



**HomeScope**

HOME INSPECTION REPORT

# Sample Inspection — 1254 Maple Street, Wilmington DE

1254 Maple Street, Wilmington, DE 19801

**Inspection Date**  
2026-04-15

**Client**  
Priya & Daniel Okafor

**Report ID**  
SAMPLE-00000

**Inspector**  
Alex Thompson

**License**  
Lic# DE-HI-4812

**Weather**  
Partly cloudy, 62F, light NW wind

# Table of Contents

This report is organized by InterNACHI-style system. Each section lists the findings in severity order with supporting photos. 7 total findings across 7 sections.

SECTION	FINDINGS	PAGE
<b>Severity Legend</b>	Reference	<b>3</b>
<b>Executive Summary</b>	Rollup + priority findings	<b>4</b>
<b>Roof</b>	1 finding Mj:1	<b>5</b>
<b>Exterior</b>	1 finding Md:1	<b>6</b>
<b>Electrical</b>	1 finding Mj:1	<b>7</b>
<b>Plumbing</b>	1 finding Md:1	<b>8</b>
<b>Heating, Cooling &amp; Ventilation</b>	1 finding Md:1	<b>9</b>
<b>Doors, Windows &amp; Interior</b>	1 finding Mn:1	<b>10</b>
<b>Other Observations</b>	1 finding Mn:1	<b>11</b>
<b>Legal Disclaimers</b>	5 sections	<b>12</b>
<b>Standards of Practice</b>	InterNACHI reference	<b>13</b>

---

## Inspection Details

<b>Property</b>	1254 Maple Street, Wilmington, DE 19801
<b>Date</b>	2026-04-15
<b>Inspector</b>	Alex Thompson
<b>Report ID</b>	sample-000000

# Severity Legend

Every finding in this report is tagged with one of the five severity levels below. The color cue is consistent across the cover, the table of contents, and each finding card.

**SAFETY**

## **Safety**

Immediate safety concern — stop use or repair before occupancy.

**MAJOR**

## **Major**

Significant defect — repair within 30–60 days.

**MODERATE**

## **Moderate**

Repair when possible — will worsen over time if ignored.

**MINOR**

## **Minor**

Cosmetic or minor issue — optional.

**INFO**

## **Info**

Informational observation — no action required.

---

Legacy reports may use the label 'Critical' in place of 'Safety' — they refer to the same top-tier severity.

# Executive Summary

The rollup below counts every active finding by severity. Priority items are previewed with their section and headline so a reader can triage before opening the section detail.

## Finding severity breakdown

Safety 0	Critical 0	Major 2	Moderate 3	Minor 2	Info 0
-------------	---------------	------------	---------------	------------	-----------

## Priority findings

**MAJOR** / Roof

**Shingle granule loss along south-facing slope**

**MAJOR** / Electrical

**Double-tapped neutrals in main panel**

**MODERATE** / Heating, Cooling & Ventilation

**HVAC condenser coil heavily fouled**

## Inspector's Overall Narrative

This sample report shows the format and depth of a typical HomeScope inspection. The home is a 1978 two-story with original systems in place. Overall condition is fair; several moderate findings require monitoring and two major items warrant prompt attention. Roof, HVAC, and electrical are the primary areas of concern. This is a representative example generated for marketing and does not reflect an actual property.

**SYSTEM OVERVIEW**

The roof system is the home's primary defense against weather. It includes the roof covering (shingles, tile, metal, or membrane), underlayment, flashings at walls and penetrations, drainage (gutters, downspouts, scuppers), skylights, and visible ventilation components.

**WHAT WAS INSPECTED**

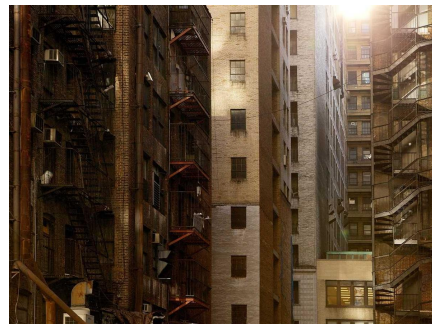
The inspector visually examined the roof covering, flashings, skylights, chimneys, and roof penetrations from the ground, a ladder at the eave, or by walking the roof where safely accessible. The gutters, downspouts, and visible portions of the roof drainage were observed for condition and attachment. A representative sample of the roof was described and the approximate age of the covering noted where the information could reasonably be determined.

