CloseSooner

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SAMPLE

SELLER-FOCUSED DECISION BRIEF

Home Inspection Action Plan — Sample

A clear, prioritized seller response plan based on the supplied home inspection report.



123456 Main Street, Anytown, USA 12345

Inspection date: 2026-01-15

Prepared for: Listing agent and seller

Prepared: 2026-10-15

Source report: Sample Home Inspections, LLC report SAMPLE-0001 (68 pages)

This document reorganizes the supplied inspection report. It is not a new inspection, engineering opinion, code-compliance determination, environmental assessment, or legal advice.

Priority Takeaways

Recommended Review Order · Start with #1 and work downward. This sequence supports seller review; it does not declare legally required repairs, and current conditions may differ from the supplied inspection.

Priority	Takeaway	Why here	First step	Who handles it	Pack
#1	**Electrical safety: service cable, scorched outlet, smoke alarms, GFCI**	Taped service cable, a scorched outlet and dead smoke alarms are fire and shock risks.	Call a licensed electrician; stop using the scorched outlet.	Electrician	EL-01
#2	**Furnace flue hole and full HVAC check**	A holed flue may leak exhaust gases; the inspector asked for a heat-exchanger check.	Book a licensed HVAC inspection before relying on the heat.	HVAC contractor	HV-01
#3	**Garage door safety reverse and spring cables**	A door that won't reverse and uncabled springs can injure people.	Call a garage-door specialist; avoid using the opener until fixed.	Garage-door specialist	GD-01
#4	**Structural opinion: garage lintel and wall cracks**	Step cracks and a likely rusted lintel need a cause-and-extent opinion before any repair is priced.	Order a structural engineer's written evaluation.	Structural engineer	ST-01
#5	**Masonry lintel repair (after engineer's scope)**	The inspector recommends a lintel repair specialist; method depends on the engineer's findings.	Get mason bids once the engineer's scope is in hand.	Mason	MA-01
#6	**Asbestos testing: popcorn ceiling and duct tape**	Testing decides whether these materials need special handling; leave them undisturbed until then.	Order lab sampling by a licensed asbestos professional.	Asbestos testing professional	AS-01
#7	**Deck, railings and exterior wood rot**	Deck attachment and missing rails are fall risks; rot spreads with water.	Have a deck contractor/carpenter inspect and write a scope.	Carpenter / deck contractor	CP-01
#8	**Grading and crawlspace water**	Water against the foundation is behind the crawlspace stains and feeds other damage.	Get a drainage contractor's evaluation.	Drainage / grading contractor	DR-01
#9	**Chimney cap, siding, flashing and sweep**	Rusted cap and loose flashing admit water; the fireplace needs cleaning before use.	Book a chimney sweep and inspection; don't use the fireplace until then.	Chimney professional	CH-01
#10	**Roof wear and closet ceiling stain**	An aging patched roof and an unexplained ceiling stain need a source check.	Have a roofer inspect the roof and the stain area.	Roofer	RF-01
#11	**Gutter repair or replacement**	Failing gutters feed fascia rot and grading problems.	Get a gutter contractor to quote repair or replacement.	Gutter contractor	GU-01
#12	**Windows: rotted frames, stuck sashes, screens**	Rotted frames worsen with water; stuck windows may affect bedroom exits.	Have a window contractor evaluate repair vs. replacement.	Window contractor	WN-01
#13	**Plumbing fixture repairs**	Several defined fixture fixes; a loose toilet can leak at the seal.	Book one plumber visit for all items.	Plumber	PL-01
#14	**Maintenance and cosmetic items**	Wear-and-tear items that don't affect safety.	Seller decides whether to address.	Handyman / finish trades	MX-01

Seller Action Packs

Working seller guide: Review each scope with the realtor. Contractor choices are Google-sourced listings, not endorsements. Mark a decision, track progress, and retain completion documents.

PRIORITY #1 · SAFETY / RESTRICT USE

Electrician

EL-01 · Electrical safety: service cable, scorched outlet, smoke alarms, GFCI

Locations: Service entrance; master bedroom; front/back doors; kitchen; master bath

What needs attention

Frayed taped service cable, burnt receptacle, failed GFCIs, dead smoke detectors, minor fixture items.

What to do next

One electrician visit: written findings and repair of all listed items.

Detailed finding IDs: HI-01, HI-02, HI-03, HI-04

Who to call

#	Business	Google	Contact	Distance / status
1	**Anytown Electric Group** Match Website unavailable	★★★★★ **4.9** 580 reviews	(555) 010-0154 Email not publicly listed · Map unavailable	8.4 mi Google-rated local pro
2	**Main Street Electric Services** Match Website unavailable	★★★★★ **4.8** 568 reviews	(555) 010-0153 Email not publicly listed · Map unavailable	6.6 mi Google-rated local pro
3	**Example Electric Pros** Match Website unavailable	★★★★½ **4.6** 311 reviews	(555) 010-0152 Email not publicly listed · Map unavailable	3.9 mi Google-rated local pro
4	**Sample Electric Co.** Match Website unavailable	★★★★½ **4.6** 187 reviews	(555) 010-0151 Email not publicly listed · Map unavailable	2.0 mi Google-rated local pro
5	**Demo Electric LLC** Match Website unavailable	★★★★★ **4.8** 67 reviews	(555) 010-0155 Email not publicly listed · Map unavailable	11.1 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #2 · SAFETY / RESTRICT USE

HVAC contractor

HV-01 · Furnace flue hole and full HVAC check

Locations: Roof flue; heating and A/C equipment

What needs attention

Rusted flue with a hole; full system check-up requested; suction line insulation missing.

What to do next

HVAC contractor inspects flue and heat exchanger, provides written findings and repairs.

