



COVENANT HOME SERVICES



Sample Inspection Report

123 Example Street, Sample City, WY

TYPE	SIZE	YEAR BUILT
Single Family	Not disclosed	Withheld

Inspection Date: Sample Date

Inspector: Steven DeSchneau

Phone: (307) 352-9759

Email: steven@covenantwyo.com

Prepared for: Sample Client

Executive Summary



SAFETY & DEFICIENCY ISSUES TO ADDRESS

1. **Safety** Structural damage (Exterior)
2. **Safety** Opening in separation (Garage, Carport, and Detached Structures)
3. **Deficiency** Wood trim deteriorated (Exterior)
4. **Deficiency** Visible deterioration (Garage, Carport, and Detached Structures)
5. **Deficiency** Active moisture (Basement and Crawlspace)
6. **Deficiency** Active leak (Plumbing and Water Heating)
7. **Deficiency** Sink drains slowly (Kitchen, Laundry, and Appliances)

Inspection Details and Scope

✓ Looks Good

Records the conditions under which the inspection was performed and states its scope. This inspection was a visual, non-invasive examination of the readily accessible areas of the home, operated with normal user controls; it is not a code-compliance review or a warranty. It did not include testing for radon, mold, asbestos, lead paint, wood-destroying insects, or water quality, and did not evaluate septic systems, buried fuel tanks, wells, pools, or spas unless agreed in writing.

 **Additional scope notes:** This is a practice inspection and should not be used for any home purchase or sale.

 **Property type, occupancy, and attendees:** Single Family Home, occupied, Steven Deschneau
Inspector

 **Weather at inspection:** Cloudy

 **Utility status:** Electric on, Water on, Gas on, Wood/Pellet Stove or fireplace on

 **Areas not inspected and why:** Upper Roof- Access

 **Is the Roof to be walked on?:** True

 **Outdoor Temperature:** 65

 **Interior Temperature:** 68

✓ Inspected and found satisfactory

Scope of This Inspection, Property, Occupancy, and Attendees, Weather and Ground Conditions, Utilities, Excluded Areas and Obstructions

Site, Grading, and Drainage

⚠ Needs Attention

Covers the visible site features that affect the building: grading, surface drainage, paved surfaces, retaining walls, and vegetation near the structure.

 **Lot characteristics:** Generally level

 **Material:** Concrete

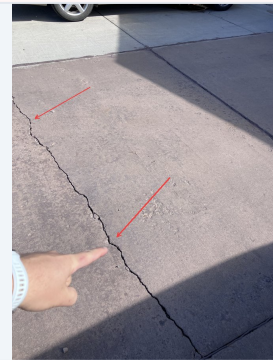
 **Material:** Concrete, Wood

✓ **Inspected and found satisfactory**
Grading and Surface Drainage, Vegetation and Site Features

3 ITEMS TO REVIEW

 **Cracked or settled surface** Deficiency Maintenance

 The driveway showed cracking or settlement. This is common as paved surfaces age; open cracks admit water that widens them through freeze and thaw.



⚠ Cracking or settlement **Deficiency** **Maintenance**

📋 Walkways showed cracking or settlement without a significant change in walking surface height.



⚠ Concrete Surface Deterioration **Deficiency** **Maintenance**

📋 Concrete Concrete surfaces showed deterioration, including surface scaling, flaking, or localized material loss. This condition is commonly associated with age, moisture exposure, freeze-thaw cycles, deicing salts, or improper finishing. Continued deterioration may allow additional moisture intrusion and accelerate surface damage.

💡 Recommend repairing deteriorated areas as needed and sealing exposed concrete surfaces with an appropriate concrete sealer. More extensive or deep deterioration should be evaluated by a qualified concrete contractor to determine the appropriate repair method.



– **Not Applicable**
Retaining Walls

Exterior

⚠️ Action Needed

Covers the readily accessible wall coverings, trim, windows and doors, decks and porches, and exterior details, viewed from the ground and other safe vantage points.

