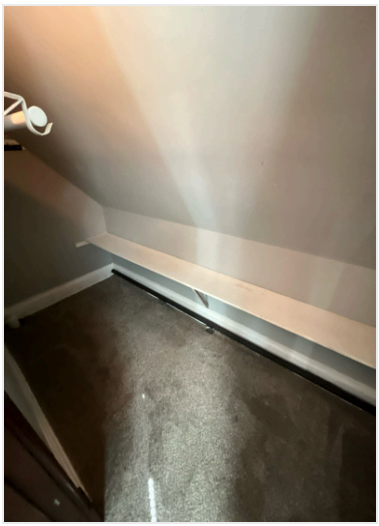
Door
Visually examined for common defects.

Light Switch
Turns it on & turns it off. We test what we see for functionality.

Luminosity
We disco these ON & OFF more than a few times to try to catch a problem.

Outlet(s)
Tested for anomalies.

Flooring
We're not here for flooring inspections, but we keep an eye out for significant issues.



Window Operation
The window in bedroom #1 did not lock when attempted at the time of inspection. This should be corrected to maintain security. Doesn't lock. Improve / Secure.

Closet
Where ya put your stuff ;)

Bedroom
The room used for sleeping purposes.

Door
Visually examined for common defects.

Light Switch
Turns it on & turns it off. We test what we see for functionality.

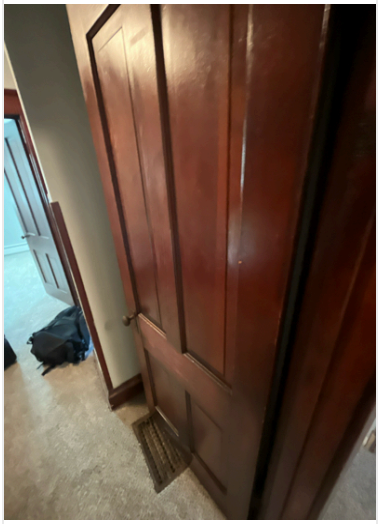
Luminosity
We disco these ON & OFF more than a few times to try to catch a problem.

Outlet(s)
Tested for anomalies.

Flooring
We're not here for flooring inspections, but we keep an eye out for significant issues.

Window Operation
A representative # of doors & windows were checked for operation & blown seals. Not Accessible: Area or item could not be accessed at the time of inspection and was therefore not

Closet
Where ya put your stuff ;)



Bedroom
The room used for sleeping purposes.

Door
Visually examined for common defects.

Light Switch
Turns it on & turns it off. We test what we see for functionality.

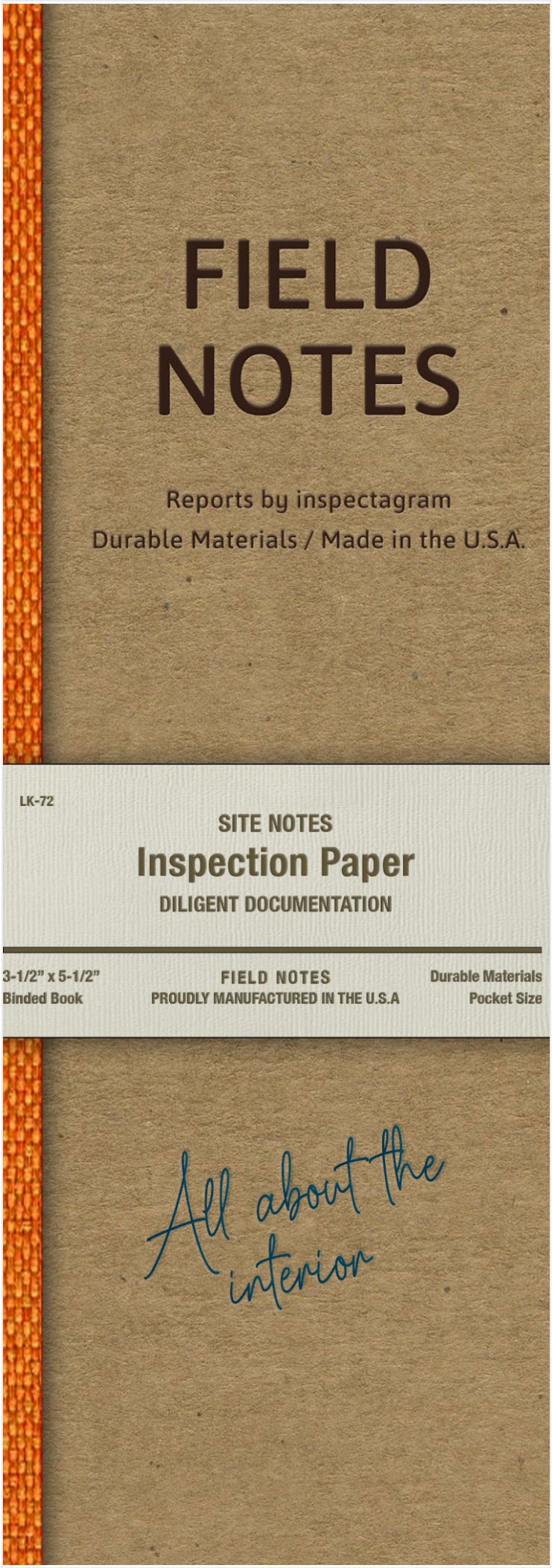
Luminosity
We disco these ON & OFF more than a few times to try to catch a problem.

Outlet(s)
Tested for anomalies.

