



SUMMARY

1234 Main Street Rockford IL 61101

Buyer Name
06/15/2026 9:00AM

Dan Aranki
IL License No. 450.013334, interNACHI
Certified Professional Inspector®
D.A. Inspections
(815) 765-4324
info@da-inspections.com



This summary highlights the most significant findings from the inspection, including safety concerns, major defects, and issues that may require immediate attention. For a complete understanding of the home's condition, please review the full inspection report. If you have any questions, feel free to reach out.

2.3.1 Exterior Systems

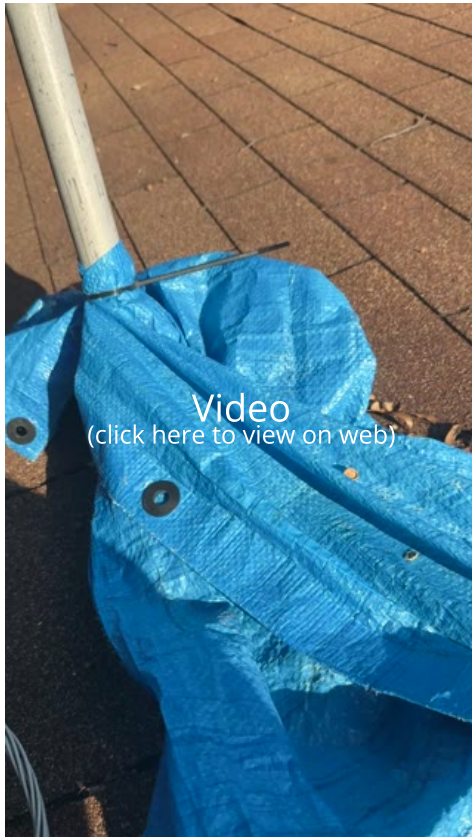
DAMAGE AT MAST

 Material Defect

Damage was observed at the electrical service mast. A damaged mast can compromise the safe support and protection of service conductors, creating fire and shock hazards. **Immediate evaluation and repair by the electrical utility provider or a licensed electrician are recommended.**

Recommendation

Contact a qualified electrical contractor.



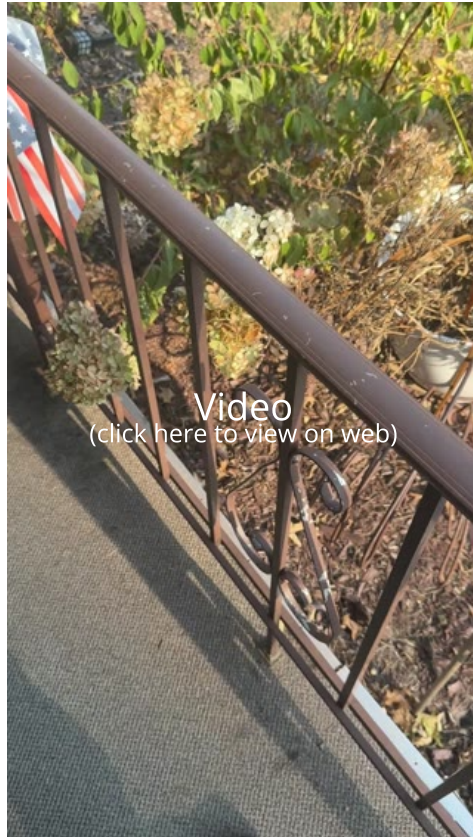
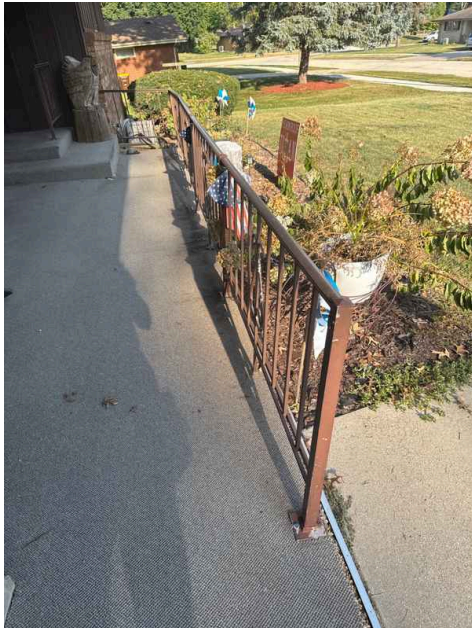
2.6.1 Decks / Porches / Railings

LOOSE RAILING COMPONENT



A loose railing component was observed. This condition presents a safety hazard, as it may not provide adequate support. Correction and further evaluation by a qualified contractor is recommended.