📄 **Material:** Wood Siding

📄 **Type:** Double-Hung

📄 **Material:** Wood, Concrete

📄 **Frame Material:** Vinyl

✓ **Inspected and found satisfactory**

Wall Cladding, Exterior Doors, Windows, Penetrations and Sealants, Exterior Faucets and Electrical

5 ITEMS TO REVIEW

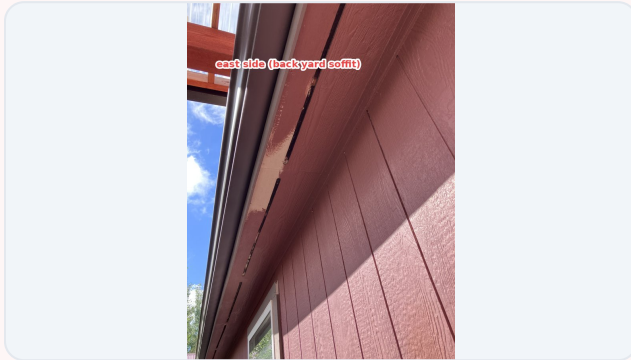
⚠️ Finish weathered **Deficiency** **Maintenance**

📄 The finish on trim and fascia boards was peeling or weathered, leaving the wood more exposed to moisture.



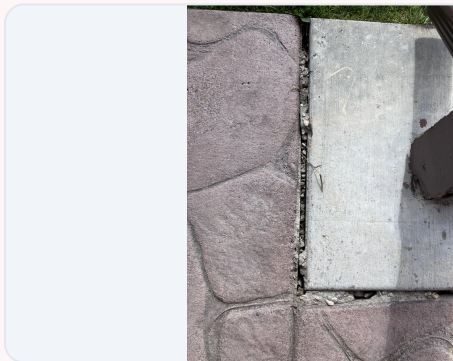
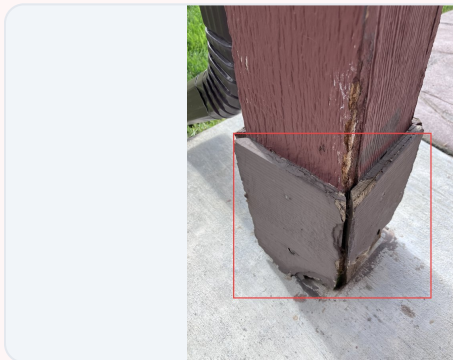
⚠ Missing Paint **Deficiency** **Maintenance**

- 📄 Paint was missing or deteriorated at one or more exterior surfaces, leaving the underlying material exposed. Unprotected surfaces can absorb moisture and may deteriorate more quickly, particularly in areas exposed to weather.
- 💡 Recommend properly preparing and repainting or sealing exposed surfaces to protect the material from moisture and weathering. Repair any damaged substrate as needed before applying the new finish.



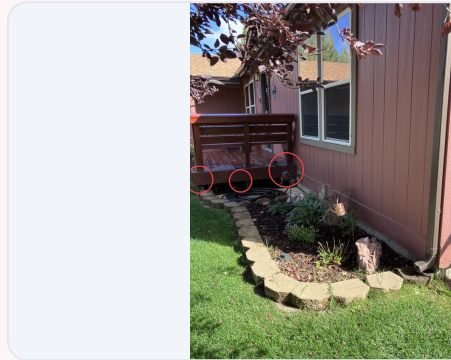
⚠ Wood trim deteriorated **Deficiency** **Deficiency**

- 📄 Trim around the two (2) roof overhang posts are badly deteriorated.
- 💡 replace trim, seal with exterior grade caulking, paint



⚠️ Structural damage **Deficiency** **Safety**

- 📄 Deck or porch structural components were damaged, decayed, or deteriorated. A weakened deck can fail suddenly under the weight of people gathered on it. The 4X4 post (2 observed) supporting the corner (west side) of the from deck appear to be unsupported; it is assumed that the deck joists are accounting for the majority of the load
- 💡 Have a licensed contractor add sufficient support to the deck posts. Deck in general is near it's end of life for a typical wood framed deck.



