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HOME INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

4/10/2026 8:20AM

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Introduction

This is the full inspection report.

1.0 Inspection Details

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1.1 Inspection Information

Information

1.1.1 **Property Type:** Single Family

1.1.2 **Stories:** One

1.1.3 **Door Faces:** South

In the northern hemisphere, the direction that a house faces can greatly affect its environment. For example, a house that faces south will typically receive the most sunlight throughout the day, making it warmer and brighter. A house that faces north will typically receive less sunlight, making it cooler and darker. A house that faces east or west will typically receive a mix of sunlight and shade, which can affect the temperature and lighting in different parts of the house. Additionally, the direction that a house faces can also affect factors such as wind direction and precipitation, which can impact the house's energy efficiency and overall comfort.

South facing view

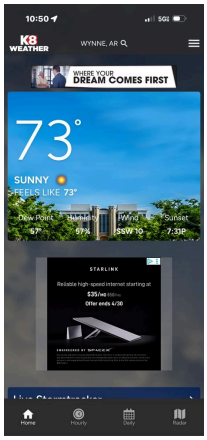
West facing View

North facing View

East facing View

1.1.4 Temperature: 60 - 69

Different temperatures can affect homes during a home inspection in various ways. For example, high temperatures can cause expansion and contraction of building materials, leading to potential issues such as cracking or warping. High humidity can also lead to mold and mildew growth. Cold temperatures can cause freezing pipes and other issues with the home's plumbing. It can also make it difficult to check for issues such as leaks or drafts, as well as make it uncomfortable for the inspector to perform the inspection. Therefore, it is important for the inspector to take note of the temperature and humidity during the inspection and to take any necessary precautions to ensure a thorough and accurate inspection.



1.1.5 Current Weather: Partly cloudy

1.1.6 Weather In The Past 48 Hours: Sunny

1.1.7 Soil Condition: Dry

Soil condition can have a significant impact on a home during an inspection, as it can affect the stability and foundation of the home. The condition of the soil can change quickly due to environmental factors such as heavy rain, earthquakes, or changes in water levels. Soil that is saturated with water can lead to foundation settling or cracking, while soil that is dry and compacted can lead to shifting and erosion. Other factors such as the type of soil (e.g clay, sand, or rock) and the slope of the land can also affect the stability of a home. It's important for home inspectors to take note of the soil condition and its potential impact on the home during an inspection.

1.1.8 Utilities On During Inspection: Electric, Water, Gas

Electrician divided by energy.

Gas meter is located on the east side of the house north side of carport.

Water meter is located in front of the house near the sidewalk

1.1.9 People Present: None

1.1.10 Recommend Warranty

Generally, most real estate transactions are brokered through a real estate firm. They often sell third party warranties that cover most if not all major home components. It is STRONGLY recommended that you obtain a home warranty to help protect yourself and your future investment. It's recommended to research different companies and compare their coverage options, pricing, and customer reviews before making a decision. Some popular home warranty companies include American Home Shield, Choice Home Warranty, and First American Home Warranty. It is always best to read the terms and conditions of the contract carefully and check for any exclusions before signing up for a home warranty.

1.1.11 Older Home

There are a number of potential issues that can arise when buying an older home. Some of the most common problems include:Structural issues: Older homes may have structural problems such as foundation cracks, rotting wood, or termite damage. These issues can be costly to repair and may not be covered by a home warranty.Plumbing and electrical problems: An older

home may have outdated plumbing and electrical systems that may not meet current codes or standards. These can include issues like lead pipes, knob and tube wiring, or insufficient circuits.Heating and cooling systems: An older home may have outdated or inefficient heating and cooling systems, which can be costly to replace.Pest infestation: Older homes may have issues with pests like termites, carpenter ants, or rodents.Asbestos and lead paint: Older homes may contain asbestos or lead paint, which can be hazardous to human health.Zoning and land use changes: An older home may be located in an area that has undergone zoning or land use changes that could affect the value of the property in the future.It's important to have a thorough home inspection before purchasing an older home to identify any potential issues and to get a sense of the condition of the property.

1.1.12 Floor Protection

During the home inspection, the inspector took necessary precautions to protect the floors by wearing shoe coverings, changing into different shoes, or removing their shoes entirely. This was done to prevent any damage or dirt from being tracked onto the floors, as well as to maintain the cleanliness and overall condition of the home. The inspector ensured that they were respectful of the homeowner's property and took appropriate steps to minimize any potential risks or hazards during the inspection process. Overall, the inspector's attention to detail and consideration for the home and its occupants demonstrated their professionalism and commitment to providing a thorough and comprehensive inspection.

2.0 Site

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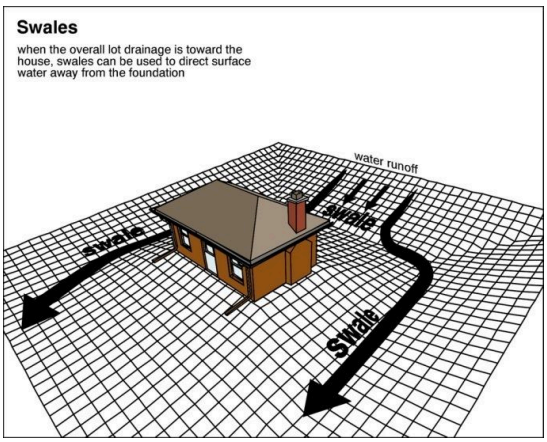
2.1 Site Grading

Information

2.1.1 **Slope:** Mostly level

Site grading is examined to determine that the flow of ground water to be directed away from the homes foundation. Ultimately, the goal is to divert water and keep the foundation as dry as possible. Site grading can gradually change over time due to soil erosion from rainwater and additional exterior elements. Constant changing of temperature and heavy precipitation can adversely effect the slope of drainage and should be paid attention to in the future to help keep the slope to drain water away from the home.



2.1.2 **Condition:** Satisfactory

2.2 Vegetation

Information

2.2.1 **Trees, Plants, Bushes, Etc.:** Generally maintained

The recommended distance for vegetation from the structure of a home is generally 2-4 feet. This distance allows for proper ventilation and maintenance around the foundation, and also helps to reduce the risk of moisture damage and insect infestation. Additionally, keeping plants and trees a safe distance away from the home can help prevent damage to the exterior of the house due to roots, falling branches, and other hazards. It is also important to keep the vegetation trimmed and away from vents and chimneys. This will help to reduce the risk of fire and also improve the overall air quality and energy efficiency of the home.

2.2.2 **Condition:** Satisfactory

2.3 Driveway

Information

2.3.1 Material: Concrete

Driveways are inspected visually for any observations of settlement, cracking, and their visible structure. Only visual deficiencies can be commented on as underlying issues and their discoveries are beyond the scope of the inspection.

Driveway view

2.3.2 Condition: Marginal

Defects/ Deficiencies

2.3.3 Cracks: Common or < 1/4"

Maintenance Items

Service: Driveway Contractor

Cracks in a driveway smaller than 1/4" may not pose an immediate safety hazard, but they can still indicate potential issues with the foundation or soil beneath the driveway. Over time, these small cracks can expand and become larger, potentially leading to further damage or even failure of the driveway. It is recommended to have a professional inspect the driveway and address any cracks, regardless of size, to prevent further deterioration and potential costly repairs in the future.

Cracking in the driveway is noted. Suggest sealing.

3.0 Exterior

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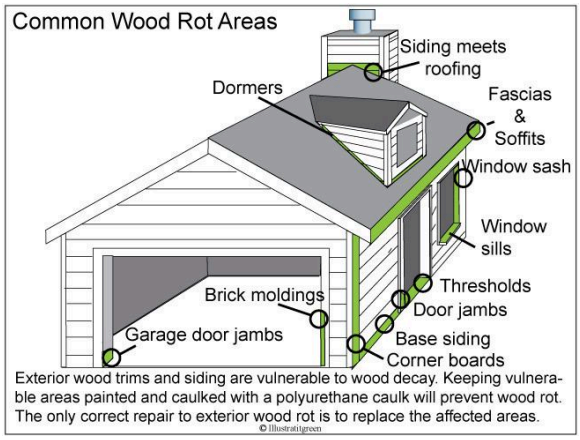
3.1 Exterior Covering (Cladding & Siding Material)

Information

3.1.1 **Siding Material:** Brick, Vinyl

Exterior wood trims and siding are prone to decay. Keeping vulnerable areas painted and caulked with polyurethane caulk will prevent wood rot. The only correct way to repair exterior wood rot is to replace the affected area.

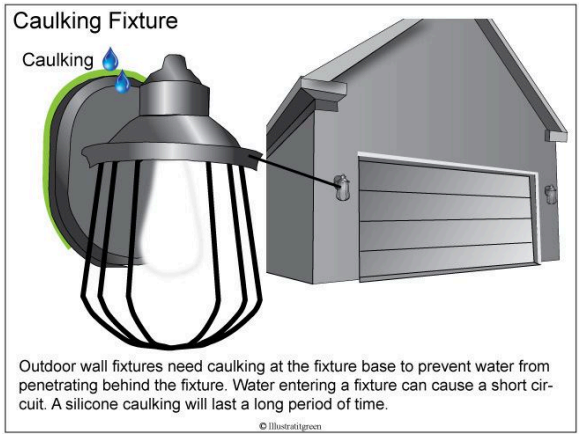


Exterior wood trims and siding are vulnerable to wood decay. Keeping vulnerable areas painted and caulked with a polyurethane caulk will prevent wood rot. The only correct repair to exterior wood rot is to replace the affected areas.

3.1.2 **Condition:** Marginal

3.1.3 **Exterior Fixtures**

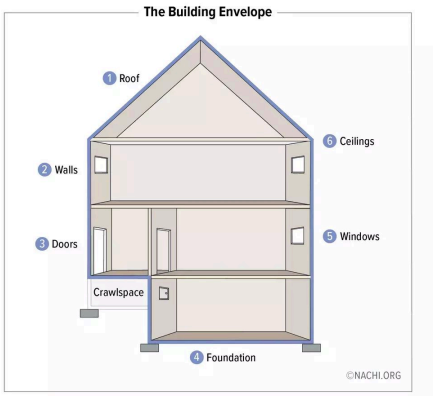
Exterior fixtures, such as windows and door frames, should be caulked to prevent drafts and water infiltration. Caulking is a process of filling gaps or cracks with a flexible sealant material to prevent air or water from passing through. It is important to ensure that the surface is clean, dry, and free of any old caulk before applying new caulking. It is also important to choose the right type of caulk for the specific application and to follow the manufacturer's instructions for application and curing.



Outdoor wall fixtures need caulking at the fixture base to prevent water from penetrating behind the fixture. Water entering a fixture can cause a short circuit. A silicone caulking will last a long period of time.

3.1.4 The Building Envelope

The building envelope is the physical separator between the interior and exterior environments of a building. It includes the roof, walls, foundation, and floor. The primary function of the building envelope is to protect the interior of the building from the elements and to maintain a comfortable indoor temperature. Home inspectors inspect the building envelope to ensure that it is functioning correctly and that there are no issues that could lead to damage or energy inefficiency. This can include checking for proper insulation, air sealing, and ventilation, as well as looking for any signs of water infiltration, structural damage, or other issues.

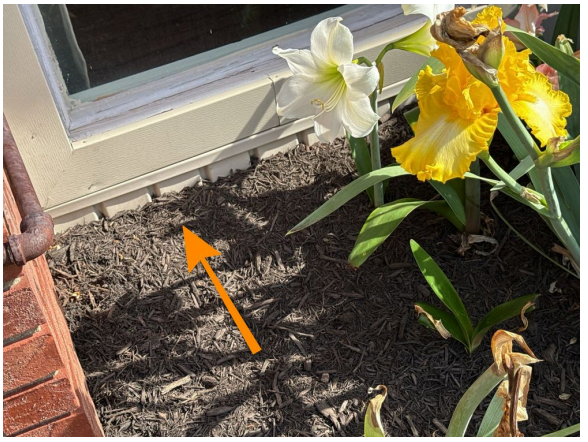


Defects/ Deficiencies

3.1.5 Contact with ground

Recommendations

At the time of the inspection, it was noted some wood siding was in direct contact to the groundRecommend the clearance at least an inch between the soil and the siding to prevent water leaking and water damageImprovement strongly recommended



Mulch and soil are installed above bottom edge of the vinyl siding on the south side. This may allow moisture penetration into the structure in this area.

Limitations

3.1.6 Fences: Excluded

A home inspection is typically limited to evaluating the interior and exterior components of the main living area and its attached structures, such as the roof, walls, windows, doors, electrical, plumbing, and heating systems. This does not typically include an evaluation of detached structures such as fences, sheds, or garages.It is important to note that fences, while they can be an important part of a property, are typically not considered to be integral components of the main living area and therefore fall outside the scope of a typical home inspection. If a buyer is concerned about the condition of the fence, they may want to consider hiring a separate contractor or specialist to evaluate the fence specifically.