Detailed finding IDs: HI-05

Who to call

#	Business	Google	Contact	Distance / status
1	**Example Heating & Air Pros** Match Website unavailable	★★★★½ **4.6** 415 reviews	(555) 010-0157 Email not publicly listed · Map unavailable	4.5 mi Google-rated local pro
2	**Anytown Heating & Air Group** Match Website unavailable	★★★★★ **4.8** 377 reviews	(555) 010-0159 Email not publicly listed · Map unavailable	8.9 mi Google-rated local pro
3	**Main Street Heating & Air Services** Match Website unavailable	★★★★½ **4.6** 268 reviews	(555) 010-0158 Email not publicly listed · Map unavailable	7.0 mi Google-rated local pro
4	**Demo Heating & Air LLC** Match Website unavailable	★★★★★ **4.7** 239 reviews	(555) 010-0160 Email not publicly listed · Map unavailable	11.3 mi Google-rated local pro
5	**Sample Heating & Air Co.** Match Website unavailable	★★★★½ **4.6** 133 reviews	(555) 010-0156 Email not publicly listed · Map unavailable	2.3 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation ☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled ☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #3 · SAFETY / RESTRICT USE

Garage-door specialist

GD-01 · Garage door safety reverse and spring cables

Locations: Garage

What needs attention

Opener fails reverse test; spring safety cables missing; cracked braced doors.

What to do next

Adjust/repair reversing, add cables, assess doors.

Detailed finding IDs: HI-08

Who to call

#	Business	Google	Contact	Distance / status
1	**Main Street Garage Door Services** Match Website unavailable	★★★★½ **4.6** 548 reviews	(555) 010-0123 Email not publicly listed · Map unavailable	6.4 mi Google-rated local pro
2	**Example Garage Door Pros** Match Website unavailable	★★★★½ **4.5** 361 reviews	(555) 010-0122 Email not publicly listed · Map unavailable	4.8 mi Google-rated local pro
3	**Anytown Garage Door Group** Match Website unavailable	★★★★★ **4.7** 135 reviews	(555) 010-0124 Email not publicly listed · Map unavailable	9.0 mi Google-rated local pro
4	**Demo Garage Door LLC** Match Website unavailable	★★★★★ **4.7** 106 reviews	(555) 010-0125 Email not publicly listed · Map unavailable	11.6 mi Google-rated local pro
5	**Sample Garage Door Co.** Match Website unavailable	★★★★★ **4.7** 80 reviews	(555) 010-0121 Email not publicly listed · Map unavailable	1.7 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #4 · EVALUATE BEFORE DECIDING

Structural engineer

ST-01 · Structural opinion: garage lintel and wall cracks

Locations: Garage front brick; garage window; master bedroom walls; crawlspace

What needs attention

Step cracks at garage lintel, hairline cracks, patched bedroom wall cracks.

What to do next

Engineer evaluates and writes the repair scope; a mason then repairs to that scope.

Detailed finding IDs: HI-06

Who to call

#	Business	Google	Contact	Distance / status
1	**Example Structural Engineering Pros** Match Website unavailable	★★★★★ **4.7** 414 reviews	(555) 010-0102 Email not publicly listed · Map unavailable	3.9 mi Google-rated local pro
2	**Main Street Structural Engineering Services** Match Website unavailable	★★★★★ **4.9** 259 reviews	(555) 010-0103 Email not publicly listed · Map unavailable	6.7 mi Google-rated local pro
3	**Anytown Structural Engineering Group** Match Website unavailable	★★★★★ **4.7** 111 reviews	(555) 010-0104 Email not publicly listed · Map unavailable	8.4 mi Google-rated local pro
4	**Demo Structural Engineering LLC** Match Website unavailable	★★★★★ **4.7** 100 reviews	(555) 010-0105 Email not publicly listed · Map unavailable	10.9 mi Google-rated local pro
5	**Sample Structural Engineering Co.** Match Website unavailable	★★★★½ **4.6** 89 reviews	(555) 010-0101 Email not publicly listed · Map unavailable	1.8 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #5 · PRIORITY REPAIR

Mason

MA-01 · Masonry lintel repair (after engineer's scope)

Locations: Brick between garage doors

What needs attention

Rusted lintel and step-cracked brick.

What to do next

Mason repairs lintel and repoints brick per the engineer's scope.

Detailed finding IDs: HI-06

Who to call

#	Business	Google	Contact	Distance / status
1	**Demo Masonry LLC** Match Website unavailable	★★★★★ **4.7** 355 reviews	(555) 010-0110 Email not publicly listed · Map unavailable	11.1 mi Google-rated local pro
2	**Anytown Masonry Group** Match Website unavailable	★★★★★ **4.8** 336 reviews	(555) 010-0109 Email not publicly listed · Map unavailable	8.4 mi Google-rated local pro
3	**Sample Masonry Co.** Match Website unavailable	★★★★½ **4.5** 268 reviews	(555) 010-0106 Email not publicly listed · Map unavailable	2.3 mi Google-rated local pro
4	**Main Street Masonry Services** Match Website unavailable	★★★★★ **4.7** 266 reviews	(555) 010-0108 Email not publicly listed · Map unavailable	6.7 mi Google-rated local pro
5	**Example Masonry Pros** Match Website unavailable	★★★★★ **4.7** 103 reviews	(555) 010-0107 Email not publicly listed · Map unavailable	4.4 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #6 · EVALUATE BEFORE DECIDING

Asbestos testing professional

AS-01 · Asbestos testing: popcorn ceiling and duct tape

Locations: Ceilings; garage ducts

What needs attention

Popcorn ceiling and suspect duct tape — untested.

What to do next

Sample and test; follow the professional's written guidance.

Detailed finding IDs: HI-16

Who to call

#	Business	Google	Contact	Distance / status
1	**Main Street Environmental Testing Services** Match Website unavailable	★★★★★ **4.8** 523 reviews	(555) 010-0163 Email not publicly listed · Map unavailable	7.1 mi Google-rated local pro
2	**Demo Environmental Testing LLC** Match Website unavailable	★★★★★ **4.9** 397 reviews	(555) 010-0165 Email not publicly listed · Map unavailable	11.1 mi Google-rated local pro
3	**Anytown Environmental Testing Group** Match Website unavailable	★★★★★ **4.8** 392 reviews	(555) 010-0164 Email not publicly listed · Map unavailable	8.7 mi Google-rated local pro
4	**Sample Environmental Testing Co.** Match Website unavailable	★★★★★ **4.8** 272 reviews	(555) 010-0161 Email not publicly listed · Map unavailable	2.3 mi Google-rated local pro
5	**Example Environmental Testing Pros** Match Website unavailable	★★★★★ **4.7** 69 reviews	(555) 010-0162 Email not publicly listed · Map unavailable	4.0 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #7 · PRIORITY REPAIR

Carpenter / deck contractor

CP-01 · Deck, railings and exterior wood rot

Locations: Rear deck; front steps/porch; garage steps; fascia, eaves, doors, chimney cantilever

What needs attention

Ledger bolting, unsupported posts, incorrect railings, missing handrails, rotted trim and fascia, fallen chimney plywood.