Recommendation
Contact a qualified handyman.



3.1.1 Roof Covering Materials

ROOF SAG OR DEFLECTION



Areas of sag or deflection were observed in the roof structure. This condition may be due to undersized framing members, long-term moisture exposure, prior modifications, or natural aging of materials. While sagging is not uncommon in older homes, it may indicate weakening or stress in the structural components.

Further evaluation by a qualified roofing contractor or structural engineer is recommended to determine the cause and any necessary corrective action.

Recommendation
Contact a qualified roofing professional.



3.1.3 Roof Covering Materials

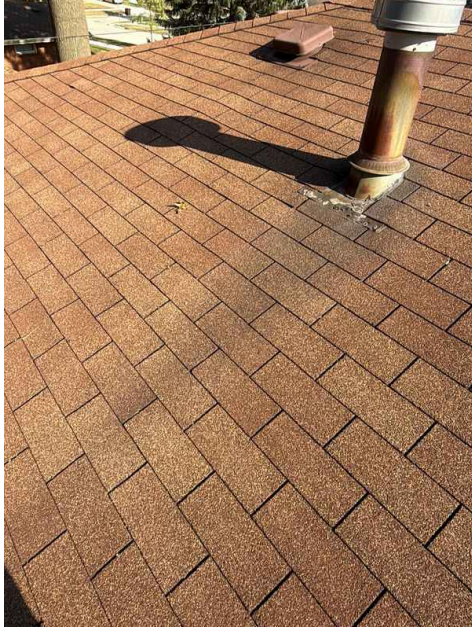
ROOF SYSTEM APPEARS AGED AND NEAR END OF EXPECTED SERVICE LIFE

Defect

The roof system appears to be aged and may be near or beyond its expected service life, based on visual observations and typical lifespan data from [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#). While no active leaks were confirmed, older roofing materials are more vulnerable to water intrusion, especially during severe weather. Ask the seller about recent roof performance and any prior repairs. Further evaluation and budgeting for repair or replacement by a qualified roofing contractor are recommended.

Recommendation

Recommend monitoring.

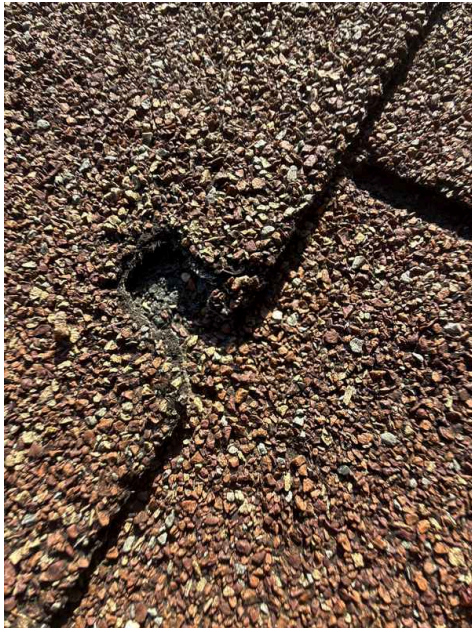
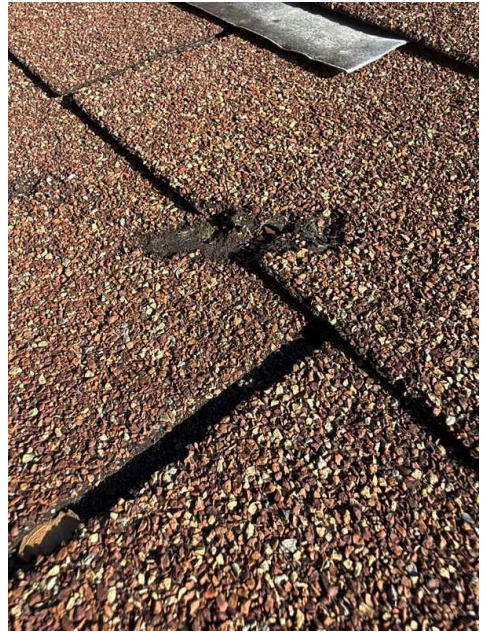


3.1.4 Roof Covering Materials

SUSPECTED HAIL DAMAGE TO ROOF COVERING



Areas of the roof covering exhibited marks consistent with possible hail damage. This condition may affect the service life of the roofing materials. Evaluation by a qualified roofing contractor is recommended.