3.2 Exterior Doors

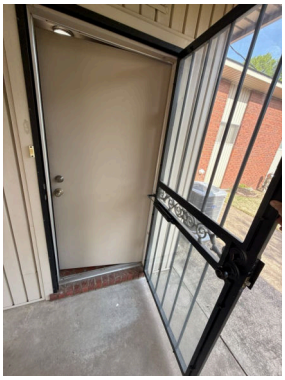
Information

3.2.1 Exterior Entry Doors: Aluminum slider, Hollow Core, Storm door, Steel

3.2.2 Condition: Marginal


Front door, View


Sunroom door, View


Carport door is a wooden hollow core door.

3.3 Window Materials

Information

3.3.1 **Material:** Aluminum, Vinyl

3.3.2 **Window Conditions:** Repair/Replace

Window conditions

Defects/ Deficiencies

3.3.3 Replacement

Maintenance Items

Service: Window Contractor

During the home inspection, it was noted that several of the windows in the home appear to be non-energy efficient. These windows were observed to have single-pane glass, which is less effective at insulating the home and can allow drafts to enter.It was also observed that the windows were not properly sealed, which can result in air leaks and increased heating and cooling costs. The windows frames also appear to be worn, damaged or poorly maintained, which can also lead to energy loss.It is recommended that the homeowner consider replacing these non-energy efficient windows with more modern, energy-efficient options. This can include windows with double or triple-paned glass, low-e coatings, and argon or krypton gas fills, which can significantly improve the energy efficiency of the home and lead to significant cost savings on heating and cooling bills.It's also important to consider the style and material of the windows, as certain types like wood or vinyl, may be more energy efficient than others. It's also important to choose the right type of window for the specific application, and to follow the manufacturer's instructions for installation and maintenance.It is important to note that the replacement of windows can be a significant investment, but it can also add value to the home and improve the overall comfort and energy efficiency of the living space. It is recommended to consult with a professional window contractor to evaluate the best options for your home.

3.3.4 Window Trim-Paint Needed

Recommendations

Service: Qualified Professional

During the home inspection, it was noted that the window trim on several exterior windows appears to be in need of painting or repainting. The trim, which is typically made of wood, showed signs of fading, chalking, and peeling paint. The color of the trim is also faded, indicating that it has been some time since it was last painted.This issue is likely caused by exposure to the elements, such as sun, rain, and wind, which can cause the paint to degrade over time. The fading and chalking of the paint is indicative of weathering and UV damage.It is recommended that the homeowner address this issue by repainting or re-staining the window trim as soon as possible. This will not only improve the aesthetic appearance of the home but also protect the wood trim from further weathering and potential water infiltration.Before applying new paint or stain, it is important to properly prepare the surface by cleaning, scraping, and sanding the trim to remove any loose paint, dirt or mold. It is also important to use the proper paint or stain and primer for the type of wood and to apply it in the recommended number of coats.It's also important to note that window trim not only serves as an aesthetic component of a home but also helps to protect the home from water infiltration and weathering. This issue should be addressed and fixed as soon as possible to ensure the longevity of the window and surrounding wall.

Wood trim component at front window needs to be repainted.

3.3.5 Damaged Window Pane Trim Or Glazing

Maintenance Items

Service: Qualified Professional

At the time inspection, it was noted that the window glazing or glazing trim was damaged and needed to be repaired

Loose glazing trim noted at kitchen window

3.4 Eaves, Soffits & Fascia

Information

3.4.1 Material: Aluminium, Vinyl

3.4.2 Condition: Satisfactory

4.0 Deck, Balconies, & Porches

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.1 Porches (Front, Back, or Side)	—

4.1 Porches (Front, Back, or Side)

Information

4.1.1 **Appurtenance:** Front Porch

4.1.2 **Material:** Concrete

4.1.3 **Condition:** Satisfactory

Porches, stoops, and steps are inspected for damage or any other significant defects or hazards. Steps should not have an opening at their back referred to as an open stringer. Today's recommendations and building practices recommend that a stringer board be installed in place to prevent any slips or falls through the back of the stairs. The condition of the stairs may be considered "sub par", meaning that typical or required maintenance may be necessary to ensure they are safe.

Front porch view

5.0 Roofing

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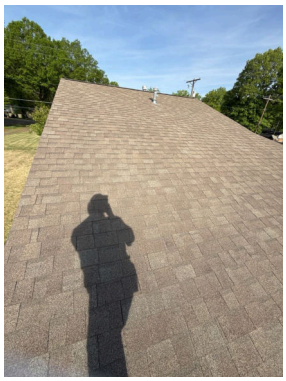
5.5 Skylights, Chimneys & Roof Penetrations	—

5.1 General

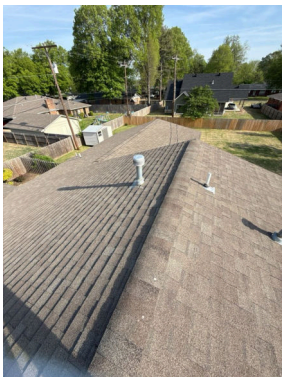
Information

5.1.1 Roof photos for reference

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Questions on life expectancy or cost to repair, replace, or evaluate should always be consulted with a qualified roofing contractor.

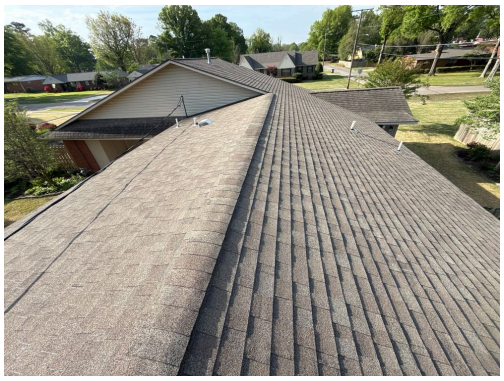


East slope



North View

West slope



West slope

5.1.2 Inspection Method: Arms Length/Walked Roof

5.1.3 Style: Gable

This is a traditional roof design that is characterized by two sloping sides that come together at a peak, creating a triangular shape. It is one of the most popular roof designs and is often used in residential construction.

5.1.4 Roof - Average

During the inspection, the roof was thoroughly examined and it was determined that it is in average condition. The inspection included a visual examination of the roof's condition from the ground, as well as an examination of the roof's interior components such as the attic and the insulation.During the inspection, some issues were identified that may need attention in the future. The roofing materials appeared to be in fair condition with some signs of wear and tear, such as missing, curling or cracked shingles. The flashing around penetrations such as the chimneys, vents, skylights, and other protrusions were inspected and some signs of rusting, cracking or leakage were identified. The gutter system and downspouts were also examined and found to have some clogging and gutter sag.The overall condition of the roof suggests that it has been well-maintained to some extent, but it also indicates that it may need repairs or replacement in the near future. The age of the roof was also taken into account and it looks to have less service life left then a new roof.It is important to note that even though the roof appears to be in average condition, it is still important to keep up with regular maintenance, such as cleaning gutters and downspouts, and inspecting the roof periodically for any potential issues. Homeowners are advised to address the identified issues as soon as possible and budget for repairs or replacement in the near future.

Couple of areas show repair or shingle replacement.

Typical north facing fungal growth type staining noted

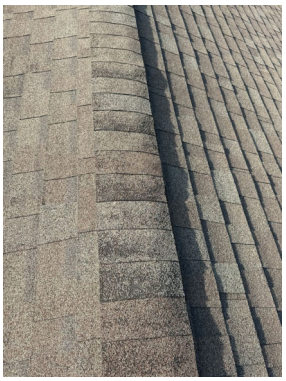
Defects/ Deficiencies

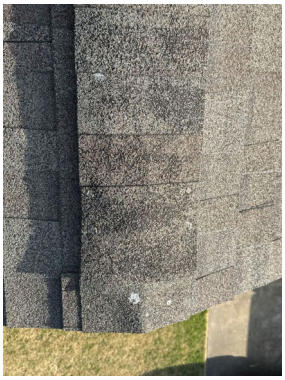
5.1.5 Areas of granular loss and/or wind damage

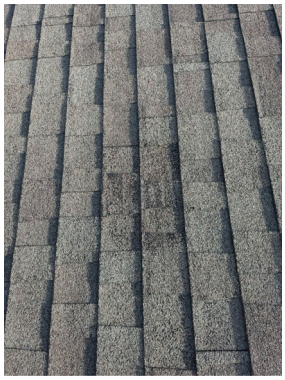
Recommendations

Service: Qualified Professional

Areas of granular loss and/or wind damage was noted. Suspect roof covering is near end of life expectancy. Suspect replacement will be needed soon





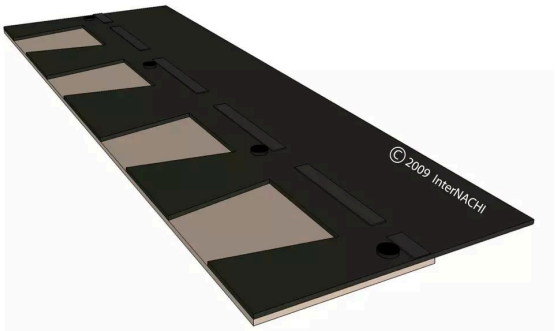


5.2 Coverings & Conditions

Information

5.2.1 Asphalt Shingle

LAMINATED STRIP SHINGLE



Asphalt shingles must be installed to manufacturers' recommendations. The installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured, and may also be warrantied by the installer.Architectural asphalt shingles can be made to simulate the impressive, sought-after look of genuine cedar shakes or natural slate tiles without the installation, weight, maintenance, flammability worries (in the case of real wood) and expense associated with genuine wood and stone roofing materials.Some manufacturers' lines of architectural laminated shingles are available in quite an array of colors; however, those lines that are designed to mimic the look of genuine wood shakes or natural slate tiles will necessarily be limited to the same color blends as those found in nature; e.g., earthy or reddish browns, light and dark variations of grey to black.Architectural laminated shingles are often described as "high-definition" because of the depth and contour of the individual shingle's profile. Some manufacturers use angled cuts while others, like IKO, use a straight cut which enhances the perception of depth and the appearance of a shake or tile roof.

5.2.2 Condition: Repair/Replace

5.2.3 Roof coverings show pliable state

At the time of the inspection, the roof covering appeared to be pliable and still relatively young and age. This pliability allows the roof covering better resiliency with wind and hail damage. This will prevent any potential damage where an older roof would be damaged.This pliability indicates that the roof is less than half life of age. It is suspected roof life left is anywhere from 12 to 17 years based on the type of roof covering installed.

Defects/ Deficiencies

5.2.4 Damaged Coverings

Recommendations

Service: Roofing Contractor

During the home inspection, it was observed that there are areas of damage to the roof coverings. These damages can be caused by a variety of factors such as weather events, age, and improper installation. Damaged coverings can include missing or cracked shingles, missing or loose tiles, or damaged or missing flashing. These damages can allow water to penetrate the underlayment and cause leaks, which can lead to damage to the structure of the home. It is important to address damaged coverings as soon as possible to prevent further damage to the roof and home. It is recommended that the homeowner have a roofing professional evaluate the damaged coverings and make any necessary repairs.

Damaged shingle with exposed fiberglass noted on east side of carport.

Damage shingle with penetration at the north east corner of carport.

Damaged shingle with exposed fiberglass noted on east side of carport.

Minor damage with no penetration noted on east slope of carport

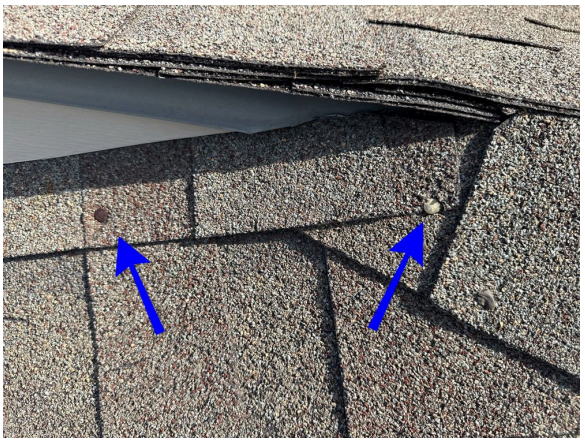
Minor loose trim shingle noted over carport

5.2.5 Exposed Nail Heads

Maintenance Items

Service: Roofing Contractor

During the home inspection, exposed nail heads were observed on the roof. Exposed nail heads can be a sign of improper installation of the roofing materials, or can occur over time due to weathering and movement of the roof deck. These exposed nail heads can be a potential leak point for water to enter the home, particularly during heavy rain or snowfall. It is recommended that the homeowner have a roofing professional evaluate the exposed nail heads and make any necessary repairs to prevent water intrusion and to maintain the integrity of the roof. These repairs may include re-seating the shingles, or installing new shingles over the affected areas to properly cover the exposed nails.