**MAJOR** /roof**Shingle granule loss along south-facing slope**

Shingle granule loss along... (1/3) — Roof,



Shingle granule loss along... (2/3) — Roof,



Shingle granule loss along... (3/3) — Roof,

Approximately 30% of the south-facing slope shows significant granule loss, exposing the underlying asphalt mat. The affected area spans roughly 200 square feet. Remaining service life is estimated at 3 to 5 years under normal weather.

**Recommendation: Obtain two quotes from licensed roofers for partial or full replacement. Defer cost planning no later than 2028.**

**LIMITATIONS — WHAT WAS NOT INSPECTED**

The roof was evaluated from accessible vantage points. The inspector did not walk slopes unsafe due to pitch, height, weather, or structural concern, and does not inspect underlayment, fasteners under covering, interior sheathing, or areas concealed by snow, leaves, or debris. Leakage history and warranty transferability are beyond the scope of a visual inspection.

**SYSTEM OVERVIEW**

The exterior system includes the wall cladding (siding, stucco, brick, stone), trim, soffits and fascia, exterior doors, decks, porches, steps, railings, driveways, walkways, grading immediately adjacent to the foundation, and vegetation contacting the structure.

**WHAT WAS INSPECTED**

The inspector walked the perimeter of the home and visually examined the siding, trim, flashings, soffits, and fascia for damage, improper installation, or deferred maintenance. Exterior stairs, decks, porches, railings, and guards were checked for stability and code-era safety concerns. Grading and surface drainage at the foundation were observed for negative slope or pooling. Driveways and walkways were assessed for trip hazards and major deterioration.

**MODERATE** /exterior**Settlement cracks in front porch slab**

Settlement cracks in front porch... (1/3) —



Settlement cracks in front porch... (2/3) —



Settlement cracks in front porch... (3/3) —

Two hairline cracks running perpendicular to the house, each approximately 3 to 4 feet long. No elevation differential measurable at the cracks. Likely cause is normal soil settlement rather than structural movement.

**Recommendation: Monitor annually. If differential settlement appears, consult a foundation specialist.**

**LIMITATIONS — WHAT WAS NOT INSPECTED**

Exterior components were evaluated visually from ground level and representative points. Detached structures, fences, retaining walls, seawalls, irrigation systems, underground drainage, and landscape lighting are excluded. Efflorescence, cosmetic stucco/siding cracks, and decorative trim are noted only when they indicate a systemic issue.

**SYSTEM OVERVIEW**

The electrical system includes the service entrance and drop, meter, service panel and any sub-panels, branch-circuit wiring, receptacles, switches, lighting fixtures, and the required overcurrent and ground-fault / arc-fault protective devices.

**WHAT WAS INSPECTED**

The inspector examined the visible service entrance, main panel, and accessible sub-panels with deadfront covers removed (when safe). A representative sample of receptacles, switches, and lighting fixtures was operated. GFCI and AFCI protection was tested where present and safely accessible. The inspector noted the service amperage, main panel manufacturer, visible grounding and bonding, and any double-taps, exposed wiring, or panel damage observed.

**MAJOR** /electrical**Double-tapped neutrals in main panel**

Double-tapped neutrals in main... (1/3) —



Double-tapped neutrals in main... (2/3) —



Double-tapped neutrals in main... (3/3) —

Two circuits share a single neutral bus lug inside the 200A main panel. This is a code violation and a potential overheating risk, though no visible damage or scorching was observed during inspection.

**Recommendation: Have a licensed electrician separate the shared neutrals within 30 days. Typical cost \$150 to \$300.**

**LIMITATIONS — WHAT WAS NOT INSPECTED**

The electrical inspection covers the service entrance, main panel, sub-panels, a representative sample of receptacles and switches, and visible branch wiring. The inspector does not operate main disconnects, test every outlet, verify circuit labeling accuracy, evaluate low-voltage systems (doorbells, alarms, data, AV), or open sealed junction boxes. Aluminum branch wiring in outlets is noted when visible but not traced.