Flooring
The baseboard heater in bedroom 3 was broken at the time of the inspection. This should be fixed to allow the baseboard heater to work. Broken baseboard heater. Fix / Restore

Window Operation
A representative # of doors & windows were checked for operation & blown seals. Not Accessible: Area or item could not be accessed at the time of inspection and was therefore not

Closet
Where ya put your stuff ;)



Interior Notes

The interior of a home tells the clearest story of how a space is lived in—from natural light and airflow to how well doors close, floors feel, and surfaces hold up over time. Subtle clues like hairline cracks, sloping floors, or sticky windows can reveal deeper issues behind the scenes, such as shifting foundations, humidity problems, or framing movement. At the same time, some signs—like minor drywall cracking or nail pops—are simply part of a home settling and aging. Interior inspections help tie everything together, giving us a look at how structural systems, mechanical components, and finishes all work in harmony—or don't. We observe walls, ceilings, floors, doors, windows, railings, and visible trim for any signs of damage, wear, or safety concerns. We open what's readily accessible and safe to test, but we don't move furniture, personal items, or rugs. We don't inspect behind walls, under flooring, or inside sealed or locked areas. Many imperfections—especially cosmetic ones—are noted to give context, not necessarily as causes for concern. Temperature, humidity, and even recent renovations can influence what's visible at the time of inspection. Our role is to document current visible conditions and identify anything that may warrant closer attention. Interior observations are part of a bigger picture—what we see helps inform what might be happening behind the walls, but not everything can be confirmed without further evaluation.

B

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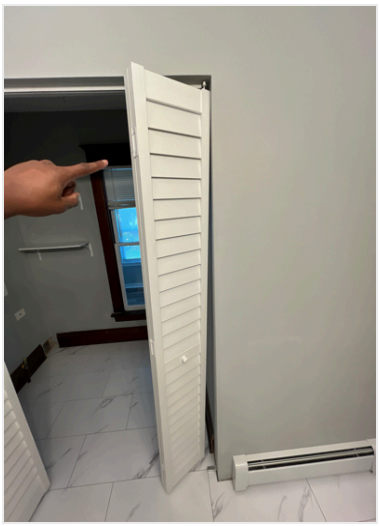
Every photo is FOCUSED & intentional. Solid orange = IMMEDIATE ATTENTION. Hollow orange = ATTENTION.



Bathroom Overall
General concept of one section of the washroom.

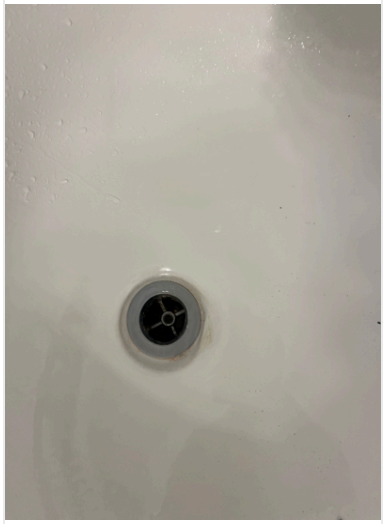
Door
The rightmost folding door in bathroom #1 was not aligned on its track at the time of inspection, causing faulty operation. Not on its track. Correct / Adjust.

Faucet
This controls the flow of hot & cold water.

The Bathroom GFCI
This device shuts off an electric power circuit when it detects a current flowing along an unintended path.

Bathroom Fan
Draws out stale, impure & very humid air thereby improving the quality of indoor air.

Tub Filler
For your records.



Shower Head
Showerhead leaking at its face at time of inspection. Should be corrected by a handyman/plumber to avoid water damage in the future. Leaking. Improve / Secure.

Shower Drain
Drain appeared to be missing a drain stopper at time of inspection. Needed to stop items from falling inside and should be installed. No drainstopper. Installl.

P-Trap
P-traps are part of your sink plumbing, these question-mark-shaped plumbing pieces serve an important purpose...

Toilet
Toilet was unsecured to the floor at time of inspection, should be securely fastened to the floor to avoid leakage & further movement. Unsecured to the ground. Improve / Secure.

Toilet flushing
Tested flushability, inspected for leaks & stability but not used...

This page is about FOCUS
One space. Captured clearly — so you know what's here and the condition.

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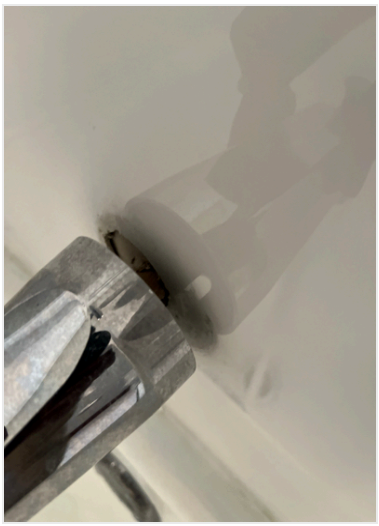
Bathroom Overall
General concept of one section of the washroom.

Door
Door was rubbing to the ground and it's frame when opening/closing. Indicator that it is out of square and should be adjusted. Out of square. Adjust hinges.

Faucet
Drainstopper appeared to be broken at time of inspection. Needed to stop items from falling inside and should be installed. Broken drainstopper. Install &/or Replace.

The Bathroom GFCI
This device shuts off an electric power circuit when it detects a current flowing along an unintended path.

