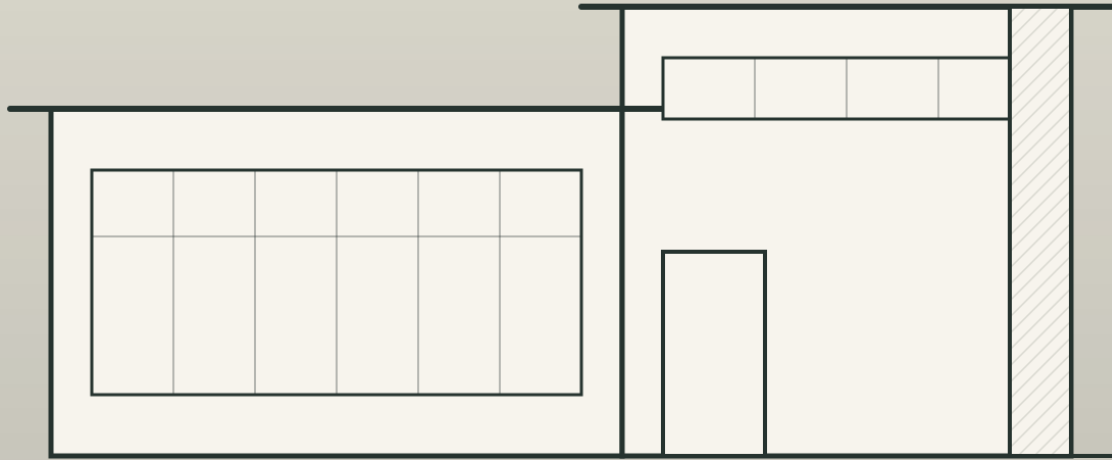




HOME INSPECTION REPORT

9 Crest Hollow Lane

Longmeadow, MA, 01106

This home is generally serviceable, with 1 safety item to review before close.

1 SAFETY

2 MAJOR

3 MAINTENANCE

Summit Home Inspections

Inspected by Sam Stone · May 8, 2026

Report SAMPLE-ESTATE · Final report

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Repair Request Summary

A prioritized list to support your conversation with the seller. Items are summarized from the report below; the full report contains the photographs and complete context for each.

●

Safety Items to Address

1 item

- ☐

Terrace deck ledger relies on nail-only attachment

Rear terrace at kitchen level · 1 photo in report

Have a qualified contractor retrofit the ledger with properly spaced structural fasteners and add ledger flashing. Until the attachment is verified, avoid concentrated gatherings on the terrace.

●

Major Repairs to Negotiate

2 items

- ☐

Equipment bonding continuity could not be verified

Pool equipment pad · 1 photo in report

Have a licensed electrician reconnect the bonding conductor and verify continuity of the bonding grid across all pool equipment. Bonding is the system that keeps every touchable metal surface at the same electrical potential — it protects swimmers, and it must be intact.
- ☐

Double-tapped breaker in the garage subpanel

Garage subpanel · 1 photo in report

Have an electrician move one conductor to its own breaker. A single open position remains in this subpanel, so the correction is straightforward.

●

Recommended Maintenance

3 items

- ☐

Wine-room condensate routed to a concealed wall cavity

Lower level, wine room

Reroute the condensate line to a serviceable termination with an air gap, or add a float switch that shuts the unit down if the drain backs up.

☐ **Tankless water-heater cascade documented; descaling due**

Mechanical room

Schedule descaling service and return to an annual cycle to protect the heat exchangers and preserve the warranty.

☐ **Irrigation backflow preventer test due**

Basement, irrigation manifold

Have the backflow assembly tested and tagged for the current season.

Prepared from the SightSpec inspection report to support a conversation with the seller. Items are summarized from the report, which contains the full photographs and context. This is not legal advice and does not change the contents of the underlying report.

9 Crest Hollow Lane

Longmeadow, MA, 01106 · Client: Elena Marsh

EXECUTIVE SUMMARY

This report includes 11 documented findings across 6 examined sections. 3 items may require priority review.

TOTAL FINDINGS

11

SECTIONS EXAMINED

6

PRIORITY REVIEW

3

PHOTOS

3

INSPECTION SNAPSHOT

PROPERTY

9 Crest Hollow Lane

CLIENT

Elena Marsh

INSPECTION DATE

May 8, 2026

INSPECTOR

Sam Stone

Top findings

Safety Concerns — 1

Terrace deck ledger relies on nail-only attachment · Rear terrace at kitchen level

Major Defects — 2

Equipment bonding continuity could not be verified · Pool equipment pad — Double-tapped breaker in the garage subpanel · Garage subpanel

Maintenance Items — 3

Wine-room condensate routed to a concealed wall cavity · Lower level, wine room — Tankless water-heater cascade documented; descaling due · Mechanical room — Irrigation backflow preventer test due · Basement, irrigation manifold

01 Exterior

2 findings

SAFETY

Terrace deck ledger relies on nail-only attachment

Location: Rear terrace at kitchen level

The elevated rear terrace's ledger board is attached to the band joist with nails only — no lag screws or through-bolts were visible at the accessible portion, and no ledger flashing was observed above it. Ledger attachment is the most common failure point in elevated deck collapses, and this terrace stands over a walk-out patio.