What to do next

Carpenter repairs deck attachment and rails, replaces rotted wood after leaks are fixed.

Detailed finding IDs: HI-09, HI-10

Who to call

#	Business	Google	Contact	Distance / status
1	**Anytown Carpentry Group** Match Website unavailable	★★★★★ **4.7** 584 reviews	(555) 010-0114 Email not publicly listed · Map unavailable	9.0 mi Google-rated local pro
2	**Demo Carpentry LLC** Match Website unavailable	★★★★½ **4.6** 504 reviews	(555) 010-0115 Email not publicly listed · Map unavailable	11.1 mi Google-rated local pro
3	**Example Carpentry Pros** Match Website unavailable	★★★★★ **4.8** 421 reviews	(555) 010-0112 Email not publicly listed · Map unavailable	4.4 mi Google-rated local pro
4	**Sample Carpentry Co.** Match Website unavailable	★★★★★ **4.8** 145 reviews	(555) 010-0111 Email not publicly listed · Map unavailable	2.1 mi Google-rated local pro
5	**Main Street Carpentry Services** Match Website unavailable	★★★★★ **4.8** 101 reviews	(555) 010-0113 Email not publicly listed · Map unavailable	6.2 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #8 · PRIORITY REPAIR

Drainage / grading contractor

DR-01 · Grading and crawlspace water

Locations: Around the house; crawlspace

What needs attention

Negative slope and low spots; crawlspace water stains and efflorescence.

What to do next

Correct grading so water flows away from the house.

Detailed finding IDs: HI-07

Who to call

#	Business	Google	Contact	Distance / status
1	**Sample Grading & Drainage Co.** Match Website unavailable	★★★★★ 4.8 496 reviews	(555) 010-0126 Email not publicly listed · Map unavailable	1.6 mi Google-rated local pro
2	**Example Grading & Drainage Pros** Match Website unavailable	★★★★★ 4.7 395 reviews	(555) 010-0127 Email not publicly listed · Map unavailable	4.1 mi Google-rated local pro
3	**Demo Grading & Drainage LLC** Match Website unavailable	★★★★½ 4.6 293 reviews	(555) 010-0130 Email not publicly listed · Map unavailable	11.5 mi Google-rated local pro
4	**Anytown Grading & Drainage Group** Match Website unavailable	★★★★★ 4.7 263 reviews	(555) 010-0129 Email not publicly listed · Map unavailable	9.0 mi Google-rated local pro
5	**Main Street Grading & Drainage Services** Match Website unavailable	★★★★★ 4.7 212 reviews	(555) 010-0128 Email not publicly listed · Map unavailable	6.1 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #9 · PRIORITY REPAIR

Chimney professional

CH-01 · Chimney cap, siding, flashing and sweep

Locations: Chimney and fireplace

What needs attention

Rusted metal siding and rain cap, loose rusted flashing, fireplace needs sweeping.

What to do next

Sweep, inspect, repair cap/siding; coordinate flashing with roofer.

Detailed finding IDs: HI-12

Who to call

#	Business	Google	Contact	Distance / status
1	**Example Chimney Pros** Match Website unavailable	★★★★★ 4.7 533 reviews	(555) 010-0142 Email not publicly listed · Map unavailable	4.2 mi Google-rated local pro
2	**Sample Chimney Co.** Match Website unavailable	★★★★★ 4.8 441 reviews	(555) 010-0141 Email not publicly listed · Map unavailable	2.0 mi Google-rated local pro
3	**Anytown Chimney Group** Match Website unavailable	★★★★★ 4.7 152 reviews	(555) 010-0144 Email not publicly listed · Map unavailable	9.4 mi Google-rated local pro
4	**Main Street Chimney Services** Match Website unavailable	★★★★½ 4.5 108 reviews	(555) 010-0143 Email not publicly listed · Map unavailable	6.7 mi Google-rated local pro
5	**Demo Chimney LLC** Match Website unavailable	★★★★½ 4.5 40 reviews	(555) 010-0145 Email not publicly listed · Map unavailable	11.0 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation ☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled ☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #10 · PRIORITY REPAIR

Roofer

RF-01 · Roof wear and closet ceiling stain

Locations: Roof; spare bedroom closet ceiling; chimney flashing

What needs attention

Worn/patched left gable, exposed nails, brown closet stain, loose chimney flashing.

What to do next

Roofer repairs worn areas and flashing and reports on the stain source.

Detailed finding IDs: HI-13, HI-12

Who to call

#	Business	Google	Contact	Distance / status
1	**Main Street Roofing Services** Match Website unavailable	★★★★½ 4.6 587 reviews	(555) 010-0138 Email not publicly listed · Map unavailable	6.4 mi Google-rated local pro
2	**Example Roofing Pros** Match Website unavailable	★★★★★ 4.7 309 reviews	(555) 010-0137 Email not publicly listed · Map unavailable	4.3 mi Google-rated local pro
3	**Anytown Roofing Group** Match Website unavailable	★★★★★ 4.7 168 reviews	(555) 010-0139 Email not publicly listed · Map unavailable	8.8 mi Google-rated local pro
4	**Demo Roofing LLC** Match Website unavailable	★★★★★ 4.7 95 reviews	(555) 010-0140 Email not publicly listed · Map unavailable	11.4 mi Google-rated local pro
5	**Sample Roofing Co.** Match Website unavailable	★★★★★ 4.8 52 reviews	(555) 010-0136 Email not publicly listed · Map unavailable	1.7 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #11 · PRIORITY REPAIR

Gutter contractor

GU-01 · Gutter repair or replacement

Locations: Roof edges; right of chimney

What needs attention

Old rusted gutters; sagging section holds water.

What to do next

Repair or replace gutters and downspouts.