## SYSTEM OVERVIEW

The plumbing system includes the water service entrance, interior water supply piping, fixtures (sinks, tubs, showers, toilets), drain-waste-vent piping, the water heater, and visible fuel-gas piping to plumbing appliances.

## WHAT WAS INSPECTED

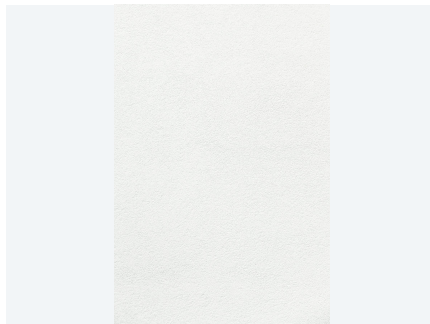
The inspector operated a representative number of plumbing fixtures, ran water at each, and visually checked supply and drain lines under sinks and at accessible locations. The water heater was examined for age, capacity, venting, TPR valve, connections, and signs of leakage or corrosion. Visible main shut-off location was noted. Functional flow and drainage were observed, not pressure-tested.

### MODERATE /plumbing

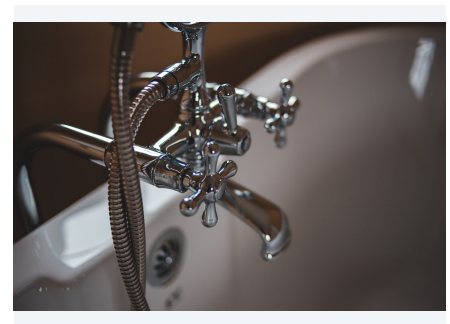
## Hot water heater approaching end of service life



Hot water heater approaching end... (1/3)



Hot water heater approaching end... (2/3)



Hot water heater approaching end... (3/3)

40-gallon gas water heater is 12 years old (manufacture date May 2014). No active leaks or corrosion observed, but units of this type typically last 10 to 15 years.

**Recommendation: Budget for replacement within 24 months. Consider upgrading to a heat-pump water heater for energy efficiency rebates.**

## LIMITATIONS — WHAT WAS NOT INSPECTED

Plumbing inspection covers visible supply, drain/waste/vent, and fixtures operated under normal use. The inspector does not test for water hammer, pressure-test the system, operate main shut-offs or gas valves, inspect interiors of drain lines (sewer scope), assess water quality, or evaluate private wells and septic systems. Water softeners, whole-house filtration, and landscape irrigation are excluded.

## SYSTEM OVERVIEW

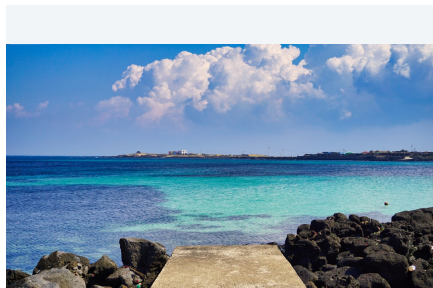
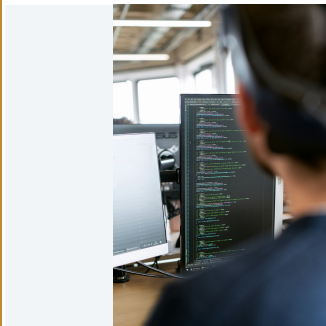
The HVAC system includes the primary heating equipment (furnace, boiler, heat pump), cooling equipment (split system, package unit, mini-split), ductwork or distribution piping, registers and returns, the thermostat, and combustion venting for fuel-fired appliances.

## WHAT WAS INSPECTED

The inspector operated the heating and cooling systems through normal thermostat controls, observed the response at supply registers, and examined visible equipment, venting, condensate management, and filter condition. Equipment age was recorded from data-plate labels where legible. Refrigerant levels were not measured and heat exchangers were not disassembled.