RECOMMENDATION

Have a qualified contractor retrofit the ledger with properly spaced structural fasteners and add ledger flashing. Until the attachment is verified, avoid concentrated gatherings on the terrace.

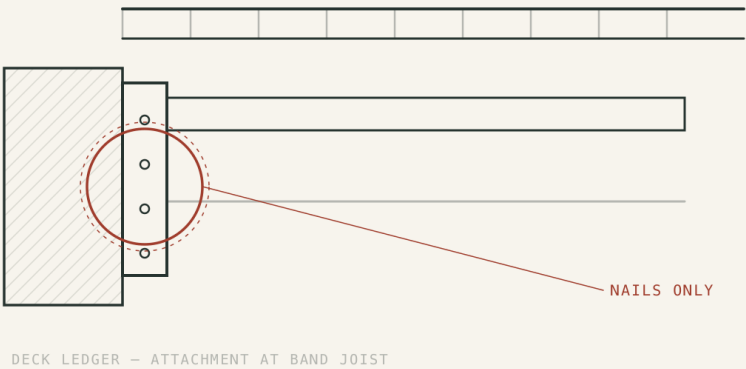


FIG. X-1

Deck ledger — nail-only attachment

ILLUSTRATIVE SAMPLE

MONITOR

Stone and fiber-cement cladding transitions well executed

Location: All elevations

Cladding transitions, kick-out flashings, and window head details are executed to a high standard, with consistent sealant joints and proper clearances to grade. Recorded as a baseline for future maintenance.

RECOMMENDATION

No action needed — reseal joints on a normal five-to-seven-year cycle.



Reference image — not this property

02 Electrical

2 findings

MAJOR DEFECT

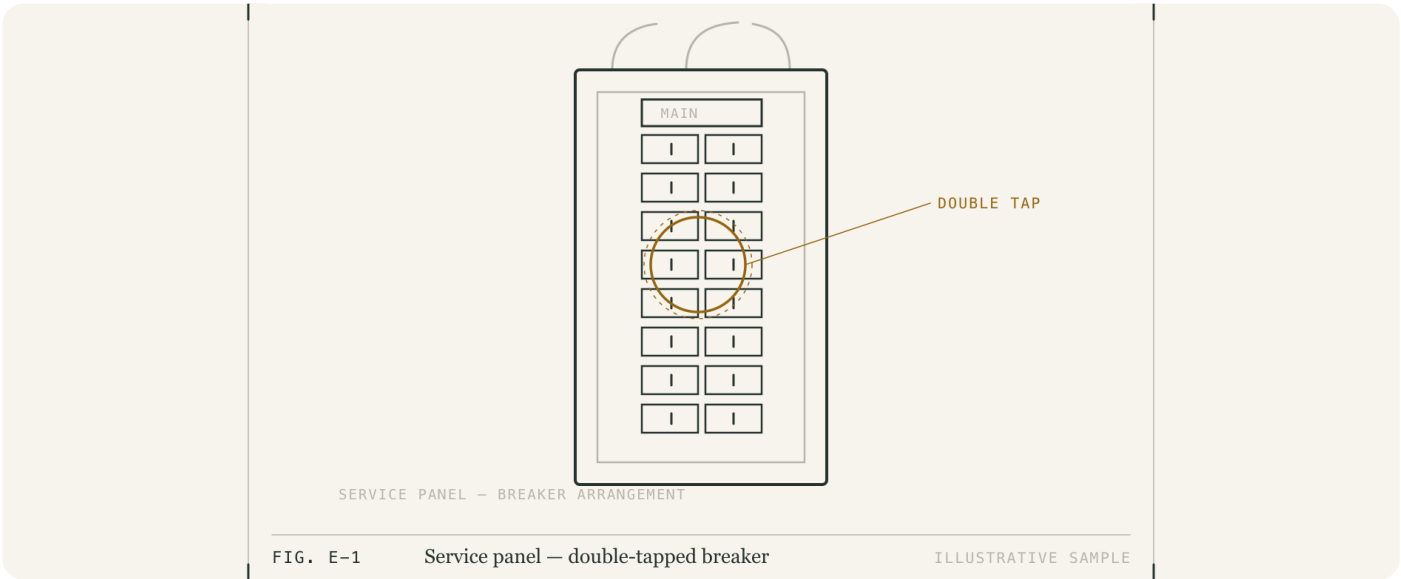
Double-tapped breaker in the garage subpanel

Location: Garage subpanel

One breaker in the garage subpanel serves two conductors under a single lug — likely added when the EV charging circuit was installed. The breaker is not listed for two conductors, and this connection point can loosen and overheat over time.