Detailed finding IDs: HI-14

Who to call

#	Business	Google	Contact	Distance / status
1	**Sample Gutter Co.** Match Website unavailable	★★★★★ 4.9 548 reviews	(555) 010-0131 Email not publicly listed · Map unavailable	1.9 mi Google-rated local pro
2	**Anytown Gutter Group** Match Website unavailable	★★★★★ 4.9 429 reviews	(555) 010-0134 Email not publicly listed · Map unavailable	9.1 mi Google-rated local pro
3	**Main Street Gutter Services** Match Website unavailable	★★★★★ 4.8 325 reviews	(555) 010-0133 Email not publicly listed · Map unavailable	7.0 mi Google-rated local pro
4	**Example Gutter Pros** Match Website unavailable	★★★★★ 4.7 324 reviews	(555) 010-0132 Email not publicly listed · Map unavailable	3.9 mi Google-rated local pro
5	**Demo Gutter LLC** Match Website unavailable	★★★★½ 4.6 220 reviews	(555) 010-0135 Email not publicly listed · Map unavailable	11.7 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #12 · PRIORITY REPAIR

Window contractor

WN-01 · Windows: rotted frames, stuck sashes, screens

Locations: Bay window; master bedroom; front windows; dining room

What needs attention

Rotted frames, painted-shut sashes, crank windows won't open, damaged/missing screens.

What to do next

Window contractor evaluates and repairs.

Detailed finding IDs: HI-11

Who to call

#	Business	Google	Contact	Distance / status
1	**Main Street Window & Glass Services** Match Website unavailable	★★★★★ **4.9** 499 reviews	(555) 010-0118 Email not publicly listed · Map unavailable	6.6 mi Google-rated local pro
2	**Demo Window & Glass LLC** Match Website unavailable	★★★★½ **4.6** 390 reviews	(555) 010-0120 Email not publicly listed · Map unavailable	11.2 mi Google-rated local pro
3	**Example Window & Glass Pros** Match Website unavailable	★★★★½ **4.6** 347 reviews	(555) 010-0117 Email not publicly listed · Map unavailable	4.5 mi Google-rated local pro
4	**Sample Window & Glass Co.** Match Website unavailable	★★★★½ **4.6** 224 reviews	(555) 010-0116 Email not publicly listed · Map unavailable	1.9 mi Google-rated local pro
5	**Anytown Window & Glass Group** Match Website unavailable	★★★★★ **4.9** 160 reviews	(555) 010-0119 Email not publicly listed · Map unavailable	8.7 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #13 · PRIORITY REPAIR

Plumber

PL-01 · Plumbing fixture repairs

Locations: Master bath; hall bath; kitchen; back faucet; water heater

What needs attention

Loose toilet, shower seal, tub linkage, faucet handle, sink porcelain, water heater temperature.

What to do next

Plumber completes all items in one visit.

Detailed finding IDs: HI-15

Who to call

#	Business	Google	Contact	Distance / status
1	**Anytown Plumbing Group** Match Website unavailable	★★★★★ 4.7 525 reviews	(555) 010-0149 Email not publicly listed · Map unavailable	9.4 mi Google-rated local pro
2	**Demo Plumbing LLC** Match Website unavailable	★★★★★ 4.8 517 reviews	(555) 010-0150 Email not publicly listed · Map unavailable	10.8 mi Google-rated local pro
3	**Sample Plumbing Co.** Match Website unavailable	★★★★★ 4.7 412 reviews	(555) 010-0146 Email not publicly listed · Map unavailable	2.1 mi Google-rated local pro
4	**Main Street Plumbing Services** Match Website unavailable	★★★★½ 4.6 298 reviews	(555) 010-0148 Email not publicly listed · Map unavailable	6.7 mi Google-rated local pro
5	**Example Plumbing Pros** Match Website unavailable	★★★★½ 4.5 252 reviews	(555) 010-0147 Email not publicly listed · Map unavailable	4.4 mi Google-rated local pro

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

PRIORITY #14 · MAINTENANCE / OPTIONAL

Handyman / finish trades

MX-01 · Maintenance and cosmetic items

Locations: Driveway; porch; fence; den floor; attic

What needs attention

Driveway cracks, porch patches, old fence, den floor damage, attic debris.

What to do next

Address as routine upkeep if chosen.

Detailed finding IDs: HI-17

Who to call

No eligible contractor listings were returned for this scope.

Seller decision

☐ Address ☐ Obtain professional evaluation ☐ Provide existing documentation
☐ Discuss with realtor ☐ No seller action selected

Progress

☐ Not started ☐ Contacted contractors ☐ Scheduled
☐ Completed ☐ Documentation received

Notes / selected contractor:

Detailed Findings

Google-sourced, website-checked discovery candidates: Linked contractor options appear in the Seller Action Packs; any unlinked groups are clearly separated for applicability review. Where an official site was reachable, trade fit, the linked trade page, published service-area evidence and visibly published contact details were checked there. The website phone is shown when Google's number does not appear on the site (flagged "Phone differs from Google"); emails appear only when published on the business's own site. Google-only or unreachable listings are flagged. These checks do not establish licensing, insurance, workmanship, availability, suitability, or endorsement.

A HI-01 · Frayed, taped service entrance cable and rusted clamps

Electrical · Exterior service entrance cable · Immediate / before closing · Action Pack EL-01

Inspector observed Frayed Service Entrance cable on the outside. The cable has been repaired with electrical tape. Rusted clamps also noticed. Recommend an electrician inspect and repair.

In plain English The main cable bringing power from the utility into the house is worn, and someone wrapped it in tape instead of replacing it.

Why it matters Damaged service cable insulation can let water in and create shock or fire risk; tape is not a lasting repair.

Next action Have a licensed electrician evaluate the service entrance cable and clamps and provide a written repair scope; utility coordination may be needed.

Unknowns Whether the cable, weatherhead or meter base also need work.

Trade: Electrician · **Report ref:** Inspection §6.0, p. 38–39; summary p. 2–6



Report p. 38 · Report image, item 6.0 photo 1



Report p. 38 · Report image, item 6.0 photo 2

+1 more in original inspection, p. 39

A HI-02 · Burnt-looking and painted-over receptacles in master bedroom

Electrical · Master bedroom · Immediate / before closing · Action Pack EL-01

Inspector observed One burnt looking receptacle in the master bedroom. The other one has been painted and is inoperable.