⚠️ Ledger flashing missing **Deficiency** **Monitor**

- 📄 No flashing was visible where the deck attaches to the house. Water running behind the ledger rots the ledger and the house framing it is bolted to.
- 💡 There does appear to be water damage under the deck from a missing or poorly installed flashing; it cannot be fully evaluated at this time. Have a licensed contractor remove a few deck boards along the house to determine the true condition of this area.

Roof

⚠️ **Needs Attention**

Covers the roof coverings, flashings, penetrations, drainage, and chimney exterior, examined from a safe vantage point. How the roof was accessed is recorded because it affects what could be seen.

📄 **Inspection method:** Viewed from ladder at eaves, Walked the roof

📄 **Material:** Asphalt Shingle, Built-up

📄 **Material:** Assumed galvanized, anodized, or painted flashings.

📄 **Type:** Gutters & Downspouts

 **Type:** Masonry, Metal/Prefab, Direct Vent

 **Approximate age:** 8 years (owner confirmed and no technical documentation provided)

✓ **Inspected and found satisfactory**

Access and Inspection Method, Roof Coverings, Flashings, Chimney Exterior

4 ITEMS TO REVIEW

⚠ **Boot attachment** Deficiency Maintenance

-  Metal flashing are all installed correctly. The fastener material (nails) used could not be determined (steel, galvanized, or other). The fasteners are showing deterioration more than what is considered normal for the age of roof. Some flashings are poorly installed but not leaking at the time of inspection.
- 💡 replace fasteners with appropriate galvanized roof nails only. A professional roofin contractor should perform the install. Nails are to be added to the downside of the roof penetration



⚠ Downspouts discharge at foundation **Deficiency** **Maintenance**

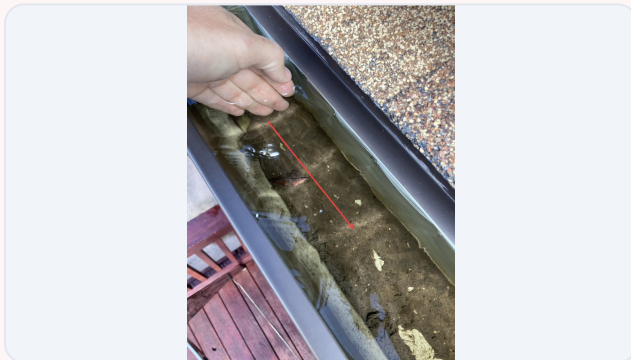
📄 Downspouts discharge next to the foundation. Concentrated roof water at the base of the wall is a leading cause of basement dampness. Located at the East corner of building; the downspout was disconnected; allowing water to drain against the foundation. Prolonged water exposure to foundation systems can cause serious structural damage.

💡 re-attach downspout to the vertical section of downspout. install galvanized sheet metal screws.



⚠ Gutters clogged **Deficiency** **Maintenance**

📄 Gutters were clogged with debris. Regular cleaning is recommended to ensure proper roof drainage. Location is on the Street side gutter only; clogged downspout on the west Southwest Corner



⚠ Skylight leak potential **Deficiency** **Monitor**

📄 Skylight shows moisture or condensation to framing members (observed through skylight, could not get an adequate picture. Monitor for leaks. Skylights should be checked twice per year for leaks.

Garage, Carport, and Detached Structures

⚠ **Action Needed**

Covers attached and detached garages and carports, the separation between the garage and living space, vehicle doors and openers, and any detached structures included in the inspection.

