



HOME INSPECTION REPORT

418 Stonebrook Lane

Springfield, MA, 01101

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

1 SAFETY

3 MAJOR

4 MAINTENANCE

Summit Home Inspections

Inspected by Sam Stone · December 5, 2025

Report SAMPLE-COLONIAL · 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

☐ No GFCI protection at exterior and garage receptacles

Exterior receptacles; garage · 1 photo in report

Have a licensed electrician add GFCI protection at the exterior and garage receptacles. This is an inexpensive upgrade with a meaningful shock-safety benefit.

● Major Repairs to Negotiate

3 items

☐ Shingle granule loss concentrated on the south slope

South roof slope · 1 photo in report

Have a licensed roofing contractor evaluate the south slope and provide a repair-versus-replacement opinion with remaining-life context. Budget planning should assume covering replacement on this slope within the next few seasons.

☐ Grade slopes toward the foundation at the rear patio

Rear elevation, patio edge · 1 photo in report

Regrade the affected area to fall away from the foundation — a minimum of six inches over the first ten feet is the common guideline — and extend the nearest downspout so roof runoff discharges beyond the regraded slope.

☐ Air-conditioning condenser at its service-life horizon

Rear yard, condenser pad · 1 photo in report

Budget for condenser replacement rather than major repair. A qualified HVAC contractor can quote replacement now so an eventual failure becomes a scheduled project instead of an emergency.

● Recommended Maintenance

4 items

☐ **Sealant joints open at cladding-to-trim transitions**

Window trim, south and west elevations · 1 photo in report

Cut out failed sealant and re-seal the open joints as part of seasonal maintenance to keep bulk water out of the wall assembly.

☐ **Surface corrosion at fixture supply stops**

Kitchen sink; hall bathroom · 1 photo in report

Replace the corroded angle stops during routine plumbing service so each fixture can be isolated reliably in an emergency.

☐ **Garage overhead door reverses properly; opener force at limit**

Garage

Adjust the opener's down-force setting per the manufacturer's instructions so the door reverses readily on contact.

☐ **Insulation slightly below current guidance; eave baffles absent**

Attic

When insulation is topped up, install eave baffles first so soffit ventilation is preserved. This is an efficiency improvement, not a defect repair.

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.

418 Stonebrook Lane

Springfield, MA, 01101 · Client: Jordan Rivera

EXECUTIVE SUMMARY

This report includes 13 documented findings across 8 examined sections. 4 items may require priority review.

TOTAL FINDINGS

13

SECTIONS EXAMINED

8

PRIORITY REVIEW

4

PHOTOS

6

INSPECTION SNAPSHOT

PROPERTY

418 Stonebrook Lane

CLIENT

Jordan Rivera

INSPECTION DATE

December 5, 2025

INSPECTOR

Sam Stone

Top findings

Safety Concerns — 1

No GFCI protection at exterior and garage receptacles · Exterior receptacles; garage

Major Defects — 3

Shingle granule loss concentrated on the south slope · South roof slope — Grade slopes toward the foundation at the rear patio · Rear elevation, patio edge — Air-conditioning condenser at its service-life horizon · Rear yard, condenser pad

Maintenance Items — 4

Sealant joints open at cladding-to-trim transitions · Window trim, south and west elevations — Surface corrosion at fixture supply stops · Kitchen sink; hall bathroom — Garage overhead door reverses properly; opener force at limit · Garage +1 more

01 Exterior

2 findings

MAINTENANCE

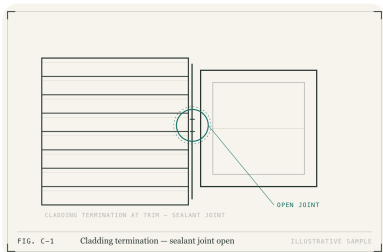
Sealant joints open at cladding-to-trim transitions

Location: Window trim, south and west elevations

Perimeter sealant at several window and trim transitions has weathered and pulled away, leaving open joints on the south and west elevations. No moisture staining was observed on interior finishes adjacent to these openings.

RECOMMENDATION

Cut out failed sealant and re-seal the open joints as part of seasonal maintenance to keep bulk water out of the wall assembly.