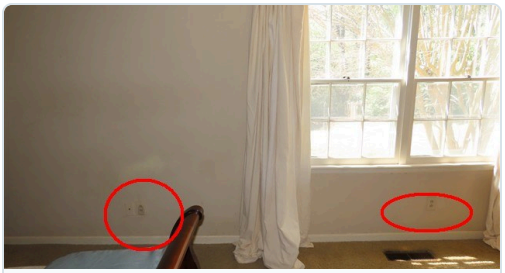
In plain English One outlet shows signs of overheating; another was painted over and no longer works.

Why it matters Scorch marks can mean a loose or overloaded connection that can worsen and start a fire.

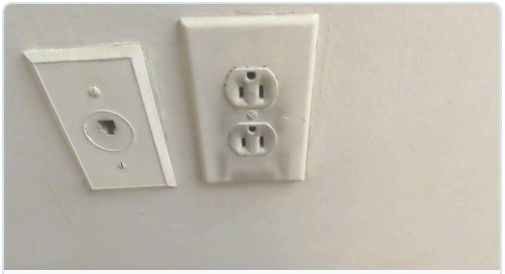
Next action Do not use the scorched outlet. Have an electrician find the cause, check the circuit and replace both receptacles.

Unknowns Cause of the scorching and whether the wiring behind it is damaged.

Trade: Electrician · **Report ref:** Inspection §6.2, p. 39–40; summary p. 2–6



Report p. 39 · Report image, item 6.2 photo 2



Report p. 39 · Report image, item 6.2 photo 3

A HI-03 · Smoke detectors did not work; GFCI receptacles failed

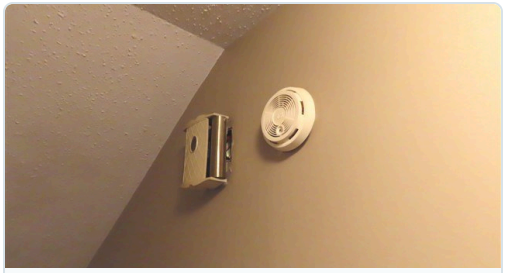
Electrical · Front door, back door, kitchen sink, whole house · Before closing or move-in · Action Pack EL-01

Inspector observed	Smoke detectors: Did not work when tested. Recommend updating the smoke detectors per local codes. Receptacle left of the front door did not work (replace with GFCI protected); back door receptacle would not trip; recommend GFCI outlets around the kitchen sink.
In plain English	The smoke alarms tested dead, and several outlets near water or outdoors lack working shock protection.
Why it matters	Working smoke alarms and GFCI outlets are basic life-safety protections.
Next action	Electrician to replace/add GFCI protection at the listed locations and update smoke detectors per local requirements.
Unknowns	Local smoke-alarm requirements — verify locally.

Trade: Electrician · **Report ref:** Inspection §6.4, 6.6, p. 40–41; summary p. 2–6



Report p. 40 · Report image, item 6.4 photo 1



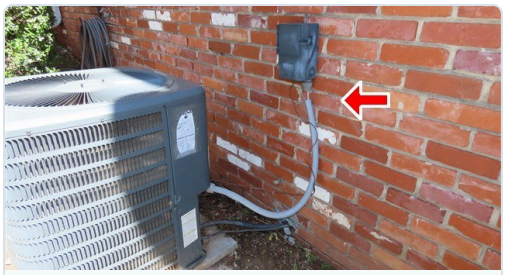
Report p. 41 · Report image, item 6.6 photo 1

C HI-04 · Minor electrical items: fixture caulk, fallen A/C conduit, bulbs, bath fan

Electrical · Exterior fixtures, A/C disconnect, various rooms, master bath · 0–90 days · Action Pack EL-01

Inspector observed	Recommend clear caulking around the base of the outside light fixtures. Fallen conduit noticed under the A/C breaker box. Several burned out and missing bulbs and damaged globes. Recommend an exhaust fan in the master bathroom.
In plain English	Small electrical upkeep items, plus no exhaust fan in the master bath.
Why it matters	Unsealed fixtures and loose conduit let water reach wiring; a bath without a fan holds moisture.
Next action	Bundle with the electrician visit: reattach the conduit, seal fixtures, replace bulbs/globes, and quote a bath exhaust fan.
Unknowns	Ducting route for a new bath fan.

Trade: Electrician · **Report ref:** Inspection §6.2, 6.9, 8.1, 10.2, p. 39–54; summary p. 2–6



Report p. 47 · Report image, item 8.1 photo 2



Report p. 39 · Report image, item 6.2 photo 1

A HI-05 · Rusted furnace flue pipe with a hole; full HVAC check recommended

HVAC / combustion venting · Roof flue pipe; heating and A/C equipment · Immediate / before closing · Action Pack HV-01

Inspector observed Rusting flue pipe noticed on the roof. There is also a hole on the right side of the pipe. Recommend a full heating and air check up (including exchanger, and flue pipes) and cleaning by a licensed HVAC tech. Missing insulation on the AC suction line.

In plain English The metal pipe that carries gas-appliance exhaust out the roof is rusted through in one spot.

Why it matters A damaged flue can leak exhaust gases, including carbon monoxide, or let water into the equipment.

Next action Have a licensed HVAC contractor inspect the flue, heat exchanger and system, and give written findings before relying on the heat. Insulate the suction line at the same visit.

Unknowns Which appliance(s) vent through this pipe and the condition of the heat exchanger.

Trade: HVAC contractor · **Report ref:** Inspection §4.2, 7.0, 8.1, p. 30, 44, 47; summary p. 2–6



Report p. 30 · Report image, item 4.2 photo 4



Report p. 44 · Report image, item 7.0 photo 1

B HI-06 · Step cracks at garage lintel; structural-looking cracks in master bedroom

Structure · Brick between garage doors; garage window; master bedroom walls · Before closing or contingency expires · Action Pack ST-01

Inspector observed Step cracks noticed between the garage doors. Most likely due to a rusted lintel. Recommend a lintel repair specialist inspect and repair. Hairline cracks under the garage window. Structural looking cracks noticed in the walls of the master bedroom. One the cracks has been filled and painted over with a different color.

In plain English The brick over the garage doors is cracking in a stair pattern, likely because the steel beam holding it up has rusted. Bedroom walls also show cracks, one previously patched.

Why it matters A failing lintel can let brick sag; interior cracks may or may not be linked to movement. Cause and extent need a professional opinion.