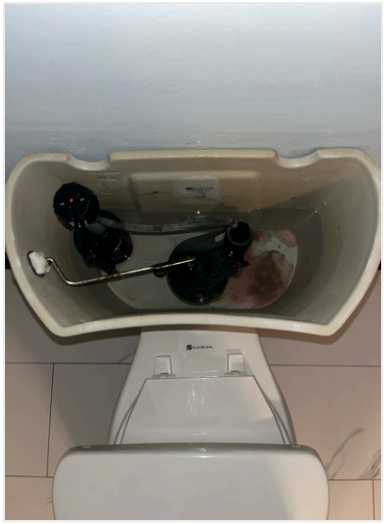


Bathroom Fan
Draws out stale, impure & very humid air thereby improving the quality of indoor air.

Tub Filler
The tub filler was not fully seated into the wall at the time of inspection. This should be corrected to prevent it from coming loose. Not seated into position. Correct / Adjust.

Shower Head
Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection. Missing shower head. Install.

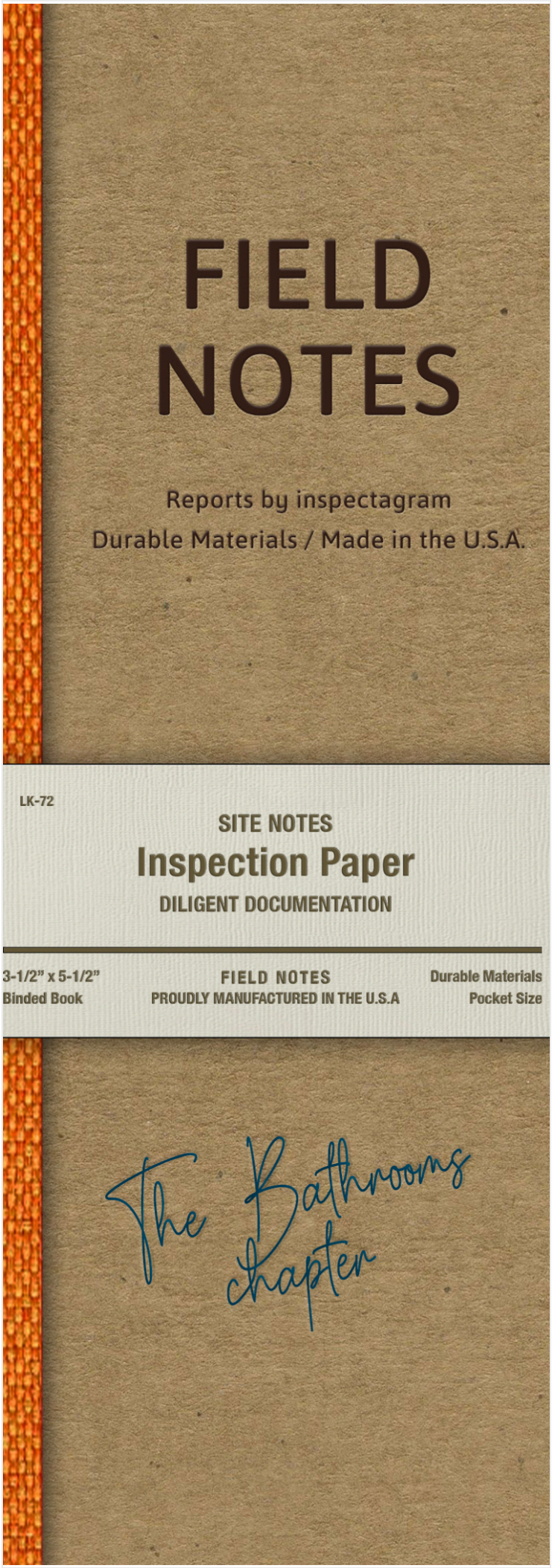
Shower Drain
Drain appeared to be missing a drain stopper at time of inspection. Needed to stop items from falling inside and should be installed. Missing drain stopper. Install.



P-Trap
The trap orientation was incorrect at the time of inspection. The trap should be the standard p-trap for proper operation. Improper trap. Install &/or Replace.

Toilet Tank
Appeared to be a foreign pink substance in the toilet tank at the time of inspection. This should be cleaned/attended to. Mildew / Grime. Clean / Maintain.

Toilet
Toilet was unsecured to the floor at time of inspection, should be securely fastened to the floor to avoid leakage & further movement. Unsecured. Improve / Secure.



Best Seat In The House'
Even before indoor plumbing folks understood that outhouses needed ventilation.

When bathrooms moved indoors, ventilation was required not just to remove odors but also to exhaust excess moisture.

We all know how much moisture can be produced by taking a hot shower, just think about the fogged mirrors & the condensation that forms on windows & walls, especially when it's cold outside. Bath fans are sized according to the volume of air they can move, measured in cubic feet per minute, or cfm. The rule of thumb is that you need 1 cfm for every square foot of floor area in the room.

It's smart to err on the high side, especially in a bathroom that gets heavy use or one with a high ceiling. Better fans are engineered to run quieter than low-priced versions.

Finally, don't forget: Bathroom fans should be left running for at least 20 minutes after each shower. This will ensure that all of the humidity is cleared out of both the room & the ventilation ductwork.