3.2.1 Flashing

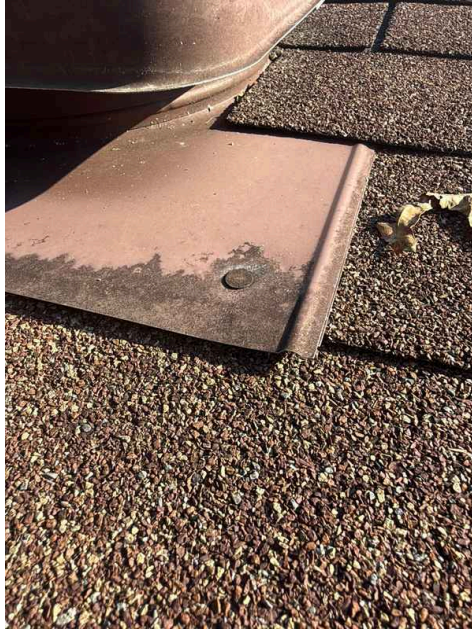
VENT PIPE FLASHING DEFECT

Defect

Defects were observed at the vent pipe flashing. Flashing in these areas is intended to seal roof penetrations and prevent water intrusion. Damaged, improperly installed, or deteriorated vent pipe flashing increases the potential for roof leaks in affected areas. Correction and evaluation by a qualified roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.



4.3.1 Garage Electrical

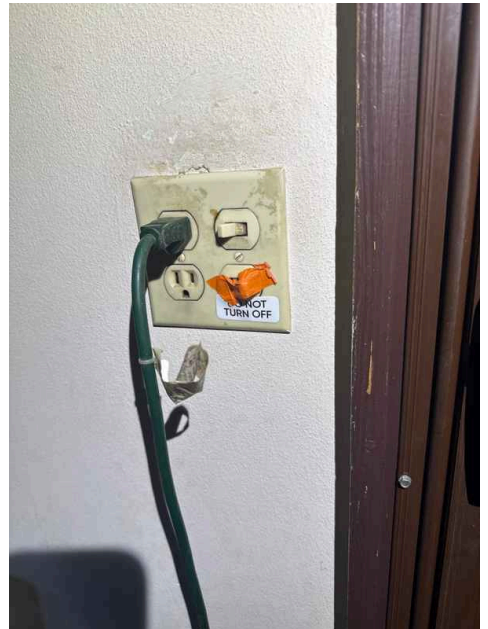
MISSING GFCI PROTECTION IN GARAGE

Defect

A receptacle in the attached garage was observed without ground-fault circuit interrupter (GFCI) protection. Current safety standards require GFCI protection for all 15- and 20-amp receptacles in garages, including outlets serving refrigerators, garage door openers, and washing machines. The absence of GFCI protection increases the risk of electrical shock. Installation of proper GFCI protection by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



6.7.1 Smoke and Carbon Monoxide Alarms

MISSING SMOKE DETECTOR

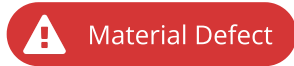


One or more required smoke detectors were missing. **The absence of functional smoke detectors presents a significant fire safety hazard.** Installation of new, code-compliant smoke detectors by a qualified electrician or contractor is recommended to provide adequate protection.

Recommendation
Contact a qualified professional.

6.7.2 Smoke and Carbon Monoxide Alarms

MISSING CARBON MONOXIDE DETECTOR



One or more required carbon monoxide detectors were missing. **The absence of functional carbon monoxide detectors presents a significant safety hazard,** as carbon monoxide is a colorless and odorless gas that can be life-threatening. Installation of new, code-compliant detectors by a qualified electrician or contractor is recommended.

Recommendation
Contact a qualified professional.

7.7.1 Smoke and Carbon Monoxide Alarms

MISSING SMOKE DETECTOR



One or more required smoke detectors were missing. **The absence of functional smoke detectors presents a significant fire safety hazard.** Installation of new, code-compliant smoke detectors by a qualified electrician or contractor is recommended to provide adequate protection.

Recommendation
Contact a qualified professional.

8.7.1 Smoke and Carbon Monoxide Alarms

MISSING SMOKE DETECTOR



One or more required smoke detectors were missing. **The absence of functional smoke detectors presents a significant fire safety hazard.** Installation of new, code-compliant smoke detectors by a qualified electrician or contractor is recommended to provide adequate protection.