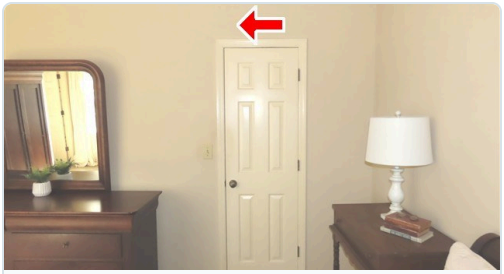
Next action Get a structural engineer's written opinion on the lintel and wall cracks before choosing a repair method; then a mason repairs per that scope.

Unknowns Whether cracks are active, and whether the interior and exterior cracks are related.

Trade: Structural engineer · **Report ref:** Inspection §2.1, 9.1, p. 11–12, 50–51; summary p. 2–6



Report p. 11 · Report image, item 2.1 photo 1



Report p. 50 · Report image, item 9.1 photo 1

B HI-07 · Water stain and efflorescence on crawlspace walls; negative grading

Structure / drainage · Crawlspace walls; soil around house · Before closing or contingency expires · Action Pack DR-01

Inspector observed Water stain and efflorescence (powder substance) noticed on the walls in the crawlspace. Negative slope and low spots noticed around the house. These areas do not appear to drain water away from home and needs landscaping and drainage corrected.

In plain English Water has been soaking through the foundation walls, and the ground around the house slopes the wrong way in places.

Why it matters Ongoing water against the foundation can raise crawlspace moisture and worsen masonry or wood damage.

Next action Drainage contractor to evaluate and correct grading; include the crawlspace stains in the structural engineer's review.

Unknowns Whether moisture is active; the crawlspace was only partially crawled.

Trade: Drainage / grading contractor · **Report ref:** Inspection §2.0, 3.5, p. 11, 23; summary p. 2–6



Report p. 11 · Report image, item 2.0 photo 1



Report p. 23 · Report image, item 3.5 photo 3

A HI-08 · Garage door does not auto-reverse; missing spring safety cables

Garage door · Garage · Immediate / before closing · Action Pack GD-01

Inspector observed Garage Door will not reverse when met with light resistance and needs adjusting. Missing safety cables noticed on the manual garage door springs. The garage doors are old wooden doors. A brace has been added to the bottom of the door to support a crack.

In plain English The opener does not stop and back up if something is in the way, and the springs have no cables to contain them if they break.

Why it matters Both can cause serious injury.

Next action Garage-door specialist to adjust/repair the reversing system, install spring safety cables and assess the cracked doors. Do not adjust springs yourself.

Unknowns Whether the cracked wooden doors can be repaired or need replacing.

Trade: Garage-door specialist · **Report ref:** Inspection §3.3, p. 19; summary p. 2–6



Report p. 19 · Report image, item 3.3 photo 1



Report p. 19 · Report image, item 3.3 photo 2

B HI-09 · Deck attachment, posts and railings; missing step handrails

Deck / stairs · Rear deck; front steps and porch; garage steps · Before closing or contingency expires · Action Pack CP-01

Inspector observed
The deck is older with weathered boards and incorrect railing. Recommend a deck specialist inspect and repair. The deck ledger board should have lag bolts no more than 18' apart and staggered. Only a couple of bolts found. The deck support posts are not secured on concrete pads. Recommend handrails on the front steps and porch. Improper railing for the garage steps.

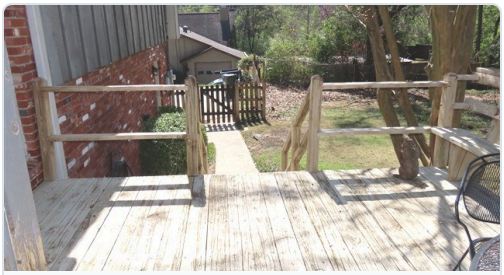
In plain English
The deck is not bolted to the house the way it should be, its posts are not on footings, and several stairs lack proper rails.

Why it matters
Poor ledger attachment and unsupported posts are common causes of deck failure; missing rails are a fall risk.

Next action
Deck contractor/carpenter to inspect and provide a written repair scope; engineer if structural design is needed. Permits may apply — verify locally.

Unknowns
Condition of hidden framing and ledger flashing.

Trade: Carpenter / deck contractor · **Report ref:** Inspection §3.4, 9.4, p. 20–22, 51; summary p. 2–6



Report p. 21 · Report image, item 3.4 photo 7



Report p. 21 · Report image, item 3.4 photo 9

C HI-10 · Wood rot at trim, fascia, eaves, doors and chimney plywood

Exterior envelope · Around house; bay window fascia; rear upper eave; front porch eave; garage entrance door; under chimney · 0–90 days · Action Pack CP-01

Inspector observed
Damaged wood noticed around the house. Soft wood in the fascia above the bay window; loose fascia and trim on the back of the chimney; rotted eave under the upper roof in back; loose wood on the eave above the front porch. Wood rot at the bottom of the garage entrance door. The plywood under the chimney has fallen (it covers the cantilevered floor joists for the chimney). Hairline cracks in the front wooden door; caulk garage door trim.

In plain English
Several areas of exterior wood are rotted, loose or missing.

Why it matters
Open, rotted wood lets in water and pests and can spread to framing.

Next action
Carpenter to replace rotted wood and re-cover the chimney cantilever, after any gutter/flashing leaks feeding the rot are fixed.

Unknowns
Extent of hidden rot behind trim.

Trade: Carpenter · **Report ref:** Inspection §3.0, 3.1, 3.4, 3.6, p. 14–25; summary p. 2–6



Report p. 24 · Report image, item 3.6 photo 1



Report p. 22 · Report image, item 3.4 photo 12

C · HI-11 · Rotted window frames; painted-shut and inoperable windows; screens

Windows · Back bay window, master bedroom, front two windows; dining room crank windows · 0–90 days · Action Pack WN-01

Inspector observed The windows are older, single paned windows. Some windows may need re-glazing. Water damaged (rotted) window frame noticed on the back bay window and the master bedroom. The frames on the front two windows are also rotted. Free all painted shut windows. The crank style windows in the dining room would not open. Damaged screens on the front windows; some windows missing screens.

In plain English Several older window frames are rotting, some windows will not open, and screens are damaged or missing.