L

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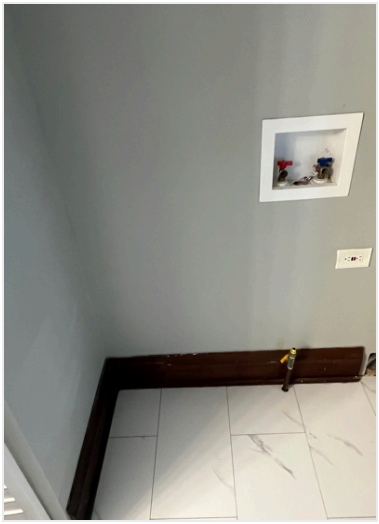
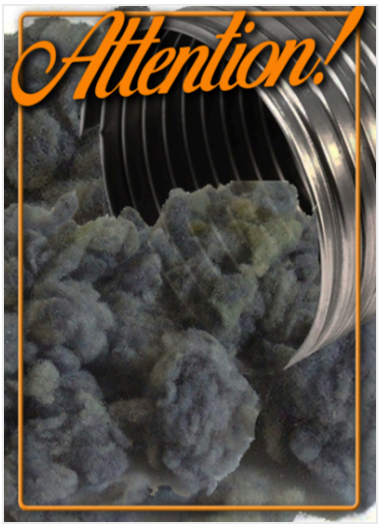


Laundry Washer
Run for a quick cycle & turned OFF. Sometimes we leave the lid ajar to ventilate. Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard

Laundry Dryer
Removes moisture from a load of clothing, bedding & other textiles. Missing / Not Installed: Item was fully absent or not installed where typically expected during a standard inspection..

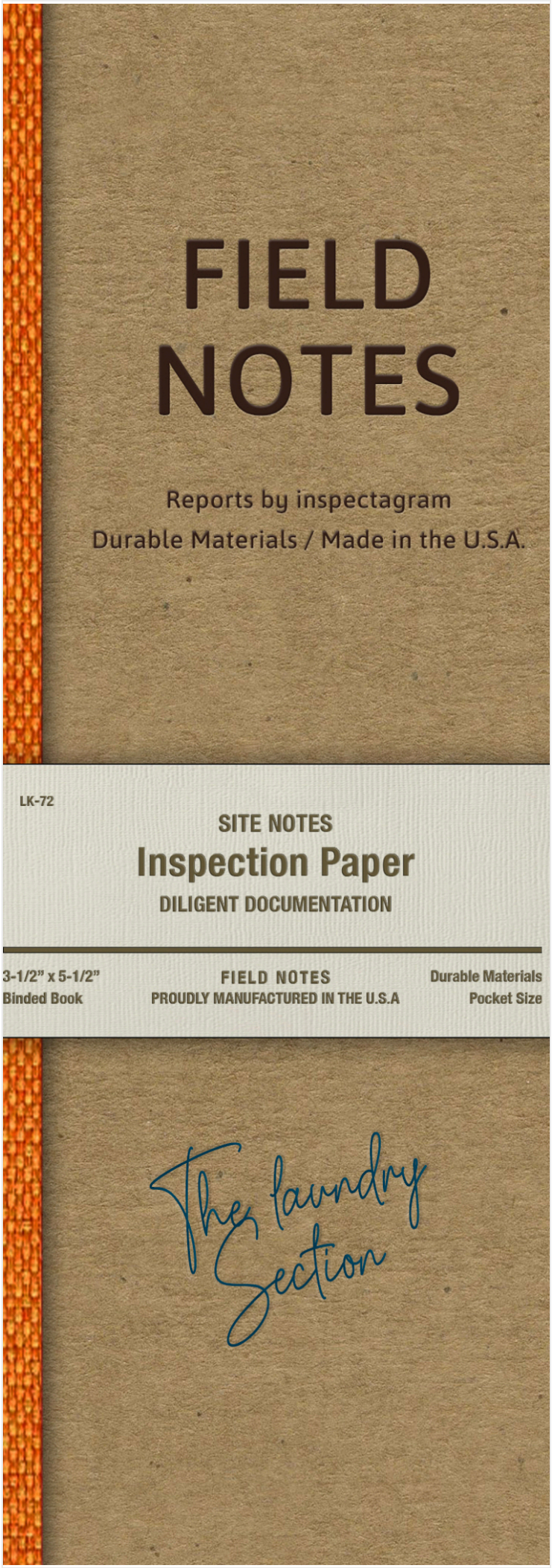
Water Shut-off(s)
You'll need this in the event of a leak or if something needs to be serviced.

Gas Shutoff
Here in case of a gas leak or the appliance needs to be replaced or serviced.



ATTENTION! Lint and Exhaust
Clean your lint trap and check the dryer exhaust, it's a simple step that prevents fires, boosts efficiency, and extends your dryer's l

Hot / Cold & Drain
Regularly check your washer's hot, cold, and drain lines, leaks can cause major water damage before you even know there's a problem.



Laundry Stuff

No matter how efficiently we've streamlined the process, we're not robots, so household chores can still feel a little tedious at times. The work is kinda thankless, & there's no overtime pay provisions in place!

When you're spending countless hours doing nearly 300 loads of laundry per year, there's more you should consider than which color baskets to buy.

Wash only full loads & place similar items together. Depending on the type of washing machine, you're using anywhere from 13 to 40 gallons of water each time you wash a load of clothes.

Check the temperature. Did you know nearly 90 percent of the energy used to operate a washing machine is spent on water heating? You could save a lot of energy by washing your clothes in cold water.

Inspect hoses & filters. Hoses connect to a washer. Take a few minutes every so often to inspect your hoses. If there are any unusual cracks or bulges, it's time for a replacement.