Exposed nails noted at the south east corner of the carport

5.2.6 Moss Growth

Maintenance Items

Service: Qualified Professional

During the home inspection, it was observed that there is moss growth on the roof. Moss growth on a roof is not only unsightly, but it can also be a sign of a larger problem. Moss thrives in moist environments, so its presence may indicate that there is a problem with drainage or ventilation on the roof. Moss growth can also hold moisture against the roof coverings, which can cause them to deteriorate prematurely. This can lead to leaks and other damage to the roof and the home. Moss growth on a roof can also be slippery and create a safety hazard for anyone walking on the roof. It is recommended that the homeowner have a roofing professional evaluate the moss growth and make any necessary repairs to address the underlying problem and remove the moss.

Moss growth is noted north side is shaded.

5.2.7 Sealant Used

Maintenance Items

Service: Roofing Contractor

During the inspection, it was observed that sealant had been applied to certain areas of the roofing material. Sealant is not recommended for use with the type of roofing material present on the property. Generally speaking, the use of sealant is more of a temporary fix that should be removed once a more permanent repair is imminent.

Sealant noted that vent boot penetration area

Sealant noted at a gas pipe penetration area

Sealant has been installed in multiple locations at this intersection. Note see flashing comment for water penetration.

5.2.8 Age - Half Life

Maintenance Items

Roofing materials appear to have typical wear and tear for their age. Based on the condition of the shingles, they appear to be in the middle of their expected life. While no major maintenance is necessary, it is advised to begin budgeting for a replacement in the future. Typical repairs may be needed or necessary to keep the roof functioning properly as it was intended.

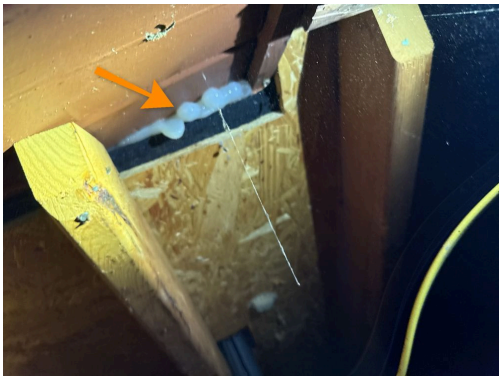
5.2.9 Roof/Wall flashing incomplete

Recommendations

At the time of the inspection was noted the roof wall flashing at the house was incomplete. This incompleteness has to do with missing mortar or missing flashing material at the roof and wall junction.No indication of water penetration was noted at the time of the inspection. However, if this is not corrected, overtime, there could be water intrusion and moisture damage.Recommend repairing as needed by technically competent contractor.

A plastic pan with noted water standing is noted near the overhead power penetration area where the roof and wall intersect.

Approximate location of potential water infiltration.



Sealant installed at a roof wall intersection

5.3 Ventilation

Information

5.3.1 **Ventilation Type:** Ridge Vents

Adequate roof venting is important for the attic and framing components of a home for several reasons.Firstly, proper roof ventilation helps to prevent the buildup of heat and moisture in the attic. This can help to extend the life of the roofing materials, as well as reduce the risk of mold and mildew growth. Additionally, proper ventilation can help to prevent ice dams from forming during the winter months, which can cause water damage to the attic and framing.Secondly, proper ventilation can help to increase the energy efficiency of the home by allowing hot air to escape from the attic, which can reduce the load on the air conditioning system. This can help to lower energy bills and make the home more comfortable to live in.Thirdly, proper ventilation can help to prevent the framing components from rotting and warping. When the attic is too hot or humid, the framing can be damaged, which can cause structural problems.Lastly, Proper ventilation can also help to prevent pests, such as rodents and insects, from entering the attic and causing damage.In conclusion, proper roof ventilation is crucial to maintain the longevity of the roofing materials, prevent mold and mildew, increase energy efficiency, protect framing components, and prevent pests from entering the attic space. It is recommended to have a professional inspect the attic and roofing system to ensure that it is properly ventilated.

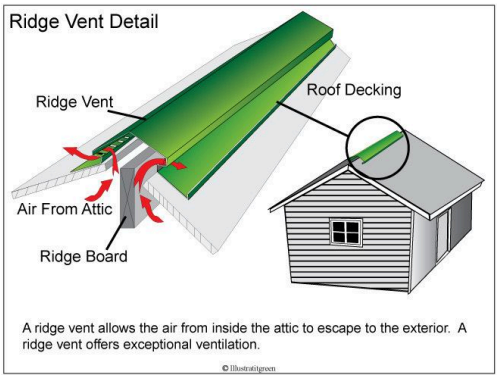
Gable vents noted

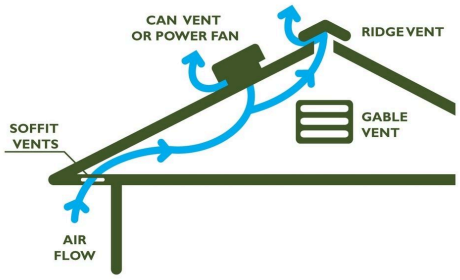
Ridge venting noted

Ridge venting noted

Gable event is not visible inside the attic space

Several areas have holes drilled in some sheathing, presumably to provide some type of airflow.





5.3.2 **Condition:** Repair/Replace

Defects/ Deficiencies

5.3.3 Attic Ventilation Insufficient

Recommendations

Service: Roofing Contractor

During the inspection of the property, it was observed that the attic ventilation was insufficient. Adequate ventilation in the attic is crucial for maintaining the health and longevity of the attic and the framing components of the home. Without adequate ventilation, the attic can become hot and humid, leading to several problems such as:Shortening the lifespan of roofing materialsWarping and rotting of framing componentsCondensation and mold growth in the atticIncreased energy costs due to the load on the air conditioning systemPest infestationThere are several types of attic ventilation, such as gable vents, soffit vents, ridge vents and turbine vents. The most common method is the balanced method, which is a combination of soffit vents and ridge vents. They work together to provide fresh air to the attic while removing warm, moist air.To prevent these issues and ensure proper attic ventilation, it is recommended to consult with a professional to evaluate the current ventilation system, and if necessary, to install additional ventilation in the attic. A professional should be consulted to ensure that the job is done properly and safely, and that the attic has enough ventilation. Note: suggest opening gable vents on front of house, adding gable vent over North gable over service line area and possibly adding a power vent fan to rear section of house to hopefully pull air through. Solar powered vent fan may be an option.

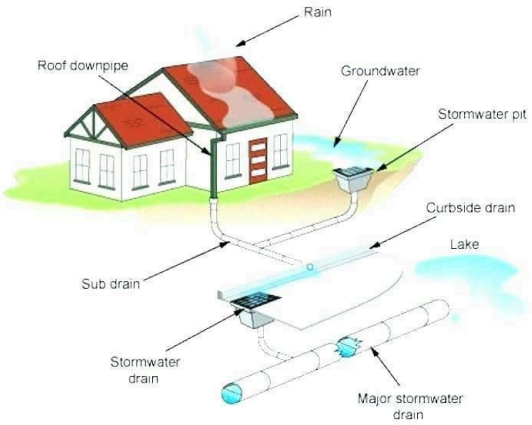
Gable vents installed on front of house are blocked. No ventilation here.

5.4 Roof Drainage Systems (Gutters & Downspouts)

Information

5.4.1 **Gutter Material:** N/A

Gutters should be installed so that they slope towards downspouts, which should be placed at regular intervals along the gutter to channel the water away from the foundation of the house. Downspouts should be extended at least 5-10 feet away from the house to ensure that the water is directed well away from the foundation. Additionally, it's good practice to add splash guards or downspout extenders to help prevent water from pooling near the foundation. Regular cleaning of gutters and downspouts is also important to ensure proper water flow and prevent clogs which can cause water damage.



5.4.2 **Condition:** Not present

5.4.3 Gutter Slope: N/A

5.4.4 No Gutters Installed-Recommend Full Installation

Gutters help control runoff help prevent low areas around the foundation which can hold water. Full installation of gutters with regular maintenance to help prevent deterioration around the foundation.

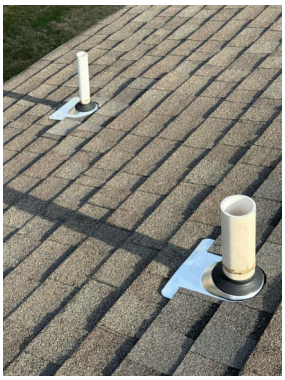
5.5 Skylights, Chimneys & Roof Penetrations

Information

5.5.1 Chimney Condition: None

5.5.2 Plumbing Vent Pipe Boots: Satisfactory

Vent boot conditions



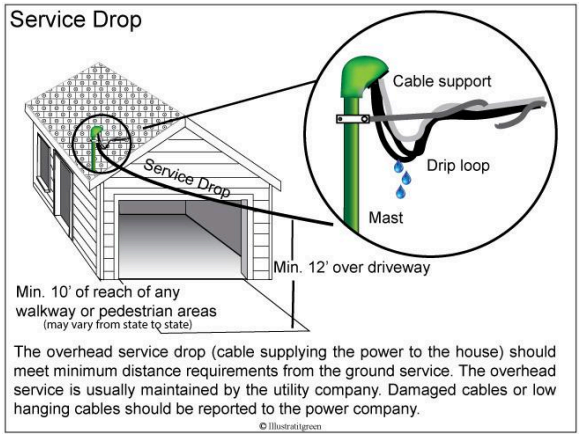
6.0 Electrical

SUBSECTION	# DEFECTS/ DEFICIENCIES
6.1 Type of service	—
6.2 Main disconnect location	—
6.3 Service line material	—
6.4 Service amperage	—
6.5 Service voltage	—
6.6 Service panel ground	—
6.7 Service panel location	—
6.8 Service Panel Information	1
6.9 Over-current protection	1
6.10 AFCI/GFCI	—
6.11 Branch circuit wiring	—
6.12 Smoke Detectors	—
6.13 Carbon Monoxide Detectors	—
6.14 Electrical Deficiencies	1 6 2

6.1 Type of service

Information

6.1.1 **Description:** Overhead



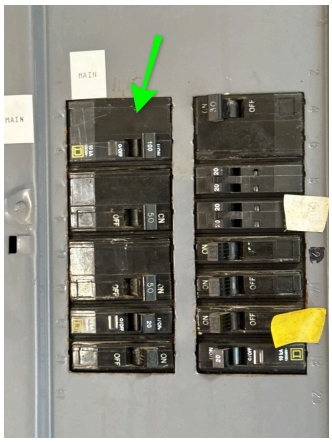
The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. Inspector will not remove outlet face-plates or fixtures as this exceeds the standards of practice. The electrical inspection is a limited visual inspection only. Questions or estimates referring to the replacement, repair, or evaluation of the home's electrical structure should always be consulted by a qualified electrician. We are not electricians and in accordance with the standards of practice, we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. The inspector is not required to inspect or operate exterior accent lighting. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

6.1.2 **Condition:** Satisfactory

6.2 Main disconnect location

Information

6.2.1 **Description:** Service panel



Main disconnect located in the panel

6.3 Service line material

Information

6.3.1 **Material:** Copper

For 200 amp service, 4/0 aluminium wire or 2/0 copper must be used. For 100 amp service, 2/0 aluminium or 1/0 copper must be used. For any others, please reference the American Wire Gauge standards.

6.3.2 **Condition:** Satisfactory

6.3.3 Service Entrance FYI

National Electric Codes allow for copper or aluminum service entrance wiring feeding a home from a utility service. For 200 amp service, 2/0 copper, or 4/0 aluminum is required. Aluminum wiring must be the next larger size to have the proper safe ampacity to the home.