Recommendation
Contact a qualified professional.

9.4.1 Switches, Fixtures, and Receptacles

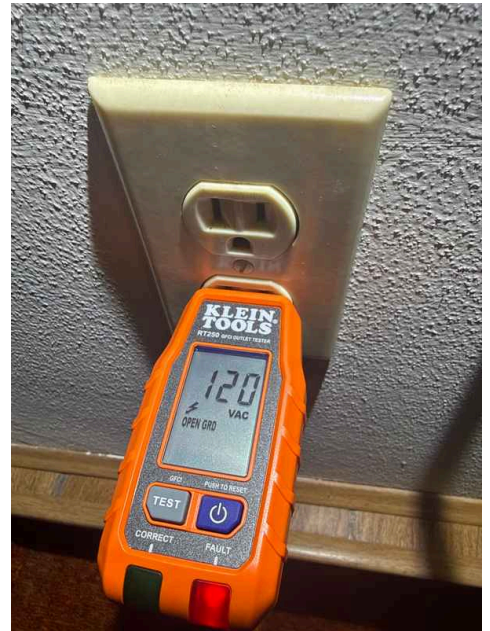
MISSING GROUND AT RECEPTACLE



A receptacle was observed with a missing, open, or disconnected ground. A receptacle without proper grounding presents an electrical shock hazard and does not meet modern safety standards. Evaluation and repair by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



9.5.1 Interior Stairs, Steps, and Ramps

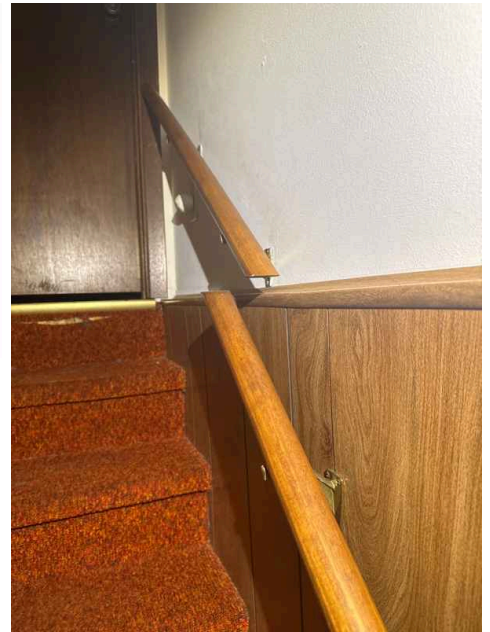
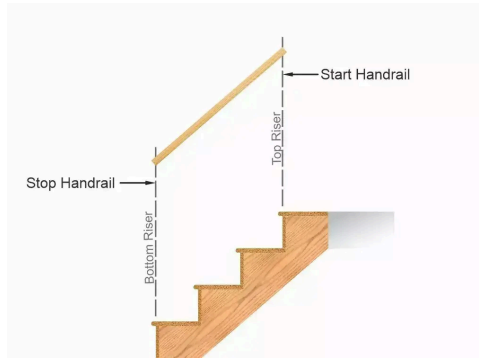
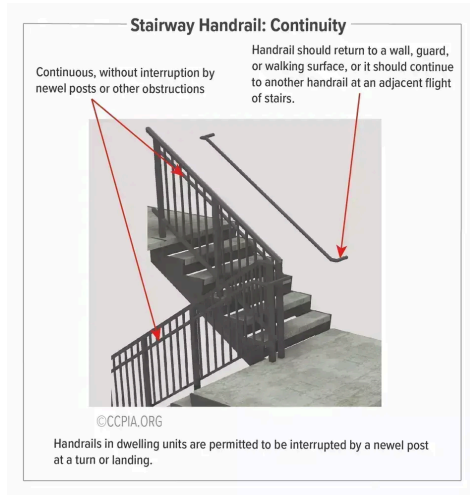
HANDRAIL IS NOT CONTINUOUS



A handrail that is not continuous was observed. Handrails for stairs should be continuous for the full length of the stairway. This condition may present a safety hazard. Correction and further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.