A

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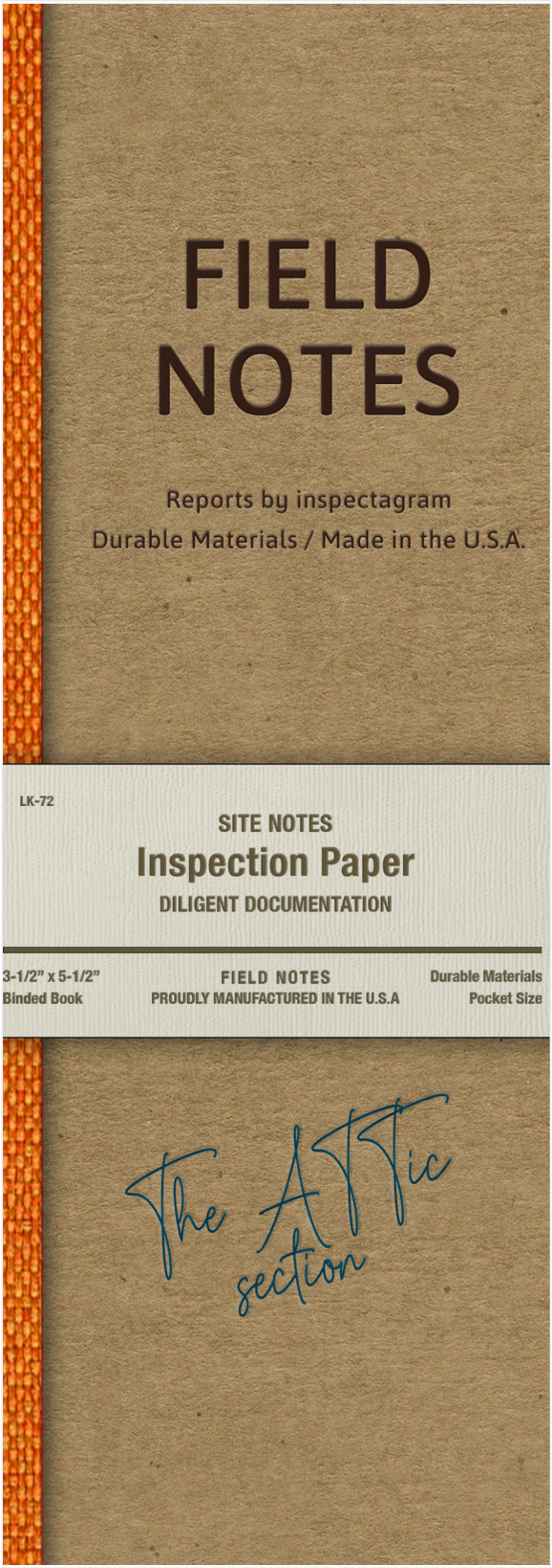
Chimney
The chimney in the attic appeared to have gone through prior repair and was very dirty at time of inspection, this warrants attention. Prior damage. Further Evaluate / Repair.

Attic Construction
Appeared to be tarp covering the gable end at time of inspection. This can be indicative of a past repair and should be investigated. Tarp. Further Evaluate / Repair.

Attic Sheathing
"Roof Sheathing" Here are the boards or sheets that bridge the trusses or rafters.

Attic Insulation
For maximum energy efficiency, attics should be sealed, insulated, & well ventilated.



The Attic'

You may never have taken the time to look inside the attic of your home, but knowing its condition can save you $$$.

The access is usually in a discreet place like a closet & will require the use of a ladder or chair to climb up.

Pushing open the hatch, you'll most likely find a space that runs the length & width of your home & contains nothing more than insulation & the roof framing.

Not exactly glamorous, but it serves an essential structural purpose. IF it isn't properly maintained, it could cause you many headaches in the future.

The bottom line, your attic is an essential part of your home. A toque (sock hat) in winter, an umbrella in spring, & shade in the hot summers.

M

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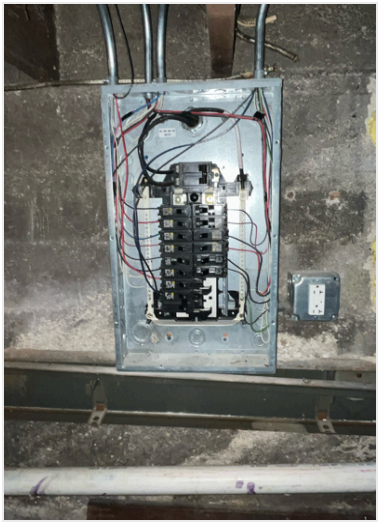


FYI Panel Clearance
requires a clear area for access & work that is (30") wide, (36") deep, & (78") high. Depending on where you live.

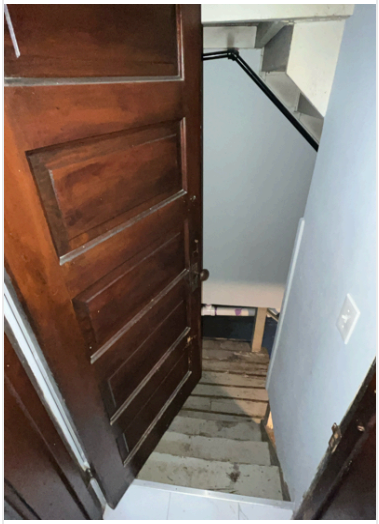
Electrical Safety
Main & sub panel boxes should always be secured & worked on by certified tradespeople.

Inside Electrical Panel
PLEASE, never remove the panel cover to access the breaker. Leave this to the pros.

The Main Breaker
Generally, this will shut down everything! Designed to interrupt a large amperage load.