Amperage Ratings for Residential Cable					
AWG Size	Insulation Type	Copper		Aluminum/Copper-clad Aluminum	
		Ordinary Use	Service Entrance	Ordinary Use	Service Entrance
4/0	THW, THWN	230	250	180	200
2/0	THW, THWN	175	200	135	150
1/0	THW, THWN	150	175	120	125
1/0	TW	126	N/A	100	N/A
1	THW, THWN	130	150	100	110
2	THW, THWN	115	125	90	100
2	TW	95	N/A	75	N/A
4	THW, THWN	85	100	65	N/A
4	TW	70	N/A	55	N/A
6	THW, THWN	65	N/A	50	N/A
6	TW	55	N/A	40	N/A
8	THW, THWN	50	N/A	40	N/A
8	TW	40	N/A	30	N/A
10	THW, THWN	35	N/A	30	N/A
10	TW	30	N/A	25	N/A
12	THW, THWN	25	N/A	20	N/A
14	THW, THWN	20	N/A	N/A	N/A

6.4 Service amperage

Information

6.4.1 **Description:** 100 amps

100 amp main disconnect noted

6.5 Service voltage

Information

6.5.1 **Description:** 220/240

6.6 Service panel ground

Information

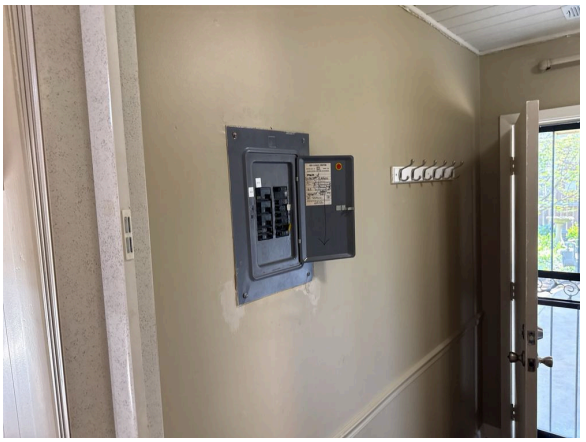
6.6.1 **Description:** Unknown/Not visible

Grounding conductors disappears into the concrete and is not visible

6.7 Service panel location

Information

6.7.1 **Description:** Laundry room

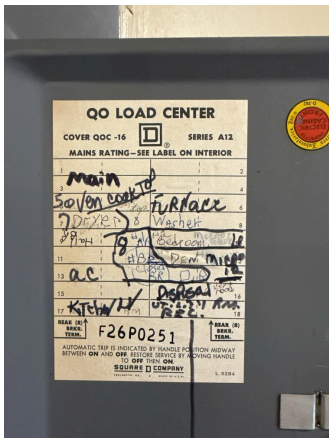


Service panel is located in the laundry room

6.8 Service Panel Information

Information

6.8.1 **Description:** Square-D



Square D main panel noted

6.8.2 **Condition:** Repair/Replace

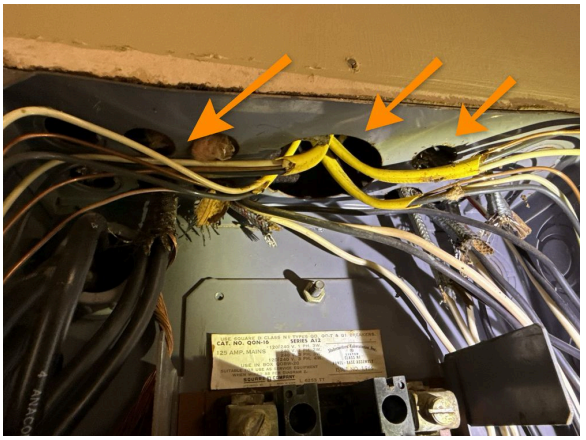
Defects/ Deficiencies

6.8.3 Missing Bushings At Wire Penetrations

Recommendations

Service: Electrical Contractor

Protective bushings were missing where conductors pass through openings in the electrical panel cabinet. This condition can allow the sharp metal edges of the panel to damage wire insulation, which increases the risk of arcing, short circuits, or electrical shock. This is considered a safety concern and is not consistent with current standards for protecting conductors at panel penetrations. I recommend correction by a qualified **licensed electrician**.



What is the penetrating without any bushings and style

6.9 Over-current protection

Information

6.9.1 Description: Breakers

6.9.2 Condition: Repair/Replace

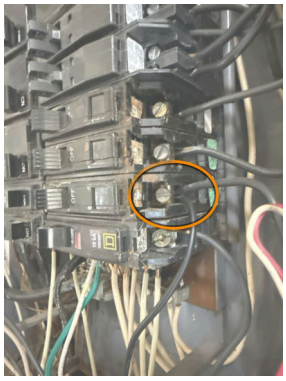
Defects/ Deficiencies

6.9.3 Breaker: Double Tap

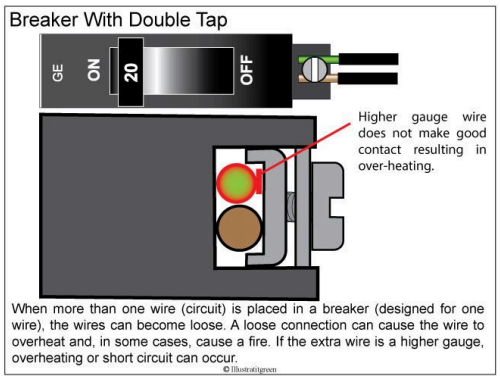
Recommendations

Service: Electrical Contractor

During the inspection, it was noted that there was a double tapped breaker present in the electrical panel. This means that there are two wires connected to a single breaker, which is not up to code and can be a potential fire hazard. It is recommended that a licensed electrician be contacted to correct this issue as soon as possible. Additionally, it is important to ensure that the panel and breakers are compatible brands, as using different brands can also be a potential hazard.



Double tapped breaker is noted in a panel. Double tapped should not be in the electrical panel.



6.10 AFCI/GFCI

Information

6.10.1 AFCI Breakers

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).Note: AFCI breakers have been required for circuits feeding electrical

outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014, and the Canadian Electrical Code has since 2015. In parts of the world using 230 V, where the higher voltage implies lower currents, specifically Western Europe and the UK, adoption is slower, and their use is optional, except in high risk cases.In the US, arc faults are one of the leading causes for residential electrical fires. Each year in the United States, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year.Conventional circuit breakers only respond to overloads and short circuits, so they do not protect against arcing conditions that produce erratic, and often reduced current. AFCIs are devices designed to protect against fires caused by arcing faults in the home electrical wiring. The AFCI circuitry continuously monitors the current and discriminates between normal and unwanted arcing conditions. Once detected, the AFCI opens its internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.

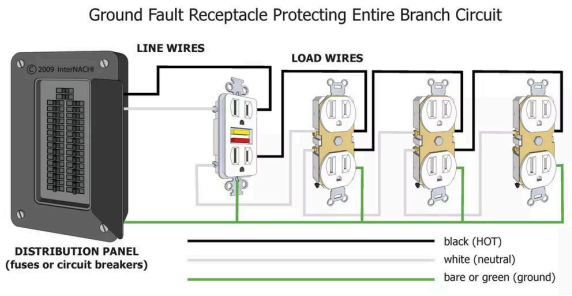
6.10.2 **Condition:** Not Installed

6.10.3 AFCI - FYI

AFCI breakers are recommended to be tested monthly by the homeowner to ensure that they are in fully functional order and properly ground.

6.10.4 GFCI - FYI

GFCI (ground fault circuit interrupter) circuits and GFCI breakers are devices that protect people from electrical shock by sensing any loss of current in an electrical circuit and shutting off the power quickly to prevent electrocution. These devices are designed to detect ground faults, which occur when electrical current leaks from its intended path and flows through a person's body. GFCI circuits are typically found in bathrooms, kitchens, laundry rooms, and other areas where water and electricity may come into contact. GFCI breakers are circuit breakers that have GFCI protection built into them, and can be used to protect multiple outlets on a circuit. The National Electric Code (NEC) requires GFCI protection in many areas of the home, to enhance the safety of the dwelling.



Limitations

6.10.5 AFCI / GFCI Breakers Not Present

No AFCI or GFCI breakers present. AFCI is the short version of “Arc Fault Circuit Interrupter” and also known as AFDD “Arc Fault Detector Device” or simply Arc Fault Breaker.Arc Fault Circuit Interrupter (AFCI) is a protective device which detects the electric arc in the circuit and automatically break the circuit (cutoff power supply) to prevent electrical fire.The ordinary circuit breaker won’t sense and operate that quickly during the initial stage of producing arc in the circuit. As these normal circuit breakers only respond to a specific amount of heat, not quick surges, that’s why AFCI are used to prevent the electric fire in the circuit.As of 2017, AFCI breakers are required in new construction in areas that are considered living spaces (ie: bedrooms, living rooms, dining rooms, etc.)

6.11 Branch circuit wiring

Information

6.11.1 **Material:** Non-Metallic Shielded Copper, Stranded Aluminium

6.11.2 **Condition:** Satisfactory

6.12 Smoke Detectors

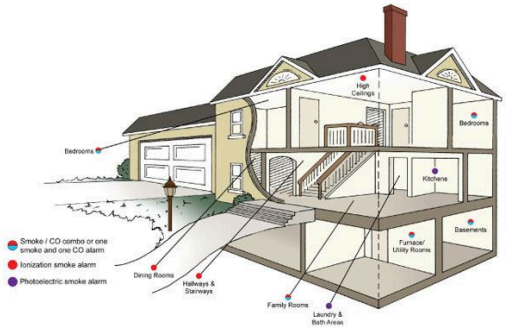
Information

6.12.1 CPSC Recommendation

The Consumer Product Safety Commission recommends all smoke and carbon dioxide detectors be replaced every 10 years. Even if the home is new or the detectors have been replaced in the last 10 years, replacement will always be recommended, especially with a previously occupied home.

6.12.2 Smoke Alarm Installation

It is recommended that smoke alarms be installed in every living space, and within 10 feet of living spaces to include living rooms, bedrooms, and hallways. General rule of thumb is you can never have too many.



6.12.3 Smoke Detector Location(s): Laundry Room, Living Room, Hallway(s), Bedroom(s)

6.13 Carbon Monoxide Detectors

Information

6.13.1 CPSC Recommendation

The Consumer Product Safety Commission recommends all smoke and carbon dioxide detectors be replaced every 10 years. Even if the home is new or the detectors have been replaced in the last 10 years, replacement will always be recommended, especially with a previously occupied home. Carbon dioxide detectors should be installed on every level of your home.

Tester located near fireplace

6.14 Electrical Deficiencies

Defects/ Deficiencies

6.14.1 Light fixture cover missing

Maintenance Items

Service: Diy

During the home inspection, it was noted that there is missing bulb protection present. Missing bulb protection, such as wire guards or globes, can pose a safety hazard by exposing the light bulb and potentially causing damage or injury.It is recommended to add missing bulb protection to ensure the safety and proper function of the lighting fixture. This may involve installing wire guards, globes, or other types of protective coverings to prevent accidental contact or damage to the bulb.Regular maintenance and inspection of lighting fixtures is essential for both safety and energy efficiency, and can help to prevent potential hazards such as electrical fires or shocks. It is recommended to have a qualified electrician or handyman evaluate and repair any issues with lighting fixtures, including missing bulb protection, as soon as possible to ensure the safety and proper function of the property.

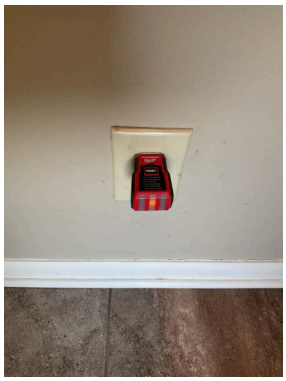
Bedroom two light missing globes

6.14.2 Ungrounded Receptacles

Recommendations

Service: Electrical Contractor

Ungrounded receptacles we're noted throughout the home during the inspection. An ungrounded receptacle does not have the third hole in the outlet or is incorrectly wired. An ungrounded receptacle does not have this safety feature, making it less safe to use, especially with appliances and tools that have a three-prong plug. In the United States, ungrounded receptacles are not allowed in new construction, and they are typically found in older homes that have not been updated to meet current electrical codes. Recommend repair by qualified electrician.



Foyer ungrounded outlet noted

Carport receptacle

Living room ungrounded outlets noted

6.14.3 Outlet/Light Switch Cover Plate: Missing

Recommendations

Service: Diy

A missing light switch or receptacle cover can pose a number of hazards in a home. Some of the dangers associated with a missing cover include:Electric Shock: Without a cover, the live wires inside the switch or receptacle are exposed, increasing the risk of electric shock.Fire Hazard: Exposed wires can create a fire hazard, especially if they come into contact with flammable materials.Damage to Electrical Devices: Exposed wires can cause damage to electronic devices and appliances, which can be costly to repair or replace.Short Circuit: Exposed wires can cause a short circuit, which can disrupt the power supply to the entire home and cause a fire hazard.Injuries: Exposed wires can cause injuries to people and pets if they come into contact with them.It is important to cover any missing light switch or receptacle covers as soon as possible to prevent these hazards and ensure the safety of the inhabitants of the home. This can be done by installing a new cover, which can be purchased at most hardware stores. It is also important to hire a licensed electrician to inspect the wiring and ensure that it is safe and properly installed.

Outlet for refrigerator

6.14.4 Junction Box: Uncovered

Recommendations

Service: Electrical Contractor

An uncovered electrical junction box is a serious safety hazard in a home, as it exposes live wires and electrical connections to the elements, and can lead to serious accidents such as electrical fires, electrocution, and power outages. Some of the dangers associated with an uncovered electrical junction box include:Electric Shock: If a person comes into contact with the live wires inside an uncovered junction box, they can receive an electric shock, which can be potentially fatal.Fire Hazard: Exposed wires in an uncovered junction box can create a fire hazard, especially if they come into contact with flammable materials.Damage to Electrical Devices: Exposed wires in an uncovered junction box can cause damage to electronic devices and appliances, which can be costly to repair or replace.Short Circuit: Exposed wires in an uncovered junction box can cause a short circuit, which can disrupt the power supply to the entire home and cause a fire hazard.Injuries: Exposed wires in an uncovered junction box can cause injuries to people and pets if they come into contact with them.It is important to cover an uncovered electrical junction box as soon as possible to prevent these hazards and ensure the safety of the inhabitants of the home. This can be done by installing a junction box cover, which can be purchased at most hardware stores. It is also important to hire a licensed electrician to inspect the wiring and ensure that it is safe and properly installed.