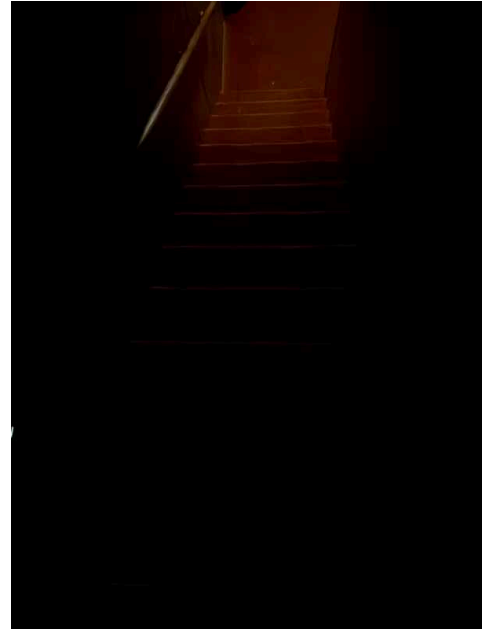
9.5.2 Interior Stairs, Steps, and Ramps

STAIRWAY ILLUMINATION Defect

Inadequate illumination was observed at the stairway. Proper lighting should be provided for stairways, treads, risers, and landings to reduce the risk of trips or falls. For exterior stairs, a light fixture should be present at the top landing. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



9.7.1 Smoke and Carbon Monoxide Alarms


MISSING SMOKE DETECTOR Defect

One or more required smoke detectors were missing. The absence of functional smoke detectors presents a significant fire safety hazard. Installation of new, code-compliant smoke detectors by a qualified electrician or contractor is recommended to provide adequate protection.

Recommendation

Contact a qualified professional.

9.7.2 Smoke and Carbon Monoxide Alarms

MISSING CARBON MONOXIDE DETECTOR Material Defect

One or more required carbon monoxide detectors were missing. The absence of functional carbon monoxide detectors presents a significant safety hazard, as carbon monoxide is a colorless and odorless gas that can be life-threatening. Installation of new, code-compliant detectors by a qualified electrician or contractor is recommended.

Recommendation

Contact a qualified professional.

13.4.1 Switches, Fixtures, Receptacles, and GFCI Protection

BATHROOM RECEPTACLE NOT GFCI PROTECTED



A receptacle in the bathroom was observed to lack ground-fault circuit interrupter (GFCI) protection. The absence of GFCI protection in wet locations increases the risk of electrical shock. Installation of a properly functioning GFCI device by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



13.4.2 Switches, Fixtures, Receptacles, and GFCI Protection

GFCI IMPROPERLY WIRED



A ground-fault circuit interrupter (GFCI) receptacle in the bathroom was observed to be improperly wired. An improperly wired GFCI may not provide the intended protection against electrical shock. Evaluation and repair by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



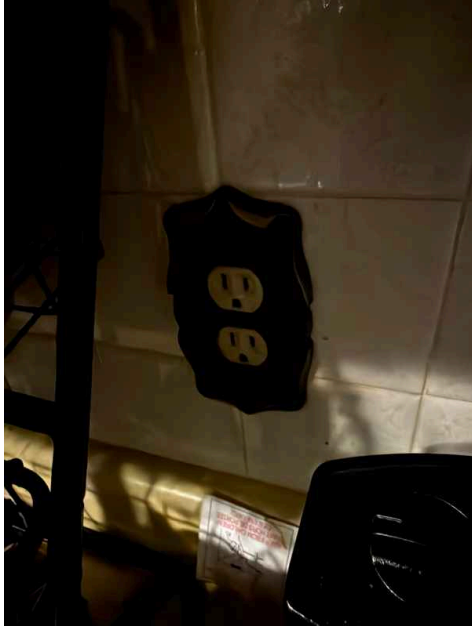
15.4.1 Switches, Fixtures, Receptacles, and GFCI Protection

MISSING GFCI PROTECTION - KITCHEN

GFCI protection was not present at one or more kitchen countertop receptacles. All kitchen countertop receptacles are required to be GFCI protected to reduce the risk of electrical shock in wet areas. Installation of GFCI protection by a qualified electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.