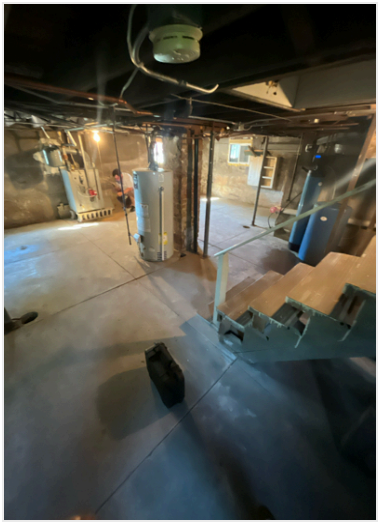
Water Softener
Responsible for removing calcium & magnesium ions from hard water & replaces them with sodium ions.

Main Drain
The floor drain appeared to be missing a grate at the time of inspection. This should be installed to prevent items from falling in. Missing grate. Install.



Basement Entry Door
Door's swinging path was over the stairs w/out a landing. This increases the risk of tripping and collision and should be corrected. Swinging over stairs. Correct / Reverse.

Basement Stairs
A GREAT work-out but better known for bridging the vertical distance between floors!



Basement
The floor of which is partly or entirely below ground level.

Basement Slab
Generally 4" thick, poured over 4" gravel & reinforcing wire.

Foundation Walls
Multiple cracks on the interior/exterior foundation wall at the time of inspection, most likely due to settlement from old age. Crack. Seal / Repair / Monitor.

Basement Window
Please refer to local bylaws to understand the correct dimensions for egress.

Info • Foundation Cracks
¼ inch wide? This is when you should have them further examined by a structural engineer.

About Cracks.
If two dimes can fit into the crack, get it checked by a structural engineer. Minor fractures can be repaired with a mastic.

Foundation Walls
Due to the amount of cracks on the interior/exterior the buildings structure should be evaluated by a structural engineer for safety. Crack in foundation wall. Further Evaluate /

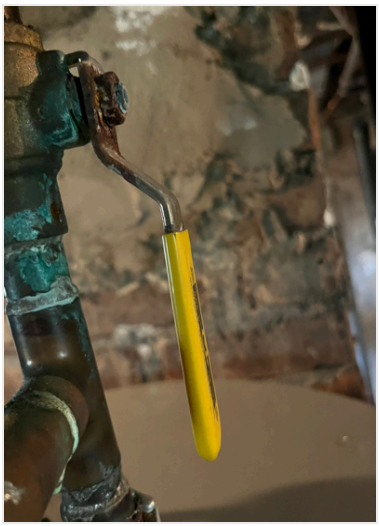
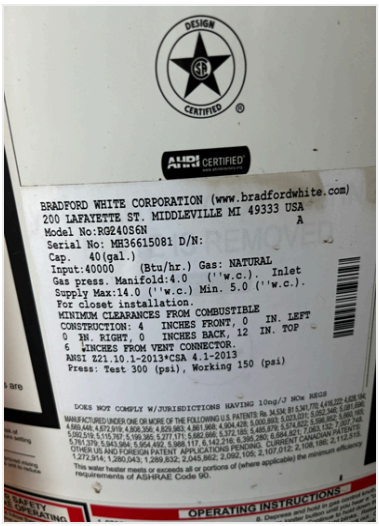
Foundation Walls
The area on the wall appeared to be parged at the time of inspection. This indicates past repair and should be monitored. Parging. For your records.

Water Lines
The main visible drain line was corroded and was leaking when all the water was turned on in the house. This should be replaced. Major leak. Repair &/or Replace.

Hot Water Tank
Usually heated by gas or electricity. These typically have a 8-12 year life span.

Hot Water Tank
The thermostat wiring of the gas meter was uncovered, leaving the wires susceptible to damage. A cover should be installed Open wiring. Install a cover.

Gas Shutoff
Here in case of a gas leak or the appliance needs to be replaced or serviced.

Water Shut-off(s)
You'll need this in the event of a leak or if something needs to be serviced.

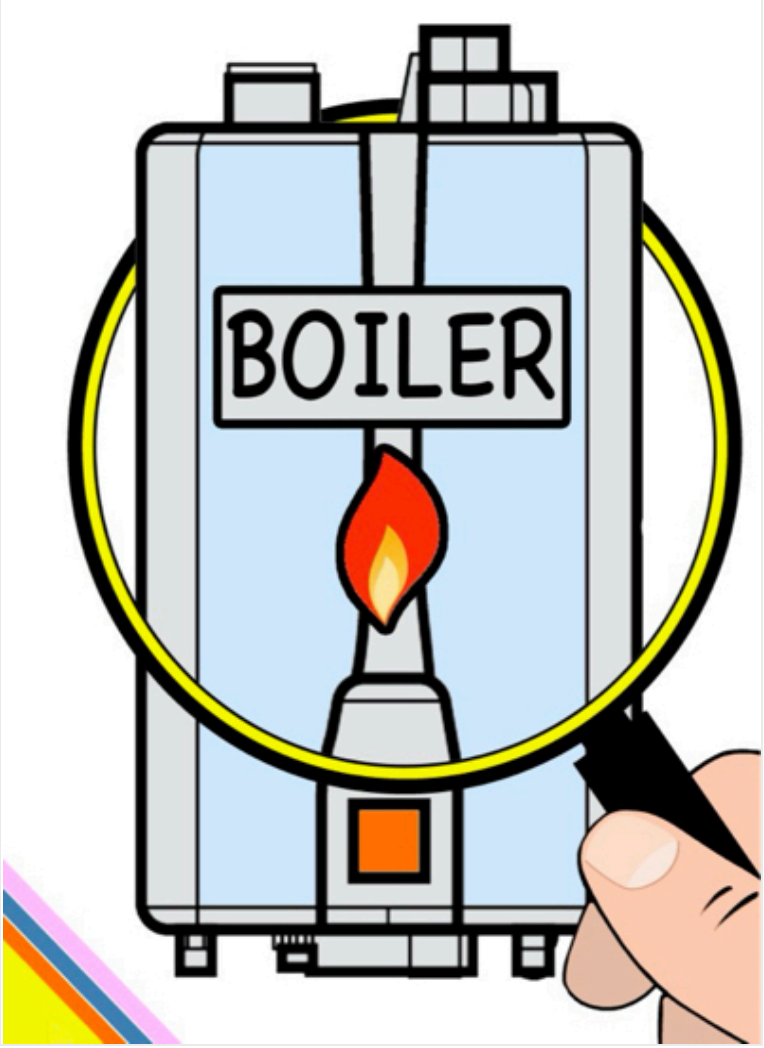
HWT Data Plate
This contains model & serial #. It also contaiThis contains model & serial #. It also contains the "birth date" & other important info.