Junction box in closet in dining room

6.14.5 GFCI - Receptacle(s): Not Tripping/resetting

Safety Concerns

Service: Electrical Contractor

A GFCI (ground fault circuit interrupter) is a safety device that is designed to protect people from electrical shock. It works by monitoring the electrical current flowing through a circuit and, if it detects an imbalance (indicating a ground fault), it will trip (or turn off) the power to the circuit, preventing electrical shock.If a GFCI outlet is not tripping or resetting when it should, it may indicate a problem with the outlet or the electrical circuit. Some possible causes of a GFCI not tripping include:A malfunctioning GFCI outlet: The outlet may be defective or damaged and needs to be replaced.A wiring issue: The wiring in the circuit may be damaged or improperly connected, preventing the GFCI from functioning properly.A ground fault: There may be a ground fault present in the circuit, but it is not causing enough of an imbalance to trip the GFCI.Interference from other devices: Some devices, such as surge protectors or electronic devices, can interfere with the GFCI and prevent it from tripping.It is recommended to have a licensed electrician to check the GFCI and the circuit to find out what is causing the problem, and make any necessary repairs or replacement.It's important to note that if the GFCI is not tripping and there is a ground fault present, it can be dangerous and can lead to electrical shock or even electrocution.

Exterior GFCI at sunroom door would not trip using the test button.

6.14.6 Exterior Light: Inoperable

Maintenance Items

Service: Handyman Diy

During the inspection, it was observed that the exterior porch light was inoperable. The cause of the malfunction could not be determined at the time of the inspection. It is recommended that a qualified electrician evaluate the issue and make necessary repairs or replacements to ensure proper functionality and safety. Additionally, consider using energy-efficient lighting options, such as LED bulbs, to reduce energy consumption and increase the lifespan of the light fixture.

Carport light

6.14.7 Two-Prong Receptacles

Recommendations

Service: Electrical Contractor

Two-prong receptacles were observed at the home. These older-style outlets typically do not provide an equipment ground, which is an important safety feature for many modern appliances and electronics. This condition can increase shock risk and may limit the safe use of three-prong cords and surge protection devices. I recommend evaluation and upgrade by a qualified **licensed electrical contractor** as needed to improve safety and bring the installation closer to modern standards.

Primary bathroom

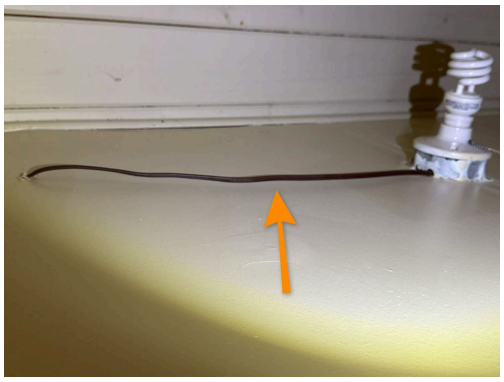
6.14.8 Lamp Cord Used As Permanent Wiring

Recommendations

Service: Electrical Contractor

Lamp wiring was observed being used as a permanent electrical installation. Flexible lamp cord is not intended for fixed building wiring and can be more susceptible to physical damage, overheating, and fire hazards. This condition is considered improper and does not meet modern safety standards for permanent wiring methods. I recommend correction by a qualified **electrical contractor** to replace the lamp cord with an approved permanent wiring method.

Lamp cord wiring in use for permanent installation



Bedroom to closet loaded with an extension, cord or lamp, wiring, powering ceiling fan

Primary bedroom ceiling fans powered by an extension cord

Primary bedroom closet view

6.14.9 Exposed Branch Circuit Wiring

Recommendations

Service: Electrical Contractor

Exposed branch circuit wiring was observed at the time of inspection. Electrical conductors that are not properly enclosed or protected present an increased risk of shock, short circuit, and physical damage. This condition is considered a safety concern and does not meet generally accepted modern safety standards for protected wiring methods. **Recommendation:** Have a qualified *electrical contractor* evaluate and properly protect or repair the exposed wiring as needed.

Dispose and circuit wiring noted in closet in dining area

Limitations

6.14.10 Unknown switches

There are several known switches throughout the house. It is not possible to determine what they go to at the time of the inspection recommend and inquiring with previous owner or builder.

Kitchen unidentified switch noted

7.0 Foundation Components

SUBSECTION	# DEFECTS/ DEFICIENCIES
7.1 Foundation Type	—
7.2 Foundation Material	—
7.3 Floor Structure	—

7.1 Foundation Type

Information

7.1.1 **Description:** Slab on grade

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection and should be referred to a structural engineer with questions or concerns

7.2 Foundation Material

Information

7.2.1 **Foundation Material:** Concrete block

7.2.2 **Condition:** Satisfactory

During a home inspection, the inspector will examine the foundation material to assess its condition and determine if there are any issues that may affect the structural integrity of the building. The following are some key things that a home inspector will look for when inspecting a foundation:- Cracks: Inspectors will look for any visible cracks in the foundation walls or floor, which could indicate settling, settling, or other structural issues.- Evidence of settling: Inspectors will look for signs of settling such as doors that are difficult to open or close, gaps between the walls and floor, and uneven or sloping floors.- Evidence of water damage: Inspectors will look for signs of water damage such as discoloration or staining, efflorescence, or mold and mildew growth.- Type of foundation: Inspectors will identify the type of foundation, such as a basement, crawl space, or slab foundation, and assess the condition of the specific components associated with each type of foundation.- Ventilation: Inspectors will examine the ventilation system in the foundation to ensure that it is functioning properly and that it provides adequate air flow to prevent moisture buildup.- Drainage: Inspectors will examine the drainage system to ensure that it is functioning properly and that it prevents water from entering the foundation.- Structural integrity: Inspectors cannot evaluate the overall structural integrity of the foundation, including the walls, floor, and support beams. These items are in excess of a standard home inspection and their adequacy has to be evaluated by a foundation contractor or structural engineer.It is important to address any issues with the foundation promptly to maintain the structural integrity of the building and prevent potential health and safety hazards.

7.3 Floor Structure

Information

7.3.1 **Description:** Concrete

7.3.2 **Condition:** Further Evaluation Required, Satisfactory

Limitations

7.3.3 **Floor structure view limited**

Floor structure was not visible at the time of inspection due to finished floor installation. Furnishings and other items also may reduce accessibilty.

8.0 Interiors

SUBSECTION	# DEFECTS/ DEFICIENCIES
8.1 Interior photos for reference	—
8.2 Floors	1
8.3 Walls & Ceilings	—
8.4 Doors	1
8.5 Interior Door Material	—
8.6 Windows	—
8.7 Fireplace	1
8.8 Closets	—

8.1 Interior photos for reference

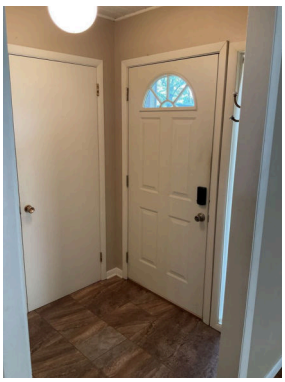
Information

8.1.1 Interior photos

The interior inspection of the property was conducted to provide a comprehensive assessment of the interior condition of the building. The inspector documented their findings by taking photographs of the various areas visited during the inspection.The inspector began by taking photographs of the entrance and main hallway to show the general condition of the area. They then proceeded to each room, taking photographs of the walls, floors, ceilings, and any noticeable damage or defects. The inspector also took photographs of the windows and doors, including any signs of damage or leaks.In addition to documenting the physical condition of the interior, the inspector also took photographs of any personal belongings that were present during the inspection. This was done for liability purposes, to ensure that the inspector did not damage or disturb the belongings in any way. The inspector made sure to take photographs of all items that were in the room, including furniture, electronics, and any other personal items.The inspector also took photographs of any appliances and systems that were present in the interior, such as the heating and cooling system, plumbing fixtures, and electrical outlets. They documented any noticeable issues or defects and made sure to take close-up photographs of any areas that required further attention.

Den view

Living room view

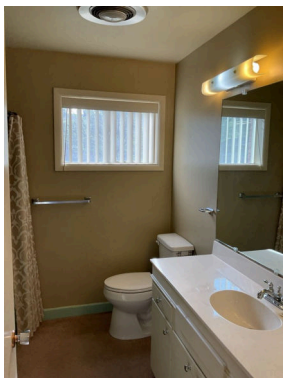


Front door view


Dining area view


Kitchen view


Laundry room view


Bathroom two view


Bedroom two view


Bedroom one view


Bathroom one view

8.2 Floors

Information

8.2.1 **Material:** Tile, Wood

8.2.2 **Condition:** Marginal

Defects/ Deficiencies

8.2.3 Loose flooring

Maintenance Items

Service: Qualified Professional

The inspector noted during the inspection that the flooring material in the home was not properly secured. This type of issue can occur due to a variety of factors, including improper installation, settling of the building, or exposure to moisture. To address this issue, the inspector recommended that a qualified flooring contractor be consulted for repair.Unsecured flooring material can cause a variety of problems, including tripping hazards, difficulty with furniture placement, and potential damage to the subflooring. To ensure that the flooring is safe and functional, a qualified contractor should be consulted to assess the cause of the unsecured flooring and recommend the best course of action to address the issue.

Loose flooring is noted near the living room front window. Moisture testing in this area did not produce any visual wet spot. Monitor this area, possibly window previously leaked.

8.3 Walls & Ceilings

Information

8.3.1 **Ceiling Material:** Ceiling Tile, Wood

8.3.2 **Wall Material:** Paneling, Drywall

8.3.3 **Condition:** Satisfactory

8.4 Doors

Information

8.4.1 **Condition:** Repair/Replace

8.4.2 **Door types:** Folding, Hinged

8.4.3 Door Testing FYI

During the inspection, a representative number of doors are tested to ensure their functionality and safety. This includes testing interior and exterior doors, as well as any doors that provide access to the attic, garage, or other areas of the property.The inspector will visually check the doors for any signs of damage, such as cracks, warping, or rot. They will also check the door frame to ensure that it is securely mounted and that there are no visible gaps or damage. Additionally, the inspector will check the door hinges, locks, and latches to ensure that they are functioning properly and securely.To test the functionality of the doors, the inspector will open and close them several times to ensure that they operate smoothly and do not stick or bind. They will also check the door for proper alignment and ensure that it closes securely and without any gaps that could compromise energy efficiency or security.It's important to note that while a representative number of doors are tested during the inspection, not all doors may be tested. Doors that are locked, obstructed, or otherwise inaccessible may not be tested, and any issues or concerns with these doors may require further evaluation by a qualified contractor or locksmith.

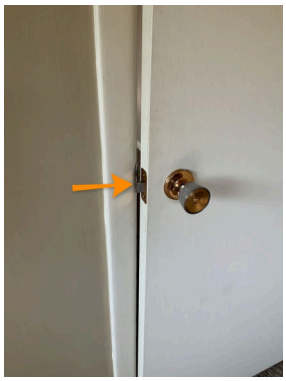
Defects/ Deficiencies

8.4.4 Door Doesn't Latch

Recommendations

During the home inspection, it was noted that one or more doors did not latch properly. When attempting to close the door, it would not stay securely shut and could easily be pushed open. This can be a safety concern as it may compromise privacy and security.Upon further inspection, it was determined that the issue was likely with the latch and/or strike plate. The strike plate did not align properly with the latch, preventing it from securely catching and holding the door in place.As a recommended repair, it is advised to have a qualified handyman inspect and repair the latch and/or strike plate to ensure proper function and security. This

may involve adjusting or replacing the strike plate, or repositioning the latch mechanism to ensure a secure fit.


Bedroom two door not latching


Foyer closet door not latching

8.5 Interior Door Material

Information

8.5.1 **Material:** Wood

8.5.2 **Condition:** Satisfactory

8.6 Windows

Information

8.6.1 **Window Type:** Sliding, Fixed

8.6.2 **Condition:** Satisfactory

8.6.3 Window Height

While we understand no home is the same and each design is different, window installation should be installed between 40"-44" from finished floor due to small children and pets can easily crash into them. Moving window framing can be quite expensive, so it is highly recommended to place furniture or a barrier between if small children or pets are present.

8.6.4 Window Testing FYI

During the inspection, a representative number of windows are tested to ensure their functionality, energy efficiency, and safety. This includes testing both interior and exterior windows, as well as any windows that provide egress or access to the attic or other areas of the property.The inspector will visually check the windows for any signs of damage, such as cracks, chips, or warping. They will also check the window frame to ensure that it is securely mounted and that there are no visible gaps or damage. Additionally, the inspector will check the window hardware, such as locks and latches, to ensure that they are functioning properly and securely.To test the functionality of the windows, the inspector will open and close them several times to ensure that they operate smoothly and do not stick or bind. They will also check the window for proper alignment and ensure that it closes securely and without any gaps that could compromise energy efficiency or security.In addition to testing the functionality of the windows, the inspector will also check for any signs of drafts, air leaks, or other energy efficiency issues. They may use a thermal imaging camera to detect temperature differences around the windows and identify any areas where energy is being lost.It's important to note that while a representative number of windows are tested during the inspection, not all windows may be tested. Windows that are obstructed, inaccessible, or otherwise difficult to reach may not be tested, and any issues or concerns with these windows may require further evaluation by a qualified contractor or window specialist.