MAJOR DEFECT

Grade slopes toward the foundation at the rear patio

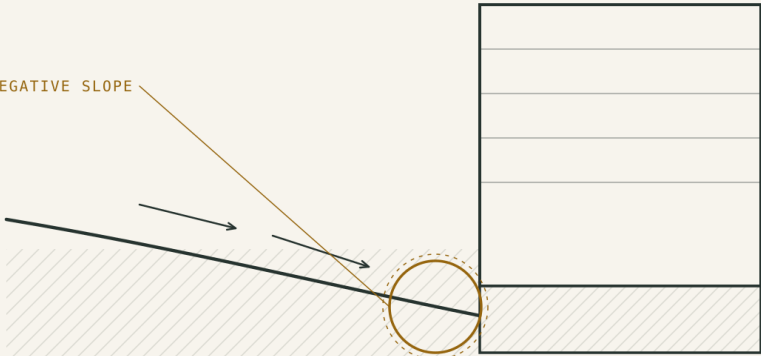
Location: Rear elevation, patio edge

Surface grading along roughly twelve feet of the rear elevation directs runoff toward the foundation rather than away from it. The interior foundation wall in this area showed no elevated moisture readings at the time of inspection, but the drainage pattern will work against the house every storm.

RECOMMENDATION

Regrade the affected area to fall away from the foundation — a minimum of six inches over the first ten feet is the common guideline — and extend the nearest downspout so roof runoff discharges beyond the regraded slope.

NEGATIVE SLOPE



GRADE SECTION AT FOUNDATION — SURFACE DRAINAGE

FIG. G-1 Surface grading — slope toward foundation

ILLUSTRATIVE SAMPLE

02 Roof & Attic

2 findings

MAJOR DEFECT

Shingle granule loss concentrated on the south slope

Location: South roof slope

The architectural shingles on the south-facing slope show accelerated granule loss and exposed asphalt in scattered patches, heaviest near the ridge. The north slope retains most of its granule surface. No active leakage was visible in the attic below at the time of inspection.

RECOMMENDATION

Have a licensed roofing contractor evaluate the south slope and provide a repair-versus-replacement opinion with remaining-life context. Budget planning should assume covering replacement on this slope within the next few seasons.

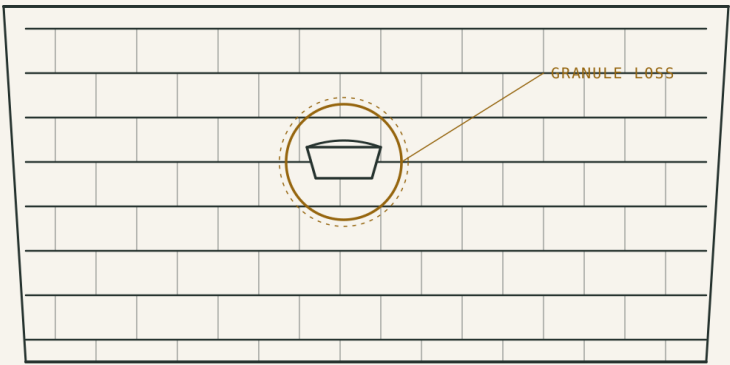


FIG. R-1

Roof covering — field wear at south slope

ILLUSTRATIVE SAMPLE

MONITOR

Gutters clear and draining at time of inspection

Location: All elevations

Gutters and downspouts were clear of debris and discharged properly through extensions at all four corners during the inspection.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

03 Structure & Foundation

1 finding

MONITOR

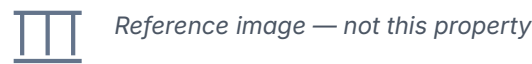
Foundation and framing serviceable where visible

Location: Basement

Visible foundation walls, the main beam, and floor framing probed sound where accessible. Minor shrinkage cracking typical of the home's age was noted and does not currently indicate movement.

RECOMMENDATION

No action needed — retained for the record.



04 Electrical

2 findings

SAFETY No GFCI protection at exterior and garage receptacles

Location: Exterior receptacles; garage

The exterior receptacles and the garage receptacles are not protected by ground-fault circuit interrupters. These are wet and damp locations where GFCI protection is the current safety standard; the home predates the requirement.

RECOMMENDATION

Have a licensed electrician add GFCI protection at the exterior and garage receptacles. This is an inexpensive upgrade with a meaningful shock-safety benefit.

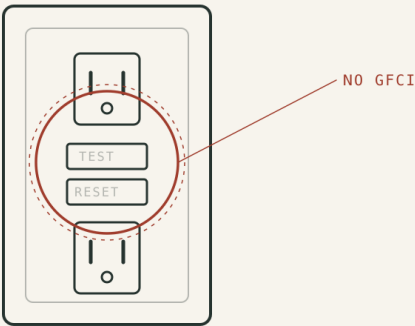


FIG. E-3 Wet-area receptacle — no ground-fault protection ILLUSTRATIVE SAMPLE

MONITOR

Service panel orderly with capacity for current use

Location: Basement, main panel

The 200-amp service panel is neatly wired, fully labeled, and has open positions for future circuits. No double-taps, scorching, or improper conductors were observed.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

05 Plumbing

2 findings

MAINTENANCE

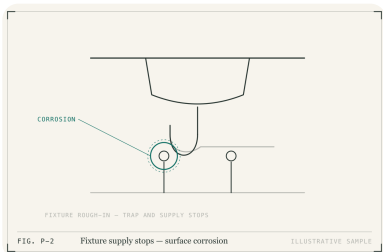
Surface corrosion at fixture supply stops

Location: Kitchen sink; hall bathroom

The angle stops under the kitchen sink and hall bathroom lavatory show surface corrosion at the compression fittings. No active leakage was present, but corroded stops are less likely to close fully when they are eventually needed.