Boiler System
Older than the typical lifespan at time of inspection (20-25 years) Not an issue inherently but may need more attention in the future. Old Appliance. Monitor.

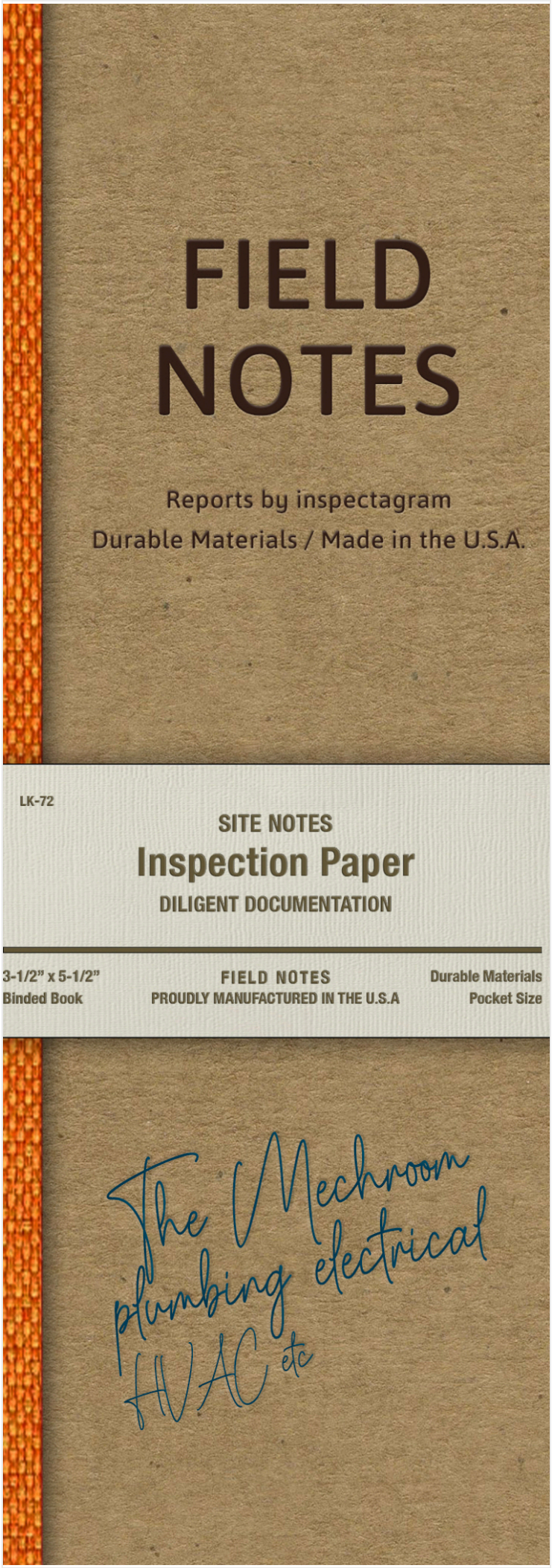
Gas Shutoff
Here in case of a gas leak or the appliance needs to be replaced or serviced.

Circulation Pump
Visually examined for common defects.

Expansion Tank
Used to protect excessive pressure.



Boiler Page
A device used to heat water for domestic hot water use or space heating.



Mechanical Room'

When it comes to your mechanical room, it's not only maintenance & cleaning the unit itself you must keep in mind. Where your mechanicals are located, what's nearby, & how to move around, these all matter too.

Keeping your furnace room clean & safe should be a priority. If your furnace room doubles as a storage room, you absolutely have to make sure no cardboard boxes or plastic containers lean flush against the furnace.

Make sure a path is clear for your technician come maintenance day. That way, if maintenance & repairs need to be made, your technician can do them easily.

Used filters or old furnace parts, depending on their state, they could also be fire hazards & space wasters. As far as spacing goes, you should allow for at least 2 feet of clearance around your furnace.

Finally, make sure the manual for your furnace is within reach in the room where it's hosted. That way, if something is wrong, you'll be able to identify it more easily.

the playbook

Gathering what you need, discarding what you don't.

Hit the thumb print to find tactics or methods to form your own game plan.