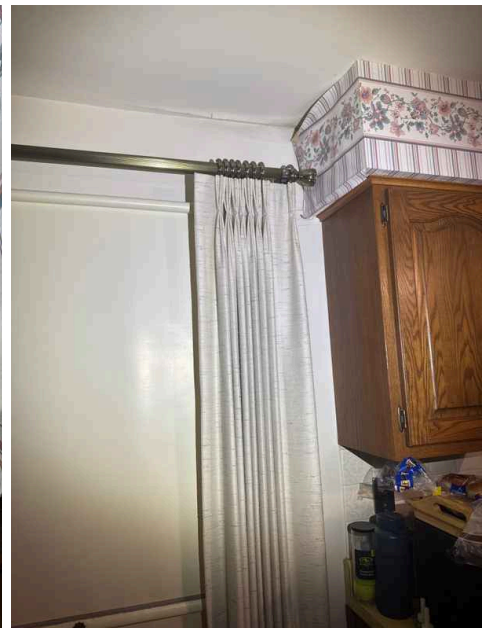
15.10.1 Floors, Walls, Ceilings

MOISTURE DAMAGE AT WALLS

Stains were observed on the walls that appeared consistent with moisture intrusion. The source of moisture may have been corrected prior to the inspection, but this could not be confirmed. Further evaluation by a qualified contractor is recommended to confirm the condition and perform any necessary repairs.

Recommendation

Contact a qualified professional.



16.1.1 Laundry Room, Electrical, and Utility Sink

MISSING GFCI PROTECTION - LAUNDRY ROOM

Defect

GFCI protection was missing at the receptacles in the laundry room. Current electrical standards (NEC 210.8(A) (10) & 210.12(A), 2014 edition) require all 120-volt, 15- and 20-amp laundry room receptacles to be both GFCI- and AFCI-protected. Installation of compliant GFCI/AFCI protection by a qualified electrician is recommended to reduce the risk of electrical shock and fire.

Recommendation

Contact a qualified electrical contractor.



18.2.1 Water Supply Piping and Distribution

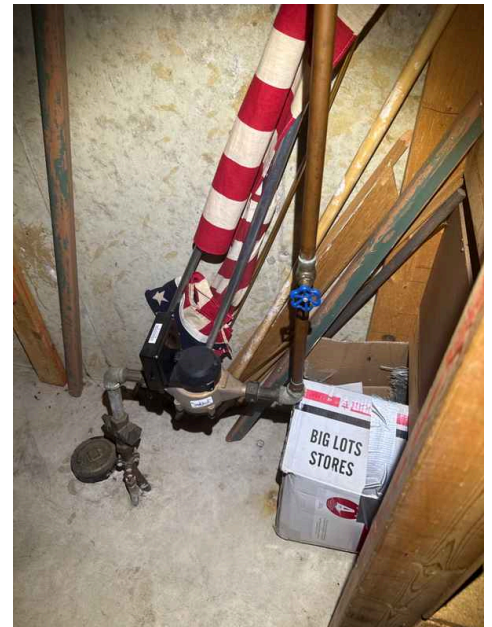
MISSING BONDING JUMPER

Defect

A bonding jumper cable was not observed at the water meter. Bonding jumpers are required to ensure continuous grounding of the electrical system. A missing bonding jumper presents a safety hazard. Installation by a qualified electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



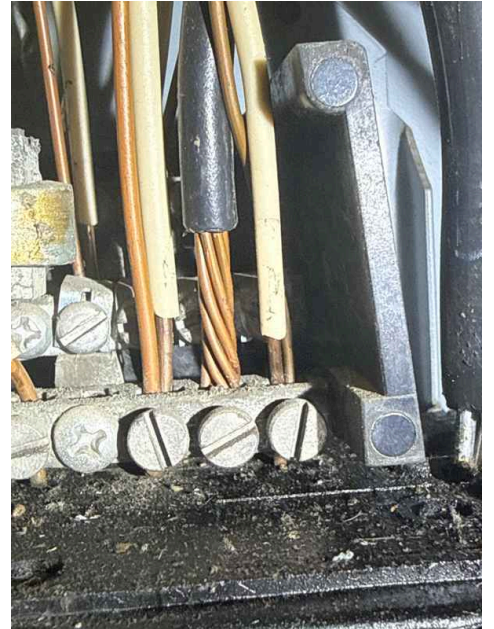
19.3.3 Panelboards and Breakers

DOUBLE-LUGGED NEUTRAL WIRES Defect

Neutral wires were observed doubled under the same lug in the electrical panel. Each neutral wire should terminate under its own lug to ensure a secure and reliable connection. Double-lugged neutrals can loosen over time, leading to arcing or overheating. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



19.3.4 Panelboards and Breakers

DOUBLE-TAPPED HOT CONDUCTORS Defect

Two hot conductor wires were observed connected to a single breaker, a condition commonly referred to as a "double tap." Standard breakers are designed for only one conductor, and double-tapping can result in loose connections, overheating, or arcing. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.