RECOMMENDATION

Replace the corroded angle stops during routine plumbing service so each fixture can be isolated reliably in an emergency.



December 5, 2025

Inspector: Sam Stone

MONITOR

Water heater manufactured 2019 — mid-life

Location: Utility room

The 50-gallon water heater's data plate shows a 2019 manufacture date, placing it mid-life against a typical 10–12 year service expectation. Installation details, including the TPR discharge, were proper.

RECOMMENDATION

No action needed — plan replacement in the ordinary course toward the end of its service life.



Reference image — not this property

06 HVAC

2 findings

MAJOR DEFECT

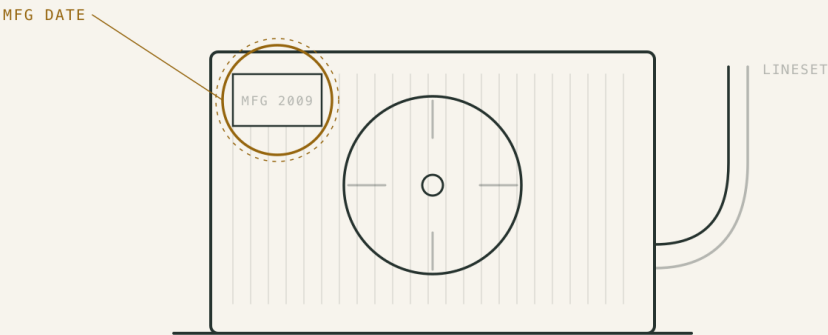
Air-conditioning condenser at its service-life horizon

Location: Rear yard, condenser pad

The outdoor condensing unit's data plate shows a 2009 manufacture date. The system cooled normally during testing, but at this age the unit is operating beyond the typical 12–15 year design life, and the refrigerant it uses has been phased out, which raises the cost of future repairs.

RECOMMENDATION

Budget for condenser replacement rather than major repair. A qualified HVAC contractor can quote replacement now so an eventual failure becomes a scheduled project instead of an emergency.



COOLING — CONDENSING UNIT AND SERVICE DATA

FIG. H-1 Cooling — condenser at service-life horizon ILLUSTRATIVE SAMPLE

MONITOR

Furnace serviced within the last year

Location: Utility room

The gas furnace carries a service tag dated within the past twelve months and operated normally through a full heating cycle during the inspection.

RECOMMENDATION

No action needed — continue annual service.



Reference image — not this property

07 Interior

1 finding

MAINTENANCE

Garage overhead door reverses properly; opener force at limit

Location: Garage

The garage door's photo-eye safety reverse functioned correctly. The pressure-reverse test required more resistance than expected before the door reversed, suggesting the opener's force setting is at the high end of its adjustment.

RECOMMENDATION

Adjust the opener's down-force setting per the manufacturer's instructions so the door reverses readily on contact.



Reference image — not this property

08 Attic

1 finding

MAINTENANCE

Insulation slightly below current guidance; eave baffles absent

Location: Attic

Attic insulation averages roughly eight inches of blown fiber — functional, but below current regional guidance — and the eave bays lack ventilation baffles, allowing insulation to restrict soffit airflow at several bays.

RECOMMENDATION

When insulation is topped up, install eave baffles first so soffit ventilation is preserved. This is an efficiency improvement, not a defect repair.



Reference image — not this property

SCOPE & LIMITATIONS

8 of 8 accessible systems examined · 1 not applicable to this property.

INSPECTED	
Roof	Inspected
Exterior & Grounds	Inspected
Structure & Basement	Inspected
Electrical	Inspected
Plumbing	Inspected
Heating & Cooling	Inspected
Interior	Inspected
Attic & Ventilation	Inspected
NOT APPLICABLE TO THIS PROPERTY	
Fireplace & Chimney	Not applicable

About this report

Summit Home Inspections · Inspected by Sam Stone

Report SAMPLE-COLONIAL · Inspected December 5, 2025 · 13 findings · 6 photos

The interactive version of this exact report: <https://sightspec.org/samples/modern-family-home>

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