8.7 Fireplace

Information

8.7.1 **Description:** Vent free logs, Gas Burning

Fireplace view

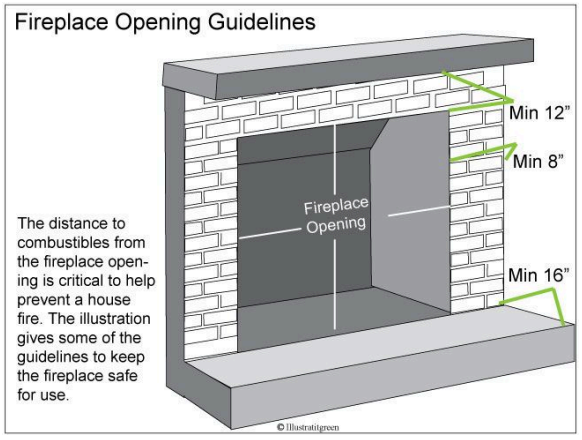
8.7.2 **Condition:** Further Evaluation Required

Vent free gas logs noted

Damper appears to be abandoned. The house may have originally had a true chimney wood-burning fireplace. The chimney has been abandoned and removed

8.7.3 Fireplace Information

The fireplace and surrounding areas are inspected visually for any signs of defects such as cracking in the firebox, damaged bricks, missing mortar, and any other significant defects. The inspector cannot inspect the inside of chimneys and flues, however a cleaning by qualified chimney sweep is always recommended. This is NOT a Level II Inspection that complies with NFPA 211 standards.



8.7.4 Gas Valve Off

During the home inspection, it was noted that the gas valve was in the off position, the gas was empty, or the gas regulator was inoperable. When attempting to test the gas supply by depressing the pilot switch, there was no audible sound or smell of flowing gas. It is recommended to have a licensed HVAC technician or plumber evaluate the gas supply system to determine the cause of the issue and make necessary repairs. It is important to address any issues with the gas supply as soon as possible to prevent potential safety hazards, such as gas leaks or carbon monoxide poisoning. Only a qualified professional should work on gas supply systems.

Control valve is in the off position.

Defects/ Deficiencies

8.7.5 Damage

Recommendations

Service: Fireplace Contractor

During the home inspection, it was noted that portions of the fireplace appeared to have areas of visible damage. It is recommended to have the fireplace inspected and repaired by a qualified mason or fireplace contractor to determine the extent of the damage and make any necessary repairs. This may involve repairing or replacing damaged masonry or components, such as the firebox or chimney liner, to ensure that the fireplace is structurally sound and safe for use. Regular maintenance and inspection of fireplaces is essential for both safety and energy efficiency, and can help to prevent potential hazards such as chimney fires or carbon monoxide buildup. It is important to address any issues with fireplaces as soon as possible to ensure the safety and livability of the property.


Broken decorative log piece noted

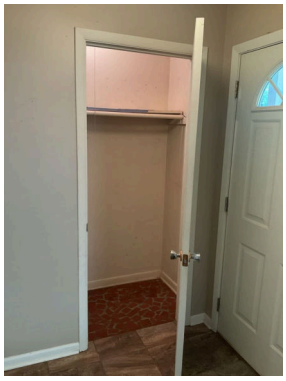
8.8 Closets

Describe closet conditions

Information

8.8.1 Conditions: Satisfactory

Describe closet conditions


Foyer closet view


Bedroom one closet view


Bedroom two closet view

Bathroom two closet view

9.0 Heat/AC Unit 1

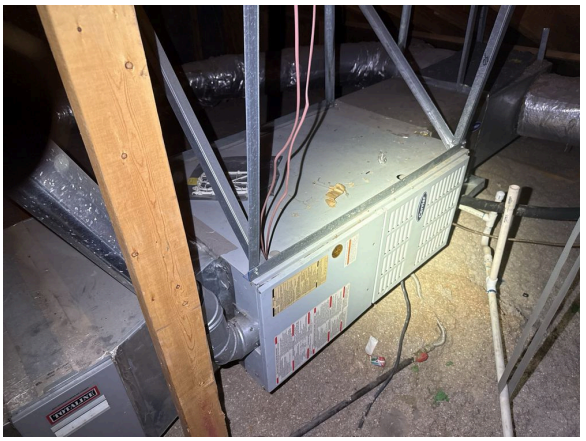
SUBSECTION	# DEFECTS/ DEFICIENCIES
9.1 Heat Unit	—
9.2 Heat Unit Manufacturer/ Age	—
9.3 Heater Base	—
9.4 Enclosure/ Burner Compartment	—
9.5 Venting/ Flue	—
9.6 Gas Valves	1
9.7 Heat Unit Capacity	—
9.8 AC Unit	1
9.9 AC Manufacturer/ Age	—
9.10 Air Supply/ Distribution	—
9.11 Filters	—
9.12 Thermostat	—

9.1 Heat Unit

Information

9.1.1 **Heat unit location:** Attic

9.1.2 **Heat Unit Type-Energy Source:** Gas Fired Forced Air



Heat unit, View

9.1.3 **Heater Condition:** Further Evaluation Required

9.1.4 **Maintenance Recommendation**

MAINTENANCE: Clean condensate drain line annually for maximum performance, efficiency and life expectancy. Service and Cleaning by a licensed HVAC technician is recommended.

Limitations

9.1.5 Temperature Limitation-Not Tested

Due to temperature limitations the heat was not evaluated. 68 degrees is the dividing line. Temps above 68 only air conditioning is tested.

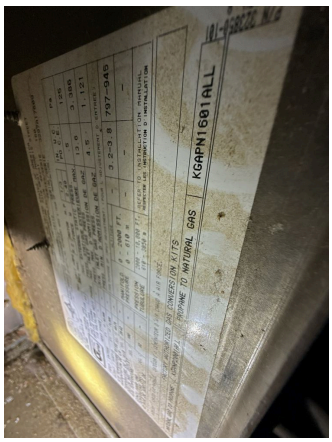
Exterior temperatures were 68 or greater at which time we do not test the heat unit.

9.2 Heat Unit Manufacturer/ Age

Information

9.2.1 Age: 15+ years (replacement recommended)

During the home inspection, it is important to be aware of the age and condition of the heating and cooling systems, as well as their maintenance history. HVAC systems, particularly those that are more than 3 years old, require regular maintenance to ensure that they operate safely and efficiently in all weather conditions.It is recommended to have a qualified HVAC contractor service the heating and cooling system annually to help extend its useful life and ensure that it is operating properly. This may involve cleaning the system, checking for any potential issues or leaks, and ensuring that all components are functioning correctly.



Data plate. S/N #3297A17609 manufacture date 08/1997

9.2.2 Heat unit manufacturer: Carrier

Heat unit manufacturer

9.3 Heater Base

Describe heater base and related components.

Information

9.3.1 Heater base condition: Satisfactory

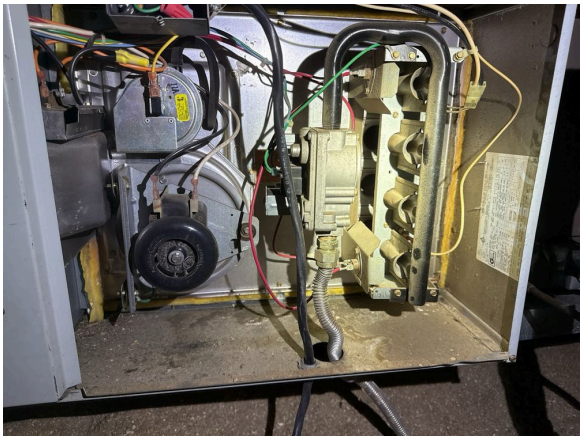
9.3.2 Hanging Unit Noted

9.4 Enclosure/ Burner Compartment

Describe burner compartment conditions

Information

9.4.1 **Burner Compartment Conditions:** Satisfactory



Burner compartment has minor dust collection noted

9.5 Venting/ Flue

Flue and Venting Conditions

Information

9.5.1 **Flue/ Venting Conditions:** Satisfactory

9.5.2 **Metal Double Wall Flue/ Vent Pipe**

9.6 Gas Valves

Defects/ Deficiencies

9.6.1 **Flex Gas Line Through Cabinet Wall** Recommendations

Service: Plumbing Contractor

A flexible gas connector was observed passing through the cabinet wall. Flexible gas connectors are not intended to pass through walls, floors, or cabinets because movement and abrasion at these surfaces can damage the connector and increase the risk of a gas leak. This is considered an improper installation and should be corrected for safety. I recommend evaluation and repair by a qualified plumbing contractor or other qualified gas line specialist.

Flexible, gas line is noted passing through the heater cabinet wall.

9.7 Heat Unit Capacity

Information

9.7.1 **Heat Unit Capacity:** 74,000 BTU

9.8 AC Unit

Information

9.8.1 Photos for Reference

AC condenser unit

9.8.2 Energy Source/Type: Electric

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Annual servicing is recommended to extend the life of the cooling unit. The air conditioner cannot be operated when the outside air temperature is below 65 degree Fahrenheit; operating the air conditioner below 65 degrees can damage the system. The inspector is not equipped to inspect nor required to inspect concealed portions of evaporator and condensing coils. The inspector is not required to inspect humidifiers and de-humidifiers; even if comments are made, these items are not to be considered inspected

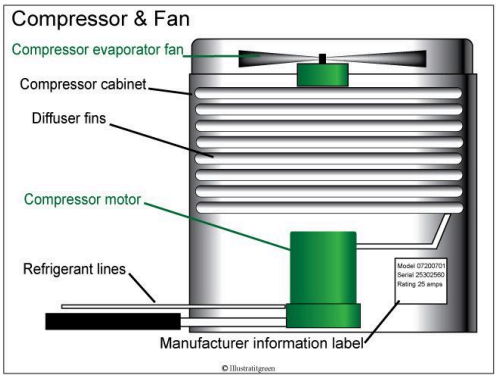
9.8.3 Condition: Satisfactory

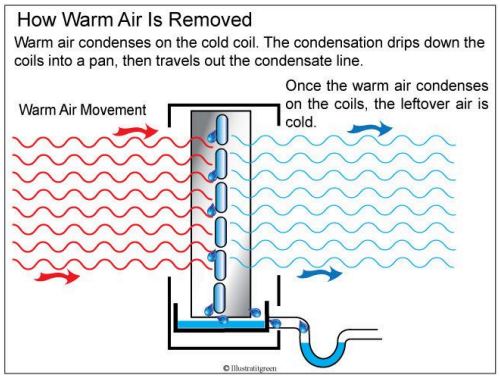
9.8.4 Cleaning & Servicing

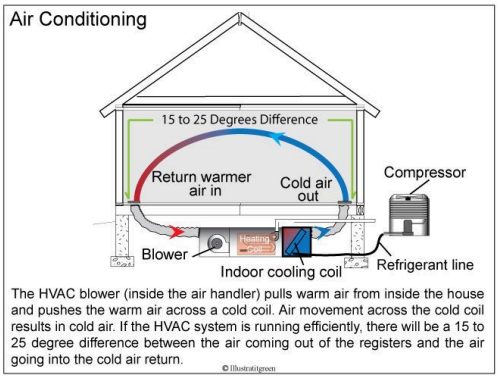
During the home inspection, it is important to be aware of the age and condition of the air conditioning and heat pump systems, as well as their maintenance history. These systems require regular maintenance to ensure that they operate safely and efficiently in all weather conditions.It is recommended to have a licensed contractor service air conditioners over 5 years old and heat pumps over 3 years old yearly to help extend their useful life and ensure that they are operating properly. This may involve cleaning the systems, checking for any potential issues or leaks, and ensuring that all components are functioning correctly.Regular maintenance and inspection of a property's air conditioning and heat pump systems is essential for both safety and energy efficiency, and can help to prevent potential hazards such as refrigerant leaks or improper operation. It is recommended to have a licensed contractor evaluate and repair any issues with these systems as soon as possible to ensure the safety and proper function of the property.Annual servicing of your air conditioning and heat pump systems can help you identify any potential defects that may prematurely affect the serviceable life of your units, and can also help to identify any potential energy savings that can be made through upgrades or more efficient operation. By taking proactive steps to maintain and care for your air conditioning and heat pump systems, you can help ensure that they function properly for years to come.

9.8.5 Information

Air conditioning systems are mechanical devices, and are subject to typical unknown failure. Instances have shown that some units go out sporadically with no underlying reason or cause. Please note that this is typical and the inspection is in no way a guarantee or a units ability to sustain working for a set time. Typical maintenance may be required as these devices are man made.