Why it matters Rot spreads with water; windows that will not open can matter for emergency exit from bedrooms.

Next action Window contractor to evaluate frames for repair versus replacement, free stuck sashes, fix crank hardware and screens.

Unknowns Whether frames can be repaired or need replacement.

Trade: Window contractor · **Report ref:** Inspection §3.2, 3.7, 9.6, p. 17–18, 25–26, 52; summary p. 2–6



Report p. 18 · Report image, item 3.2 photo 3



Report p. 52 · Report image, item 9.6 photo 2

B · HI-12 · Chimney: rusted metal siding, rain cap, flashing; sweep before use

Chimney / fireplace · Chimney and fireplace · Before closing or move-in · Action Pack CH-01

Inspector observed Rusted metal siding noticed on the chimney. The rain cap is also rusted. Rusted flashing noticed on the chimney. The right side of the flashing is loose. Recommend having the Fire place cleaned by a Chimney sweep before using.

In plain English The chimney's metal skin, cap and flashing are rusting, and the fireplace has not been cleaned.

Why it matters Rusted cap and loose flashing let water into the chimney and roof; an uncleaned flue is a fire risk.

Next action Chimney professional to sweep and inspect, and repair cap/siding; roofer to reset the loose flashing (coordinate both).

Unknowns Condition of the flue liner.

Trade: Chimney professional · **Report ref:** Inspection §4.1, 4.2, 7.6, p. 29–30, 45; summary p. 2–6



Report p. 30 · Report image, item 4.2 photo 5



Report p. 29 · Report image, item 4.1 photo 2

C HI-13 · Older, patched roof; brown ceiling stain in spare bedroom closet

Roofing · Roof (left gable worn); spare bedroom closet ceiling · Before closing or contingency expires · Action Pack RF-01

Inspector observed	Older roof with some patched areas on the left side gable, a few worn looking areas and exposed nail heads. The left side was worn quicker then the rest of the roof. Brown water stain noticed in the spare bedroom closet.
In plain English	The roof is aging and patched, and there is a water stain on one closet ceiling whose source is not stated.
Why it matters	A stain can mean a past or present leak; an older roof may need repairs sooner.
Next action	Roofer to inspect the roof, seal exposed nails, and check whether the closet stain ties to a roof leak.
Unknowns	Whether the stain is active or old, and its source.

Trade: Roofer · **Report ref:** Inspection §4.0, 9.0, p. 28, 50; summary p. 2–6



Report p. 28 · Report image, item 4.0 photo 1



Report p. 50 · Report image, item 9.0 photo 2

C HI-14 · Old, rusted gutters; damaged gutter at chimney

Roof drainage · Around roof; right side of chimney · 0–90 days · Action Pack GU-01

Inspector observed	Old, rusted gutters noticed around the roof. The gutter on the right side of the chimney is damaged and dips in the middle. This area looks like it could hold water.
In plain English	The gutters are worn, and one section sags and holds water.
Why it matters	Failing gutters dump water onto fascia and the foundation, feeding the rot and grading issues above.
Next action	Gutter contractor to repair or replace gutters; route downspouts away from the house.
Unknowns	Fascia condition behind the gutters.

Trade: Gutter contractor · **Report ref:** Inspection §4.3, p. 30–31; summary p. 2–6



Report p. 30 · Report image, item 4.3 photo 1



Report p. 30 · Report image, item 4.3 photo 2

C HI-15 · Loose toilet, shower seal, tub linkage, faucet, sink; water heater temp

Plumbing · Master bath; hall bath; kitchen; back exterior faucet; water heater · 0–90 days · Action Pack PL-01

Inspector observed Toilet is loose at floor (master bathroom). Broken handle on the back outside faucet. Recommend re-sealing the master shower. Hall bathtub drain linkage did not work. Broken porcelain on the kitchen sink. Recommend turning the hot water down between 110 and 120. Presently 125.4 degrees.

In plain English A handful of fixture repairs, plus hot water set slightly above the inspector's suggested range.

Why it matters A loose toilet can leak at the seal and damage the floor; an unsealed shower lets water into walls.

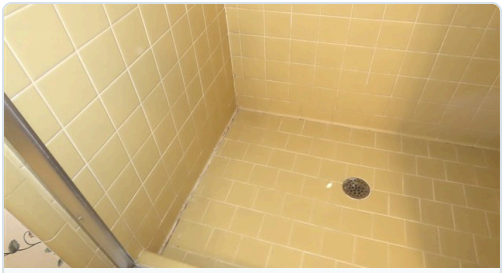
Next action Plumber to reset the toilet, reseal the shower, fix the tub linkage, faucet handle and sink, and adjust the water heater.

Unknowns Any hidden damage under the toilet.

Trade: Plumber · **Report ref:** Inspection §5.0–5.2, p. 33–34; summary p. 2–6



Report p. 33 · Report image, item 5.0 photo 1



Report p. 33 · Report image, item 5.1 photo 2

B HI-16 · Popcorn ceiling and duct tape that may contain asbestos

Environmental · Ceilings; garage duct tape · Before closing or contingency expires · Action Pack AS-01

Inspector observed The ceiling is popcorn ceiling. Recommend testing for asbestos. Asbestos looking tape areas in the garage. Recommend encapsulating by painting.

In plain English The inspector suggests testing the textured ceiling and duct tape for asbestos. Nothing has been tested yet.

Why it matters Disturbing asbestos-containing material can release fibers; testing tells you whether special handling is needed.

Next action Licensed asbestos testing professional to sample the materials. Do not sand, scrape or remove them before results.

Unknowns Whether asbestos is present at all — lab test required.

Trade: Asbestos testing professional · **Report ref:** Inspection §7.5, 9.0, p. 44, 50; summary p. 2–6



Report p. 50 · Report image, item 9.0 photo 1



Report p. 44 · Report image, item 7.5 photo 1

D HI-17 · Driveway cracks, porch patches, fence, den floor, attic debris

Site / interior · Driveway; front porch and steps; back fence; den floor; attic · 3–12 months · Action Pack MX-01

Inspector observed	Cracks and open areas noticed on the driveway. Multiple patched areas on the front porch and steps. The wooden fence in back is old with weathered and broken boards. Damaged area on the flooring in the den. Recommend cleaning debris from the attic.
In plain English	General wear and upkeep items.
Why it matters	Mostly appearance and maintenance; open driveway cracks let water under the slab.
Next action	Treat as maintenance; address with a handyman or relevant finish trade as the seller chooses.
Unknowns	None material.