## MODERATE /hvac

### HVAC condenser coil heavily fouled



HVAC condenser coil heavily fouled (1/3) — HVAC condenser coil heavily fouled (2/3) — HVAC condenser coil heavily fouled (3/3) —

Outdoor condenser coil is coated with organic debris and cottonwood fluff, reducing heat-transfer efficiency. Unit is a 2015 Carrier in otherwise serviceable condition. System is running approximately 20% longer than expected on peak days.

**Recommendation: Schedule annual service including coil cleaning. Budget \$150 to \$250 per visit.**

## LIMITATIONS — WHAT WAS NOT INSPECTED

Heating and cooling systems are operated through normal thermostat controls when outdoor temperatures permit. Heat exchangers, internal components behind access panels, refrigerant levels, humidifiers, zone dampers, and boiler interiors are not opened. Systems that are winterized, off-season, or require specialist disassembly are noted as Not Inspected. Life-expectancy estimates are informational only.

## SYSTEM OVERVIEW

The interior covers walls, ceilings, floors, doors, windows, stairs, interior railings, cabinets, countertops, and representative installed fixtures. It also includes detection devices (smoke and CO alarms) observed during the inspection.

## WHAT WAS INSPECTED

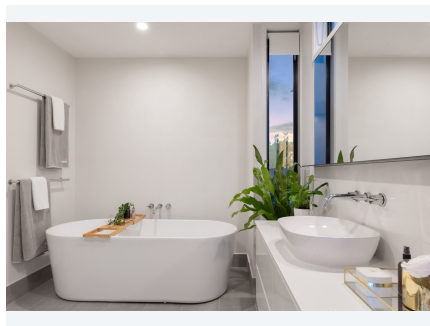
The inspector walked each accessible interior room and visually examined wall, ceiling, and floor finishes for damage, deflection, or moisture staining. A representative sample of windows and doors was operated for binding, broken seals, or hardware failure. Stairs, handrails, and guards were checked for stability and safe geometry. Smoke and CO alarms were visually noted for presence and approximate age.

### MINOR /interior

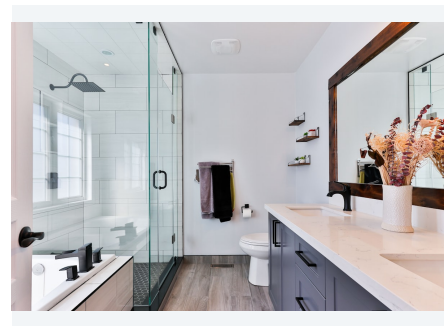
## Caulk failure at master bathroom tub surround



Caulk failure at master bathroom... (1/3) —



Caulk failure at master bathroom... (2/3) —



Caulk failure at master bathroom... (3/3) —

Silicone caulk at the tub-to-tile joint has pulled away in three locations. Risk of water migration behind the tile is low at present but will worsen if unaddressed.

**Recommendation: Remove old caulk and reapply with mildew-resistant silicone. DIY fix, under 1 hour.**

## LIMITATIONS — WHAT WAS NOT INSPECTED

Interior inspection covers a representative sample of walls, ceilings, floors, doors, and windows. The inspector does not move furniture, lift rugs, remove wall coverings, or test every window and door. Cosmetic finishes, minor nail pops, and color variation are outside scope. Appliance operation in kitchens is summarized under Built-In Appliances.

## SYSTEM OVERVIEW

This section carries observations that fall outside the ten InterNACHI Standards of Practice systems above. Typical entries include life-safety items (smoke detector age, handrail geometry), cosmetic notes the client asked about, or courtesy observations the inspector felt were worth recording.

## WHAT WAS INSPECTED

The inspector recorded these observations during the normal course of the inspection. They are provided as courtesy notes and are not guaranteed to be complete or representative of all such conditions in the home. They do not expand the scope of the inspection or the inspector's liability under the inspection agreement.

### MINOR /other

#### **Smoke detector at stair landing past recommended replacement age**

Detector manufacture date is March 2012. NFPA 72 recommends replacement every 10 years regardless of battery status.