9.8.6 Temperature drop (Differential)

Temperature differential between the returner and the supply registers was 14°. We generally consider a temp differential of 15 to 20° is Optimum.

Defects/ Deficiencies

9.8.7 Annual Servicing

Maintenance Items

Service: Heating Cooling Contractor

It is recommended that once a cooling unit reaches 3 years after date of manufacture that it should be annually serviced by a qualified HVAC contractor to help extend its useful life and ensure that the unit properly operates in all weather conditions.

9.9 AC Manufacturer/ Age

Information

9.9.1 Age: 15+ years (replacement recommended)

Annual servicing of your home's HVAC system is recommended after 3 years old. In doing so, this can help you identify any potential defects that may prematurely affect the serviceable life of your unit.

Data plate S/N# 2910E26186 manufacture date 07/2010

9.9.2 Unit Size: 3 ton

Tonage

9.9.3 Manufacturer: Tempstar, Carrier

Manufacturer

9.10 Air Supply/ Distribution

Information

9.10.1 Configuration: Split

Return air vent, View

9.11 Filters

Information

9.11.1 **Filter Location:** Inside Air Handler

Filters are located in the following areas:

9.11.2 **Filter Conditions:** Satisfactory

Filter location

Filter, View

9.12 Thermostat

Information

9.12.1 **Type of thermostat:** Digital

Weather will depict testing. If it has been above 60 degrees for more than 2 hours in the last 24 hours at the time of inspection, the heating unit cannot be tested. If the weather has been below 60 degrees for 2 hours in the last 24 hours, the air conditioning cannot be tested. Also smart thermostats that are controlled through an app can't be adjusted.

9.12.2 **Thermostat(s) Information**

The installed thermostats were operated and tested in a manner that initiate the HVAC system to the requested setting. There were no indications at the time of inspection that would result in any deficiencies.

9.12.3 **Thermostat location:** Hallway

Thermostat view

9.12.4 **Thermostat Condition:** Satisfactory, ['']

Describe thermostat functionality

10.0 Plumbing

SUBSECTION	# DEFECTS/ DEFICIENCIES
10.1 Supply Pipe Material	1 1
10.2 Location of Main Water Shutoff	—
10.3 Waste Pipe Material	—
10.4 Location of Gas Shutoff (If Applicable)	—

10.1 Supply Pipe Material

Information

10.1.1 Material: Copper

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement; although rare, there have been documented cases of problems related to some ABS piping. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. It is strongly recommended that the main sewer line be inspected with a camera before inspection objection deadline for damage / blockage.

10.1.2 Condition: Marginal

10.1.3 Water Pressure FYI

It is important to ensure that water pressure in a home is at an adequate level to ensure proper function of the plumbing system and appliances that rely on water. During a home inspection, water pressure is typically tested to ensure that it falls within the recommended range of 50-80 PSI (pounds per square inch). This range is considered optimal for most residential properties, as it provides sufficient water flow without putting excessive strain on the plumbing system. If the water pressure is too low, it can result in reduced water flow and difficulty operating certain appliances, while water pressure that is too high can lead to leaks, bursts, and other plumbing issues. If the water pressure falls outside of the recommended range, it is recommended to have a qualified plumber evaluate the system and make any necessary adjustments or repairs to ensure that the pressure is at an appropriate level.

10.1.4 Distribution Piping

During the home inspection, visible distribution piping throughout the home was inspected for signs of corrosion and leakage. While some portions of this system may not be easily accessible or may be located behind installed walls, a visual inspection was performed to check for any visible signs of corrosion or leakage. It is important to have the distribution piping regularly inspected and maintained by a qualified plumber to ensure that the system is functioning properly and to prevent potential issues such as leaks, water damage, or decreased water pressure.

10.1.5 Functional Flow

Water was ran from every available fixture that has a positive supply connection (bathroom fixtures, kitchen fixtures, exterior spigots, etc.). No hindered supply flow was found unless noted in this report.

10.1.6 Visible Distribution

During a home inspection, only the readily visible distribution piping can be inspected, and there may be other types of piping that are not accessible for inspection. It's important to note that not all plumbing or piping systems can be fully inspected, and some issues may not be immediately visible or accessible. This is why it's important to have regular maintenance and inspection of plumbing systems to ensure their proper functioning and to identify any potential issues as early as possible.

10.1.7 Exterior Faucet: Repair/ Replace

Exterior faucet conditions

West facing faucet

10.1.8 Water pressure: 60psi

Water pressure as measured at an exterior faucet or other suitable location.

Defects/ Deficiencies

10.1.9 Distribution: Rust/Corrosion Visible

Maintenance Items

Service: Plumbing Contractor

During the inspection, visible rust or corrosion was observed on a number of plumbing connections throughout the home. Rust or corrosion can be an indication of a number of issues, including age, poor water quality, or a lack of regular maintenance.In some cases, rust or corrosion can cause leaks in the plumbing system, potentially causing water damage to the home. Additionally, if the rust or corrosion is severe enough, it can lead to a loss of water pressure or even complete blockages in the pipes.It is recommended to contact a licensed plumber to evaluate and repair any connections that are affected by rust or corrosion. If left unaddressed, this condition may lead to a serious problem in the future. Regular maintenance and professional check-ups can help prevent rust and corrosion and prolong the lifespan of the plumbing system.

Corrosion noted under kitchen sink.

10.1.10 Exterior faucet leaking

Recommendations

Service: Plumbing Contractor

Exterior faucet is leaking at the valve stem when under pressure.

▶ *Watch video*

10.2 Location of Main Water Shutoff

Information

10.2.1 **Location:** Meter

Main wall shut off is located at the water meter

10.3 Waste Pipe Material

Information

10.3.1 **Material:** Cast Iron, PVC

10.3.2 **Condition:** Satisfactory

A sewer cleanout is located on the west side.

10.3.3 Sewer Lateral Scan Completed

A sewer lateral line scan was completed at the time of the inspection. This is an informational entry documenting that the underground waste line was evaluated using a camera or similar scanning method as part of the inspection process. Conditions within sewer piping can change over time, so this observation reflects the line condition only at the time of the scan. Current sewer lateral line is of a newer material (PVC) indicating replacement in recent years. The line appeared clear from the sewer cleanout located on the west side of the house all the way to the street/city sewer connection point approximately 80 feet or so.

10.4 Location of Gas Shutoff (If Applicable)

Information

10.4.1 **Location:** At meter

Gas shut off valve, View

10.4.2 Grounding / Tracer Wire

Most underground utility services have grounding systems, or tracing wires where available. It is strongly recommended that you contact your local natural gas provider to determine if your meter is properly grounded or has the adequate tracer wire installed.

11.0 Water Heater

SUBSECTION	# DEFECTS/ DEFICIENCIES
11.1 FuelType/ Venting	1
11.2 Capacity/General Information	1 1
11.3 TPR Discharge Pipe	1
11.4 Approximate Age	—
11.5 Water Heater Plumbing	2

11.1 FuelType/ Venting

Information

11.1.1 **Fuel Type Description:** Gas

Water heaters should always have a Temperature Pressure Relief valve extension pipe that directs hot water and steam towards the floor into a visible air gap. Annual servicing is recommended for water heaters over 3 years old to help extend their service life and efficiency.

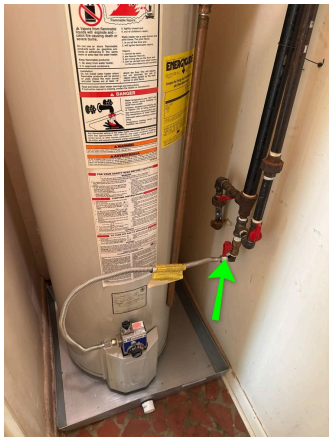
11.1.2 **Condition:** Satisfactory

11.1.3 **FYI - Temperature**

The recommended water heater temperature setting is 120°F (49°C). This temperature provides a balance between safety and efficiency, and can help reduce the risk of scalding while also reducing energy usage. However, the specific temperature setting may vary based on individual preferences and needs. It's recommended to follow the manufacturer's instructions or consult with a licensed professional for guidance.

11.1.4 **Fuel Disconnect:** In same room

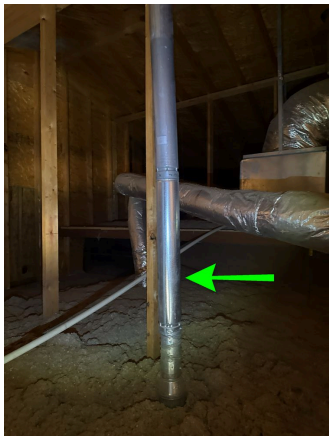
Describe fuel disconnect location.



Water heater gas shut off valve

11.1.5 **Venting Material Type:** Double Wall, Single Wall

Flue Vent Material Description or Type



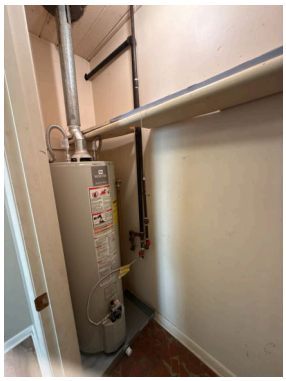
Double wall vent pipe is noted in the attic space.

Defects/ Deficiencies

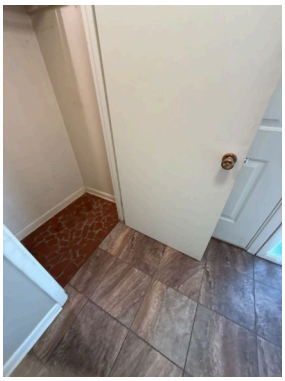
11.1.6 **Combustion air inadequate**

Recommendations

During the inspection, it was noted. There was no combustion air available or combustion air was inadequate, for the gas fired appliance.



No air supply from attic noted



Water heater closet door has no noted ventilation installed.

11.2 Capacity/General Information

Information

11.2.1 **Capacity:** 40 Gallon

11.2.2 **Condition:** Satisfactory

Water heater View

11.2.3 **Annual Servicing**

It is recommended that all water heaters be annually serviced to ensure their lives are extended up to and past their recommended sevice life. Most water heaters can be drained at the bottom using a standard garden hose connection, and drained to the exterior to clean our any contaminates that are settled to the bottom of the tank. If you do not feel comfortable doing this on your own, please consult a qualified plumber in your area. More information on how to maintain your water heater can be found here: https://www.lowes.com/n/how-to/water-heater-maintenanceThere are two types of tankless water heaters, condensating and non-condensating. The condensate (water) from a condensating tankless water heater is created and must be drained off due to the low temperature of the exhaust. This drain off is typically very acidic and should be drained through a PVC pipe to a plumbing drain or to the exterior of the house. When the drain runs to the exterior of the home, this runoff can kill grass and plants. If it is drained onto the driveway or sidewalk, it will cause unsightly stains and eventually damage. Manufacturers recommend installation of an inline neutralizing kit. The kit allows condensate to be safely drained. Recommend having a plumbing contractor indicate if unit has inline neutralizing kit installed. I do my best to determine the installation, but may not be able to verify installation.

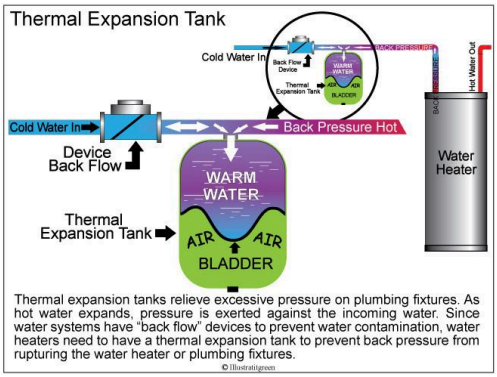
Defects/ Deficiencies

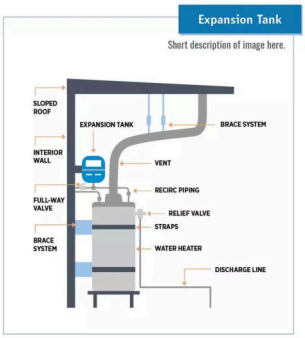
11.2.4 Expansion Tank Not Present

Maintenance Items

Service: Plumbing Contractor

During the inspection, it was noted that an expansion tank was not present on the water heater. An expansion tank is a small tank that is installed as part of a closed water heating system. It helps to control thermal expansion, which occurs when hot water expands and increases the pressure in the system.Thermal expansion can cause damage to the water heater, the pipes, and other components in the system if not controlled. An expansion tank helps to absorb the increased pressure, preventing damage to the system and ensuring the longevity and efficiency of the water heater.It is highly recommended that a licensed contractor or plumber familiar with water heater installations be called in to install an expansion tank as soon as possible. The contractor should assess the water heating system and determine the appropriate size and type of expansion tank for the system. The installation should be in accordance with local codes and industry standards.Having an expansion tank installed is important to ensure the safety and efficiency of the water heating system, and to prevent damage to the water heater and other components in the system.