There you'll find tips & tricks on maintenance, recalls, cleaning, preparing your home for sale, dealing with difficult neighbours & more.

the insurance

Overview

Build Year	1920
Outdoor Temperature	Approx. 80°F / 27°C
Direction Home Faces	n/a
Vacancy?	Vacant
Furnished?	No

Roof

Inspection Limitations	Height / Visibility / Safety
Approximate Age	End Serviceable Life
Roof Material	Asphalt Shingle
Gutter Material	Vinyl
Fascia Material	n/a
Soffit Material	Metal perforated

Exterior

Inspection Limitations	Height / visibility
Driveway / Walkway	n/a
Window Glaze	n/a
Flashings	Present / at Doors and Windows
Exterior Cladding	Vinyl Siding / inspected for common defects
Electrical Entry	Overhead
Cooling Type(s)	Window units
Gas Main Location	Exterior Side Yard / learn how to shut down.

Garage

Inspection Limitations	n/a
Motor Brand	n/a
HVAC Type	Not Present

Attic

Inspection Limitations	n/a
Sheathing Material	Plank as seen from hatch
Approx. R-Value	R-10+
Type of Insulation	Batt

Thermal

Inspection Limitations	n/a

Health & Safety

Inspection Limitations	n/a
Safety Features Present	n/a

Interior

Inspection Limitations	n/a
Thermostat Location	Main Floor / set back to original settings.
Flooring Materials	Linoleum / Carpet
Wall Materials	Drywall / scanned for common defects
Fireplace Fuel Type(s)	n/a

Kitchen

Inspection Limitations	n/a
GFCIs	Present / TESTED And restored.

Laundromat

Inspection Limitations	n/a

Bathroom

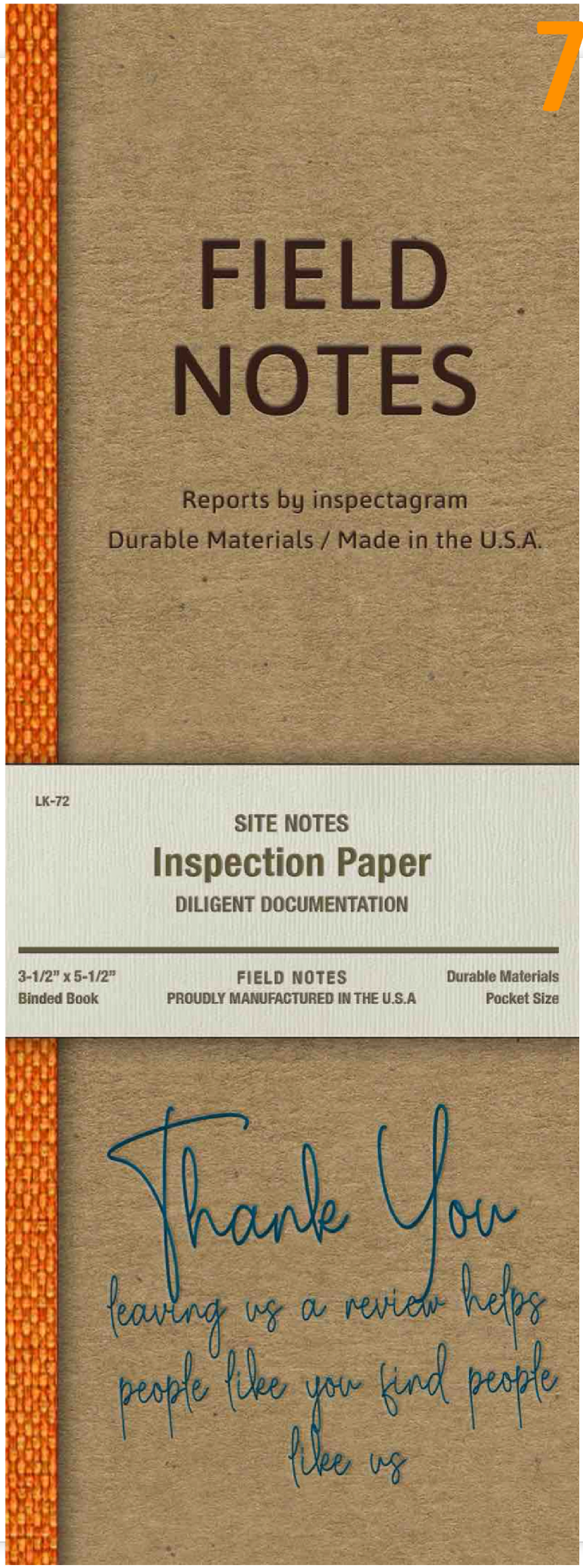
Inspection Limitations	n/a
GFCIs	Present / TESTED And restored.

Mechanical

Inspection Limitations	n/a
Main Amp	100 AMP / see photo
Wiring Material	Copper / as seen at panel
System Ground	Undetermined
Electrical Bonding	Present
Heating Type(s)	Gas Boiler
Water Supply Source	n/a
Sewer Material(s)	n/a
Backwater Valve	n/a
Main Drain	Present / keep clear of obstructions
Water Line Material	n/a
Hot Water Fuel	Natural Gas
Heating Fuel	Natural Gas
Water Main Location	n/a
Main Electrical Location	Mechanical Room
Ext. Water Shut-Offs	Undetermined / request seller disclosure

Structure

Inspection Limitations	Height / visibility / mostly covered.
Foundation Type	Concrete Block
Structure Type	n/a
Roof Structure	Rafter
Walls Structure	n/a



72 seconds

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Thanks in advance