 **Configuration:** Attached garage

 **Structures included:** Detached Storage Shed (2)

✓ **Inspected and found satisfactory**

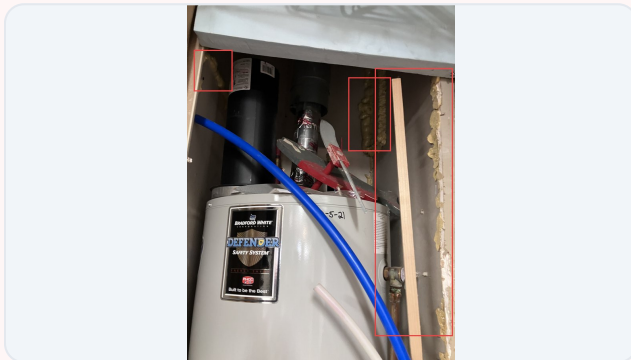
Garage or Carport Structure, Door to Living Space, Vehicle Door and Opener

2 ITEMS TO REVIEW

 Opening in separation Deficiency Safety

 The originally constructed firewall appears to have been modified. Access to the space was limited for first investigation.

 Removed items and confirm that there are no penetrations in the firewall



⚠ Visible deterioration **Deficiency** **Deficiency**

📄 An included detached structure showed damage or deterioration including the paint; trim, and roof areas.

💡 recommend replacing missing trim; scraping peeled paint, paint structures, and re-apply shingles.



Foundation and Structure

✓ Looks Good

Covers the visible foundation and structural framing and signs of movement, damage, or moisture. This is a visual inspection of accessible components, not an engineering analysis.

📄 **Type:** Poured Concrete

📄 **Type:** Dimensional Lumber

✓ **Inspected and found satisfactory**

Foundation, Columns, Piers, and Posts, Beams and Girders, Floor Structure, Wall Structure, Ceiling and Roof Framing

Basement and Crawlspace

⚠ **Needs Attention**

Covers the accessible below-grade areas: how they were accessed, moisture conditions, drainage equipment, ground cover, ventilation, and insulation.

📄 **Access method:** Crawlspace entered, Access from Inside Garage

✓ **Inspected and found satisfactory**

Access and Visibility, Ground Cover and Vapor Barrier, Ventilation and Insulation

1 ITEM TO REVIEW

⚠ Active moisture **Deficiency** **Deficiency**

- 📄 Active seepage, dampness, or standing water was present in the basement or crawlspace. Persistent moisture damages stored items and finishes, supports mold growth, and can deteriorate the structure over time.
- 💡 Fix leaks in the water irrigation system (at least 2). Leave crawler access door open for a minimum of 48 Hours after the leaks are repaired.



– **Not Applicable**
Sump Pump and Drainage Equipment

Attic, Insulation, and Ventilation

⚠ Needs Attention

Covers the accessible attic spaces: framing and sheathing, insulation type and coverage, ventilation, exhaust-duct terminations, and any signs of moisture.

📄 **Access method:** Viewed from access opening

📄 **Type:** Fiberglass batt, Blown fiberglass

📄 **Ventilation present:** Soffit vents, Gable vents

📄 **Approximate depth:** 18

✓ Inspected and found satisfactory

Access and Method, Framing and Sheathing, Ventilation, Moisture and Staining

1 ITEM TO REVIEW

⚠ Coverage thin or uneven **Deficiency** **Maintenance**

📄 Insulation coverage was thin, uneven, or missing in areas, specifically over the garage area. The garage is heated, and the thinner (in comparison to the home sections) can cause a decrease in home efficiency and an increase in utility charges. Typical for heating and cooling.

💡 Add approximately 12" of batt or blown in insulation. A professional contractor should evaluate. It is also noteworthy that no remedy is required or recommended based on the usage of the garage. If the temperature and functionality of the garage is adequate for the user. Then no added insulation is recommended.



– Not Applicable

Exhaust Duct Terminations

Plumbing and Water Heating

⚠ Needs Attention

Covers the visible water supply and distribution piping, drains and vents, fixtures, functional flow, water heating equipment, fuel piping, and the water and waste systems serving the home.