RECOMMENDATION

Have an electrician move one conductor to its own breaker. A single open position remains in this subpanel, so the correction is straightforward.



MONITOR

Standby generator and transfer switch documented

Location: Side yard; basement transfer switch

The standby generator started on its scheduled exercise cycle during the inspection and the automatic transfer switch is properly labeled. Service records show annual maintenance.

RECOMMENDATION

No action needed — continue the existing service contract.



Reference image — not this property

May 8, 2026

Inspector: Sam Stone

03 Plumbing

2 findings

MAINTENANCE**Tankless water-heater cascade documented; descaling due**

Location: Mechanical room

Two condensing tankless water heaters operate as a cascade with proper isolation valves. Service tags show the last descaling was over two years ago; the manufacturer recommends annual descaling in this water hardness region.

RECOMMENDATION

Schedule descaling service and return to an annual cycle to protect the heat exchangers and preserve the warranty.

*Reference image — not this property***MAINTENANCE****Irrigation backflow preventer test due**

Location: Basement, irrigation manifold

The irrigation system's backflow preventer carries a test tag from two seasons ago; most jurisdictions require annual testing.

RECOMMENDATION

Have the backflow assembly tested and tagged for the current season.

*Reference image — not this property*

04 HVAC

2 findings

MONITOR

Dual-zone systems balanced and serviced

Location: Mechanical room; attic air handler

Both heating/cooling systems operated normally with appropriate temperature differentials at supply registers. Service tags are current, condensate management includes float protection at the attic air handler, and zoning dampers responded to thermostat calls.

RECOMMENDATION

No action needed — continue semi-annual service.



Reference image — not this property

MAINTENANCE

Wine-room condensate routed to a concealed wall cavity

Location: Lower level, wine room

The wine room's dedicated cooling unit drains its condensate into a concealed wall cavity rather than to a visible, serviceable termination. No moisture was detected in the adjacent finishes at the time of inspection, but a blocked concealed drain would announce itself as hidden damage first.

RECOMMENDATION

Reroute the condensate line to a serviceable termination with an air gap, or add a float switch that shuts the unit down if the drain backs up.



Reference image — not this property

05 Interior

1 finding

MONITOR

Interior finishes, doors, and hardware at a high standard

Location: Throughout

Interior finishes are consistent with a custom build of this caliber: doors latch and swing true, cabinetry is well fitted, and stone surfaces are properly sealed. Baseline documented for your records.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

06 Pool

2 findings

MAJOR DEFECT Equipment bonding continuity could not be verified

Location: Pool equipment pad

The pool equipment pad is orderly and the pump, filter, and heater all operated normally. However, the bonding conductor at the heater's bonding lug was disconnected, and continuity of the equipotential bonding grid could not be verified by visual inspection.

RECOMMENDATION

Have a licensed electrician reconnect the bonding conductor and verify continuity of the bonding grid across all pool equipment. Bonding is the system that keeps every touchable metal surface at the same electrical potential — it protects swimmers, and it must be intact.

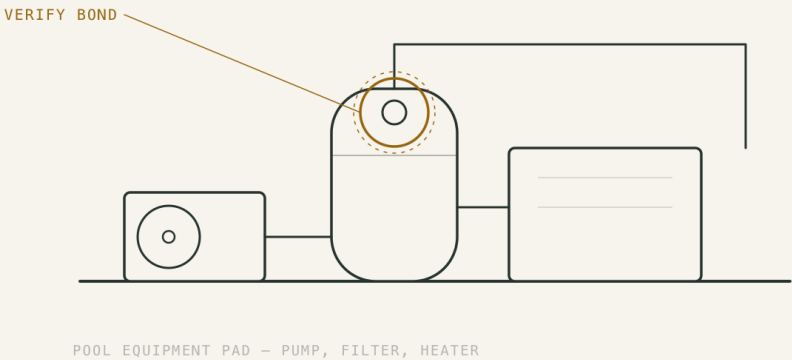


FIG. Q-1 Pool equipment — bonding continuity ILLUSTRATIVE SAMPLE

MONITOR

Safety cover anchors and barrier compliance documented

Location: Pool deck

The automatic safety cover operated properly, deck anchors are secure, and the barrier gates self-close and self-latch as required.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

SCOPE & LIMITATIONS

6 of 6 accessible systems examined · 1 not applicable to this property.

INSPECTED

Exterior & Site	Inspected
Pool & Spa	Inspected
Electrical	Inspected
Heating & Cooling	Inspected
Plumbing	Inspected
Interior	Inspected

NOT APPLICABLE TO THIS PROPERTY

Guest House	Not applicable
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About this report

Summit Home Inspections · Inspected by Sam Stone

Report SAMPLE-ESTATE · Inspected May 8, 2026 · 11 findings · 3 photos

The interactive version of this exact report: <https://sightspec.org/samples/luxury-property>

Questions about a finding? Your inspector is the best person to ask — contact details are in the footer of every page.