

Our reports contain a **Summary Letter**, which is in outline form, straight and to the point. Each item requiring service will be under a specific heading describing the deficiency and any necessary recommendations. For example, any electrical deficiencies requiring evaluation or repair by a licensed electrician will be outlined clearly under the heading ELECTRICAL. Any plumbing deficiencies under PLUMBING and any roofing deficiencies under ROOFING and so on...

As for the **Full Report**, we comment not only items that require service, but also items that have been deemed operational or functioning as intended. Furthermore, recommendations regarding maintenance or items requiring periodic monitoring are spelled out in detail as well.

Items that are deficient or are in need of further evaluation or repair as described in the Summary Report will be addressed in the Full Report under the appropriate report heading. If possible, digital photographs will be inserted into the body of the report to assist in documenting and or describing the deficiency.



As can be seen in the above photographs, there is evidence of leaks in several areas of the roof, which can only be viewed from the attic. The Inspection report would indicate where the leaks or deficiencies were noted and what actions are to be taken. With respect to this matter, *“Inspector noted evidence of leaks in the roof just above the garage and at an improperly installed clothes dryer vent which is located just above the laundry room. As these leaks appear active (confirmed by moisture meter) Inspector recommends that a licensed roofing contractor conduct a further evaluation and make any necessary repairs”*. Simple and to the point...

Our professionally created reports are emailed to you in PDF format. Usually you can expect your report within 24-hours from the time your inspection was completed. Upon request, your report can be completed on-site.

We encourage you to attend your scheduled inspection so that you can see first hand your Inspector at work. You can expect to be walked through the inspection process and apprised of any substantial deficiencies or items requiring service. Often this is the time when the Inspector makes home care or maintenance suggestions, which may be necessary in the not so distant future. Additionally, your presence during the Inspection provides you the opportunity to ask any questions or secure any clarifications regarding the Inspectors findings.