📄 **Supply Material:** Copper

📄 **Material:** PVC, ABS

📄 **Type:** Tank (Gas)

📄 **Fuel type:** Natural Gas

📄 **Source:** Municipal

📄 **Capacity:** 50

📄 **Main shutoff location:** Near the crawlspace entrance; Left side when entering crawler.

📄 **Approximate age:** 5 years

📄 **Water temperature at fixture:** 115

✓ Inspected and found satisfactory

Water Service and Main Shutoff, Drain, Waste, and Vent Piping, Fixtures and Faucets, Functional Flow and Drainage, Fuel Piping

2 ITEMS TO REVIEW

⚠ Active leak **Deficiency** **Deficiency**

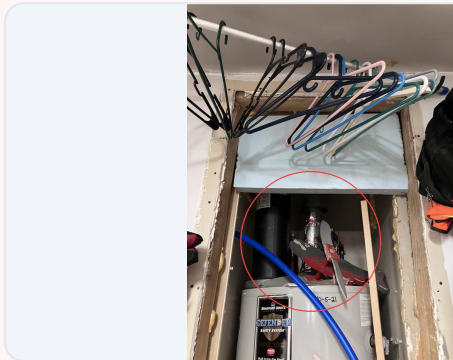
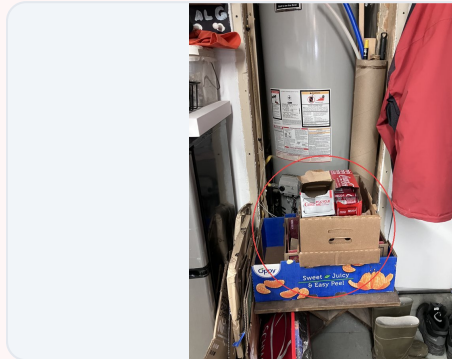
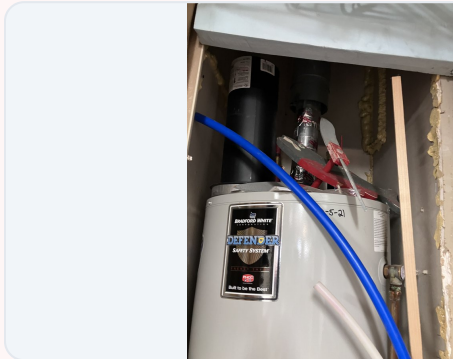
📄 An active water leak was found at a pipe, fitting, or valve. Located below and near the Guest bathroom. The exact location could not be determined due to limited access of insulation.

💡 A professional should removed insulation around the leak and determine the source. Fix any leaking pipes and replace insulation to original condition.



⚠️ Appliance Clearance Deficiency Maintenance

- 📄 Remove storage or random items from around the water heater. Items should not be placed on top of or in front of the water heater in this specific condition
- 💡 Remove items on top; leave 12" min of clear space in front of water heater; specifically the gas control and functional controls.



— Not Applicable

Well and Septic Systems

Electrical and Life Safety

✓ Looks Good

Covers the visible service entrance, panels, wiring, a representative sample of devices, ground-fault and arc-fault protection, and the home's smoke and carbon monoxide alarms.

📄 **Type:** Underground

 **Type:** Circuit Breakers

 **Wiring Type:** Copper (NM)

 **Alarms observed:** Smoke alarms, CO alarms, Combination units

 **Service Size (Amps):** 200

 **Panel brand:** Square D

 **Main Breaker (Amps):** 200

✓ **Inspected and found satisfactory**

Service Entrance, Main Panel and Subpanels, Branch Wiring, Grounding and Bonding, Receptacles and Switches, GFCI and AFCI Protection, Smoke and Carbon Monoxide Alarms

Heating

 **Needs Attention**

Covers the installed heating equipment, its fuel source, controls, heat distribution, venting, and combustion air, operated with normal controls where conditions allowed.