**Recommendation: Replace with a dual-sensor photoelectric and ionization unit. Cost approximately \$25.**

## LIMITATIONS — WHAT WAS NOT INSPECTED

The observations in this section fall outside the 11 InterNACHI Standards of Practice systems and are provided as courtesy notes. They are limited to visible conditions observed during the inspection window and are not covered by the main scope or warranty of the inspection.

# Legal Disclaimers

The following five disclaimers govern the interpretation and use of this report. Read them carefully before acting on any finding.

## 1. Scope of Report

This inspection is a noninvasive, visual examination of the readily accessible systems and components of the subject property, conducted in substantial compliance with the applicable Standards of Practice (InterNACHI, ASHI, or state-equivalent). The report reflects conditions observed on the date of inspection and does not predict future performance or failure. Items inspected are limited to those that were visible without disassembly, excavation, or the movement of stored goods.

## 2. Limitations

This report is NOT a warranty or guarantee, expressed or implied, regarding the condition of the property. Latent, concealed, inaccessible, or intermittent defects may not be identified. Items expressly excluded include, but are not limited to: mold and fungi, wood-destroying organisms and pest infestations, subterranean plumbing and sewer lines, underground storage tanks, asbestos, lead paint, radon, formaldehyde or other environmental contaminants, pools and spas, water softeners, low-voltage or security systems, and any detached structures not part of the primary dwelling. Specialist evaluations are recommended when any of these items are a concern.

## 3. Client Responsibilities

The Client is responsible for reading this entire report, seeking qualified specialists for further evaluation of any item flagged, obtaining written estimates for recommended repairs, and reviewing this report alongside the seller's disclosures and any other available documentation before making a purchase decision. This report is a tool to assist decision-making and should not be used as a substitute for due diligence, legal counsel, or specialist evaluation.

## 4. Inspector Accountability

The licensed home inspector named on the cover page is solely responsible for the content of this report, including all findings, severity assessments, and recommendations. The inspector has reviewed, edited, and attested to every finding prior to publishing. This report is the exclusive property of the inspector and the Client named herein and is not transferable to any third party or subsequent buyer; third parties should commission their own inspection from a qualified home inspector of their choosing.

## 5. SaaS / AI-Assisted Drafting Disclaimer

HomeScope is a software platform operated by Sandingzone, Inc. (a Delaware corporation). Sandingzone does NOT perform home inspections, does NOT employ home inspectors, and is NOT a licensed home inspection service provider in any U.S. state. HomeScope uses artificial intelligence, including computer-vision models, to produce draft findings from photographs uploaded by the inspector. AI-generated content is a draft suggestion only, may contain errors or omissions, and is not a substitute for the professional judgment of a licensed home inspector. All AI-assisted content in this report has been reviewed, edited, and approved by the licensed inspector named on the cover. Sandingzone, Inc. makes no representation or warranty regarding the accuracy or completeness of AI-generated drafts and is not a party to the inspection contract between the inspector and the Client.

---

Report generated by HomeScope, a software platform by Sandingzone, Inc. (Delaware).  
Disclaimer version: 2026-04-24

# Standards of Practice

This inspection was conducted in substantial compliance with the International Association of Certified Home Inspectors (InterNACHI) Residential Standards of Practice. The published standard defines what an inspector is obligated to examine, what is outside the scope of a general home inspection, and the minimum form of reporting required.

## Primary reference

InterNACHI Residential Standards of Practice:

<https://www.nachi.org/sop.htm>

## Systems covered in this report

- Roof
- Exterior
- Basement, Foundation & Structure
- Electrical
- Plumbing
- Heating, Cooling & Ventilation
- Doors, Windows & Interior
- Attic, Insulation & Ventilation
- Built-In Appliances
- Other Observations

---

## Out of scope (summary)

Mold and fungi; wood-destroying organisms (pest); sewer-scope interiors; underground storage tanks; asbestos, lead paint, and radon; pools and spas; water softeners and whole-house filtration; private wells and septic systems; low-voltage and security systems; detached structures. Specialist evaluations are recommended if any of these items are a concern to the Client.

Disclaimer version: 2026-04-24. Report generated by HomeScope, a software platform by Sandingzone, Inc. (Delaware).