Trade: Handyman / finish trades · **Report ref:** Inspection §3.4, 3.5, 9.2, 10.0, p. 20–23, 51, 54; summary p. 2–6



Report p. 23 · Report image, item 3.5 photo 1



Report p. 51 · Report image, item 9.2 photo 1

Trade Scopes and Work Sequence

Electrician

Investigate/repair: Frayed taped service cable, burnt receptacle, failed GFCIs, dead smoke detectors, minor fixture items. at Service entrance; master bedroom; front/back doors; kitchen; master bath; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-01, HI-02, HI-03, HI-04 **Dependency:** Utility coordination for service cable work

HVAC contractor

Investigate/repair: Rusted flue with a hole; full system check-up requested; suction line insulation missing. at Roof flue; heating and A/C equipment; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-05 **Dependency:** Before relying on heat

Garage-door specialist

Investigate/repair: Opener fails reverse test; spring safety cables missing; cracked braced doors. at Garage; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-08 **Dependency:** Do not adjust springs as DIY

Structural engineer

Investigate/repair: Step cracks at garage lintel, hairline cracks, patched bedroom wall cracks. at Garage front brick; garage window; master bedroom walls; crawlspace; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-06 **Dependency:** Engineer before mason bids

Mason

Investigate/repair: Rusted lintel and step-cracked brick. at Brick between garage doors; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-06 **Dependency:** After ST-01 scope

Asbestos testing professional

Investigate/repair: Popcorn ceiling and suspect duct tape — untested. at Ceilings; garage ducts; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-16 **Dependency:** Before any ceiling/duct disturbance

Carpenter / deck contractor

Investigate/repair: Ledger bolting, unsupported posts, incorrect railings, missing handrails, rotted trim and fascia, fallen chimney plywood. at Rear deck; front steps/porch; garage steps; fascia, eaves, doors, chimney cantilever; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-09, HI-10 **Dependency:** After gutter/flashing leaks fixed

Drainage / grading contractor

Investigate/repair: Negative slope and low spots; crawlspace water stains and efflorescence. at Around the house; crawlspace; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-07 **Dependency:** Coordinate with gutters/downspouts

Chimney professional

Investigate/repair: Rusted metal siding and rain cap, loose rusted flashing, fireplace needs sweeping. at Chimney and fireplace; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-12 **Dependency:** Coordinate flashing with roofer

Roofer

Investigate/repair: Worn/patched left gable, exposed nails, brown closet stain, loose chimney flashing. at Roof; spare bedroom closet ceiling; chimney flashing; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-13, HI-12 **Dependency:** Before ceiling stain repair

Gutter contractor

Investigate/repair: Old rusted gutters; sagging section holds water. at Roof edges; right of chimney; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-14 **Dependency:** Before fascia carpentry

Window contractor

Investigate/repair: Rotted frames, painted-shut sashes, crank windows won't open, damaged/missing screens. at Bay window; master bedroom; front windows; dining room; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-11 **Dependency:** Frame repair before paint

Plumber

Investigate/repair: Loose toilet, shower seal, tub linkage, faucet handle, sink porcelain, water heater temperature. at Master bath; hall bath; kitchen; back faucet; water heater; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-15 **Dependency:** None

Handyman / finish trades

Investigate/repair: Driveway cracks, porch patches, old fence, den floor damage, attic debris. at Driveway; porch; fence; den floor; attic; determine cause and extent; provide written findings, proposed correction, permit requirements, schedule, and photos of completed work.

Finding IDs: HI-17 **Dependency:** After other trades

Unknown / Not Inspected

ID	Area/system	Why unknown	How to resolve	Deadline
HI-U01	Garage walls and floor	Not able to fully inspect due to owner clutter (report p. 63).	Clear the garage and ask the inspector for a re-check.	Before closing or contingency expires
HI-U02	Crawlspace	Crawlspace was only partially crawled; water staining was seen.	Include full crawlspace in the engineer/drainage visits.	Before closing or contingency expires
HI-U03	Radon, mold and lead paint	Not tested during this inspection (report p. 8).	Decide whether testing is wanted.	Before closing or contingency expires
HI-U04	Spare bedroom closet stain	Source and whether it is active are not stated.	Roofer/plumber to identify source (RF-01).	Before closing or contingency expires
HI-U05	Asbestos content	Suspect materials not lab-tested.	Sampling under AS-01.	Before closing or contingency expires

Questions for the Parties

Inspector

- Did the closet ceiling stain read wet on a moisture meter?
- Which appliances vent through the holed flue pipe?
- Which parts of the crawlspace were not accessed?

Seller / listing side

- Are there invoices or warranties for prior roof patches, crack repairs or the master-bedroom wall patch?
- Any history of leaks in the spare bedroom closet?
- Any prior asbestos testing?

Specialists

- Is the garage lintel cracking active, and what repair method is needed?
- Is the heat exchanger sound and the flue safe to use?
- Do the popcorn ceiling or duct tape contain asbestos?

Limitations

- This plan summarizes the Sample Home Inspections, LLC report dated 1/15/2026; it is decision support, not a new inspection, code review, engineering opinion or legal advice.
- No cost, pricing, credit, or financial-planning layer is included or authorized.
- Contractor listings are Google-sourced and were checked against each business's own website on 2026-10-15 for trade fit, contact details and service area. They are not endorsements and do not establish licensing, insurance or workmanship.
- Seller response options are drafts; the realtor, seller and appropriate professionals must review before anything is sent.
- Contractor listings are Google-sourced and were checked against each business's own website on 2026-10-15 for trade fit and service area (phone numbers shown are Google's). They are not endorsements and do not establish licensing, insurance or workmanship.

Sources

- Sample Home Inspections, LLC, Inspection Report SAMPLE-0001, 123456 Main Street, 68 pages — pages cited in each finding
- Contractor listings in this sample are fictional and shown for illustration only.
- Contractor discovery: Google Places API (New) listing data plus bounded official-website checks on 2026-10-15 (trade fit and service area (phone numbers shown are Google's)). Website checks do not establish licensing, insurance, workmanship, availability, suitability, or endorsement.