 **Type:** Forced Air Furnace

 **Fuel:** Natural Gas, Natural Gas Fireplace

 **Type:** Ductwork, Natural Gas Fireplace, In-floor Radiant

 **Approximate age:** 26 years

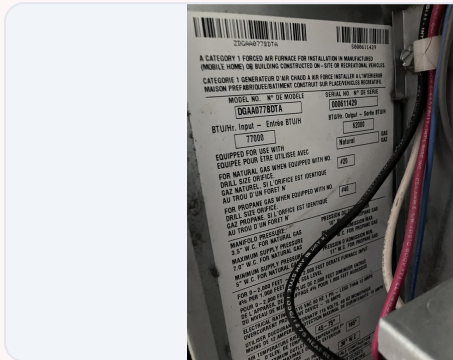
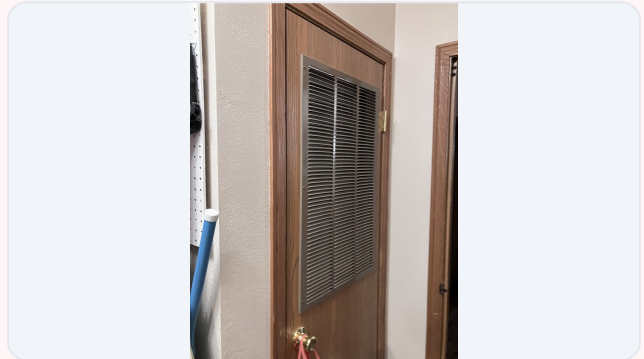
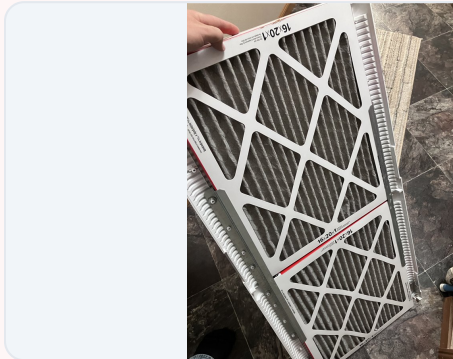
✓ **Inspected and found satisfactory**

Fuel and Energy Source, Thermostats and Controls, Heat Distribution, Venting and Combustion Air

1 ITEM TO REVIEW

⚠ Equipment at or past typical service life **Deficiency** **Maintenance**

- 📄 The heating equipment is at or past its typical service life based on its data plate or visible age. Remaining life cannot be determined from a visual inspection.
- 💡 The furnace has been well maintained, but will or has begun to enter the typical service life. A typical furnace can expect 20 years of functional operation.



Cooling

✓ Looks Good

Covers the installed cooling equipment, air distribution, and condensate handling, operated with normal controls where the weather allowed.

– **Not Applicable**

Cooling Equipment, Distribution and Airflow, Condensate Management

Fireplaces, Chimneys, and Solid-Fuel Equipment

✓ Looks Good

Covers the readily accessible portions of fireplaces, dampers, visible flues, and wood or pellet stoves. The interior of a flue cannot be fully seen in a home inspection.

 **Type:** Gas Insert or Log Set

✓ **Inspected and found satisfactory**

Fireplace and Firebox, Damper and Flue

– **Not Applicable**

Stoves and Fuel-Burning Appliances

Interior

⚠ Needs Attention

Covers the interior finishes, doors and windows, stairs and railings, and bedroom egress, based on a walk through every accessible room.

✓ **Inspected and found satisfactory**

Walls, Ceilings, and Floors, Interior Doors and Windows, Bedrooms and Emergency Egress

1 ITEM TO REVIEW

⚠ Handrail missing or loose **Deficiency** **Maintenance**

 Handrail on front deck appears to be loose; Most likely a result of the decking, ledger, and post conditions; only present on the front deck location.

💡 recommend a contractor to mitigate bearing and deck ledger issues. This is not currently a safety concern. But left un-attended, has the potential for deck failure and railing failure. The future life and condition of the railing cannot be determined.

Kitchen, Laundry, and Appliances

⚠ Needs Attention

Covers the kitchen plumbing, counters and cabinets, installed appliances, kitchen ventilation, and the laundry connections and dryer exhaust. Installed appliances are run with normal controls.

📋 **Appliances included:** Fridge, Stove, Oven, Microwave (countertop), dishwasher, Wine cooler

✓ Inspected and found satisfactory

Countertops and Cabinets, Range, Oven, and Cooktop, Range Hood and Kitchen Ventilation, Dishwasher and Disposal, Refrigerator and Other Appliances, Laundry Connections and Dryer Exhaust

1 ITEM TO REVIEW

⚠ Sink drains slowly **Deficiency** **Deficiency**

📋 The kitchen sink drained slowly, which usually means a partial blockage in the trap or branch line. Sink drains slow on the Garbage Disposal side.

💡 a Professional should clean and inspect traps. And determine the garbage disposal condition and drain points of the garbage disposal.

Bathrooms

⚠ Needs Attention

Covers each bathroom's fixtures, tub and shower surrounds, ventilation, and moisture conditions.

✓ Inspected and found satisfactory

Toilets, Sinks, Tubs, and Faucets, Ventilation, Moisture and Finishes

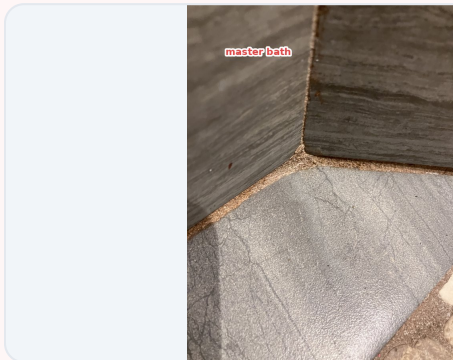
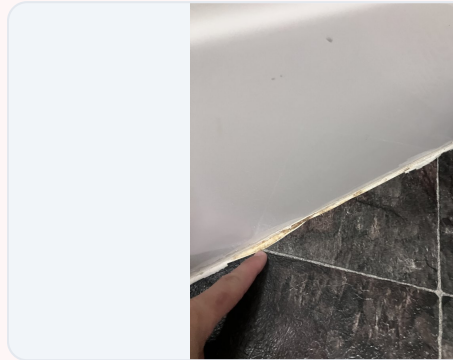
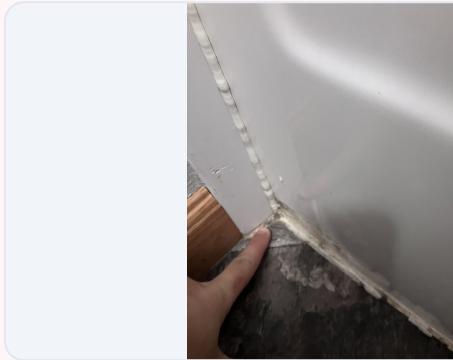
1 ITEM TO REVIEW

⚠️ Caulk or grout deteriorated Deficiency Maintenance

- 📄 Guest bathroom Caulk or grout joints at the tub or shower were cracked, stained, or missing in places. These joints are the maintenance line that keeps splash water out of the walls.

Master bathroom Shower; clean and maintain grout joints near the bottom of shower basin. No loose grout was present at time of inspection.

- 💡 Clean and replace old caulking as needed. The stains show that water is frequent at the tub surround, typically from splashing water. There were no leaks present at the time of inspection.



Covenant Home Services

Inspection Date: Sample Date

This report is the exclusive property of the inspection company and the client. It is not transferable to any other parties. The inspection and report are performed in accordance with the standards of practice of the state in which the inspection was conducted.