11.2.5 Drip Pan - drain line Missing

Recommendations

Service: Plumbing Contractor

During the inspection, it was noted that a drip pan was missing under the water heater. A drip pan is a shallow pan that is installed under the water heater to catch any leaks or drips that may occur. The pan helps to prevent water damage to the floor or surrounding area, and it also helps to protect electrical components or any other items that may be stored under the water heater.It is highly recommended that a licensed contractor or plumber familiar with water heater installations be called in to install a drip pan as soon as possible. The contractor should assess the area under the water heater and determine the appropriate size and type of pan for the installation. The installation should be in accordance with local codes and industry standards.Having a drip pan installed is important to ensure the safety and efficiency of the water heater, and to prevent water damage to the floor or surrounding area. It also helps to protect any electrical components or other items that may be stored under the water heater.

Emergency drain pan does not have a drain line to the exterior.

11.3 TPR Discharge Pipe

Information

11.3.1 **Material:** Copper

Defects/ Deficiencies

11.3.2 **TPR drain line too short** Recommendations

Recommend extending TPR drain line to within 6 inches of the ground

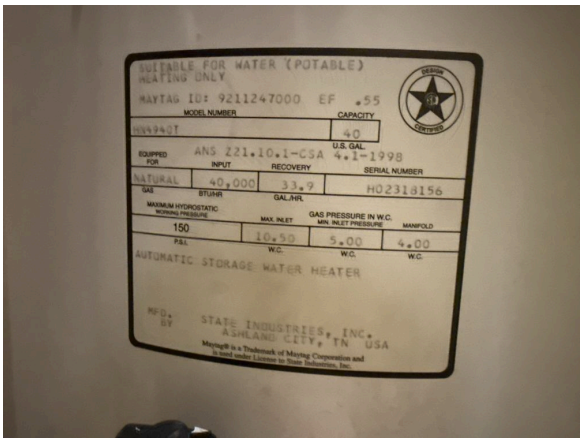
TPRV emergency drain should terminate within 6 inches of the floor.

11.4 Approximate Age

Information

11.4.1 **Age:** 15+ years (replacement recommended)

The normal life expectancy of a tankless water heater is twenty-five+ years with regular maintenance. The normal life expectancy of a water heater (Tank) is eight to twelve years, but may extend to fifteen to twenty-five years depending upon many factors such as water quality, preventive maintenance, etc.



Data plate. S/N #H02318156. Manufacture date 08/2002

11.4.2 **Water Heater Manufacturer:** Maytag

Water Heater Manufacturer

11.5 Water Heater Plumbing

Information

11.5.1 **Type of Plumbing:** Stainless Steel Flex Lines, Copper

11.5.2 **Plumbing Conditions:** Repair/Repalce

Defects/ Deficiencies

11.5.3 No Water Disconnect or valve

Recommendations

Service: Plumbing Contractor

Water heater supply line should have a valve for disconnecting water flow at the heater. pl

11.5.4 Corrosion Noted at plumbing components

Recommendations

Service: Plumbing Contractor

Corrosion or galvanic rust noted at plumbing components at the water heater. These are plumb and subject to failure in the future.

Corrosion noted at the pipe nipple to flex line connection point.

12.0 Bathroom #1

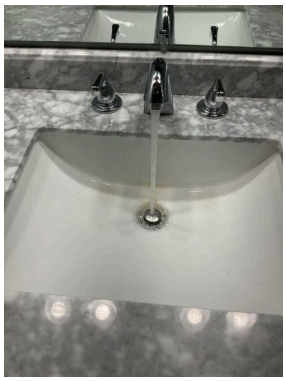
SUBSECTION	# DEFECTS/ DEFICIENCIES
12.1 Sinks	—
12.2 Toilet	—
12.3 Bath Tub / Shower	—
12.4 Tub / Shower Walls	—
12.5 Venting	2
12.6 Electrical	—
12.7 Mirrors	—

12.1 Sinks

Information

12.1.1 **Vanity & Sink Types:** Single vanity

12.1.2 **Sink Condition:** Satisfactory



Sink view

Under sink view

12.1.3 **Countertop material:** Satisfactory

12.1.4 **Countertop Condition:** Marble

Describe countertop material

12.1.5 **Bathroom Cabinet Conditions:** Satisfactory

Describe Bathroom Cabinets Conditions

Cabinet view

12.2 Toilet

Information

12.2.1 **Condition:** Satisfactory

Toilet view

12.3 Bath Tub / Shower

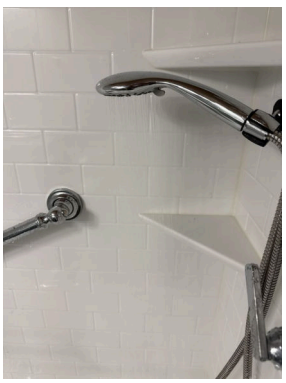
Information

12.3.1 **Bathtub type:** Not Present

12.3.2 **Shower Type:** Stall

12.3.3 **Condition:** Satisfactory

Shower View



Handheld shower, View

12.4 Tub / Shower Walls

Information

12.4.1 **Material Used:** Fiberglass

12.4.2 **Condition:** Satisfactory

Surround view

12.4.3 Shower Enclosure Conditions

The shower enclosure was visually observed at the time of inspection. Visible enclosure surfaces and components appeared to be present and in generally serviceable condition based on the limited scope of a home inspection. Shower enclosures should be maintained in a watertight condition to help reduce the potential for moisture intrusion and damage to surrounding finishes. Ongoing monitoring and routine maintenance of enclosure surfaces, joints, and seals is recommended as part of normal homeownership.

Shower enclosure appears functional

12.5 Venting

Information

12.5.1 **Vent types:** Vent fan

12.5.2 **Condition:** Repair/Replace

Defects/ Deficiencies

12.5.3 Vent Fan: Inoperable

Recommendations

Service: Qualified Professional

During the inspection, it was noted that the bathroom vent fan is inoperable. This means the fan is not working and not providing proper ventilation for the bathroom. This can cause several issues for the bathroom and the home as a whole.One problem is that the lack of ventilation can cause moisture and humidity to build up in the bathroom, creating an ideal environment for mold and mildew growth. This can lead to damage to the bathroom and potential health hazards.Another problem is that the inoperable fan can allow warm, moist air from the bathroom to escape into the attic or other areas of the home. This can lead to condensation and moisture buildup, which can cause damage to the structure of the home and create an environment for mold growth.

Vent fan inoperable

12.5.4 Venting - unable to determine exhaust point

Recommendations

The inspector was unable to determine the exhaust point of the vents during the inspection. Cannot determine that the bathroom is not properly venting to the exterior of the home. Instead, it appears to be venting into the Attic space/soffit. This can cause an accumulation of moisture and humidity in the attic, potentially leading to mold growth and structural damage. Additionally, it can negatively impact indoor air quality by circulating potentially harmful moisture and mold particles. It is recommended that a qualified contractor be consulted to correct this issue and ensure proper venting of the bathroom fan to the exterior of the home.

12.6 Electrical

Information

12.6.1 Condition: Repair/Replace

Two prong outlet noted

12.6.2 No ground

During the inspection, it was noted that there is no ground circuit present, so the GFCI outlet in the bathroom will not operate properly. GFCI outlets need a ground circuit in order to function as they are designed to protect people from electrical shocks by detecting any imbalance in the electrical current flowing through the circuit and interrupting power to prevent electrical shocks.Without a ground circuit, the GFCI outlet will not be able to detect any electrical imbalances and will not be able to provide protection from electrical shocks. This can create a safety hazard for people using the bathroom.It is important to hire a licensed electrician to install a ground circuit in the bathroom and to ensure that the GFCI outlet is properly connected to it. This will ensure that the GFCI outlet can function properly and provide the necessary protection from electrical shocks.Additionally, it is important to note that GFCI may also be mandatory by electrical code in certain areas and in certain situations. Consult with a licensed electrician to determine if this is the case.

Limitations

12.6.3 No Outlet Present

During the inspection, it was noted that there was no electrical outlet present in the bathroom. This means that there is no power source available in the bathroom for items such as electric razors, hair dryers, or other electrical devices. This may be an inconvenience for some homeowners. It is important to hire a licensed electrician to properly install an electrical outlet in the bathroom to provide a power source for electrical devices. This will ensure that the bathroom is more functional and convenient for the homeowner. It is also important to note that the absence of an electrical outlet in the bathroom can also be a safety hazard if people have to use extension cords to bring power into the bathroom, as extension cords can be a tripping hazard. It is also important to note that electrical outlets in bathrooms may be mandatory by electrical code in certain areas and in certain situations. Consult with a licensed electrician to determine if this is the case.

12.7 Mirrors

Mirror Condition

Information

12.7.1 **Mirror Conditions:** Satisfactory

Mirror Conditions

Mirror view

13.0 Bathroom #2

SUBSECTION	# DEFECTS/ DEFICIENCIES
13.1 Sinks	1 1
13.2 Toilet	—
13.3 Bath Tub / Shower	1 1
13.4 Tub / Shower Walls	—
13.5 Venting	1
13.6 Electrical	—
13.7 Mirrors	—

13.1 Sinks

Information

13.1.1 **Vanity & Sink Types:** Single vanity

13.1.2 **Sink Condition:** Repair/Replace

Sink view

Under sink view

13.1.3 **Countertop material:** Satisfactory

13.1.4 **Countertop Condition:** Man made cultured marble

Describe countertop material

13.1.5 Cabinet Condition: Satisfactory

Describe cabinet conditions

Cabinet view

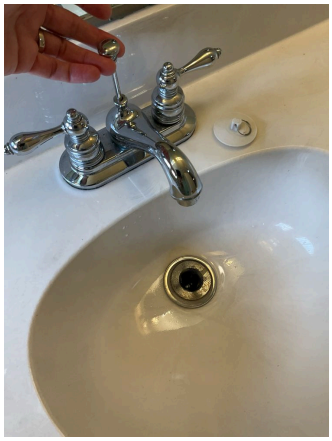
Defects/ Deficiencies

13.1.6 Sink: Missing Stopper

Maintenance Items

Service: Qualified Professional

During the inspection of the bathroom sink, it was noted that the stopper was missing. This could result in difficulty in draining water from the sink and could also lead to potential water damage in the area. It is recommended that a stopper be installed in the sink to correct this issue.



Missing stopper noted

13.1.7 Plumbing: Waste Line Leak

Safety Concerns

Service: Qualified Professional

During the inspection of the bathroom, it was noted that the waste line for the bathroom sink was not properly connected and was leaking water. This is a potential health hazard as well as a potential for water damage to the surrounding area. It is recommended that a licensed plumber be contacted to properly connect the waste line and repair any damage caused by the leak. Additionally, a thorough inspection of the surrounding area should be conducted to check for any water damage that may have occurred.

▶ *Watch video*

13.2 Toilet

Information

13.2.1 **Condition:** Satisfactory

Toilet view

13.3 Bath Tub / Shower

Information

13.3.1 **Bathtub type:** Recessed

Functional flow view

Tub view

13.3.2 **Shower Type:** In tub

Shower view

13.3.3 **Condition:** Repair/Replace

13.3.4 **Shower Enclosure:** Cannot determine the encosure is made of saftey glass., ['']

Describe enclosure conditions. Note safety glass.

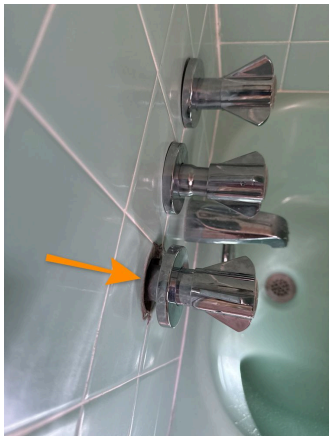
Defects/ Deficiencies

13.3.5 Bathtub/Shower: Loose Fixture

Recommendations

Service: Qualified Professional

During the inspection, it was noted that the bathtub or shower fixture was loose. This poses a potential hazard as it could lead to leaks or other issues. It is recommended that a licensed plumber evaluate the fixture and make the necessary repairs or replacements to ensure proper function and safety.



Loose escutcheon

13.3.6 Bathtub: Damaged Stopper

Maintenance Items

Service: Diy

During the inspection of the bathroom, it was noted that the bathtub had a damaged stopper. The stopper appeared to be worn and did not securely hold water within the tub. This could potentially lead to issues with maintaining water levels in the tub during use, as well as potential leaks. The condition of the stopper should be evaluated by a plumber and potentially repaired or replaced to ensure proper function of the bathtub.

Copper is nonfunctional with a missing handle noted

13.4 Tub / Shower Walls

Information

13.4.1 Material Used: Tile

Surround view

13.4.2 Condition: Satisfactory

13.5 Venting

Information

13.5.1 Vent types: Vent fan, Window

13.5.2 **Condition:** Satisfactory

Defects/ Deficiencies

13.5.3 **Venting - unable to determine exhaust point**

Recommendations

The inspector was unable to determine the exhaust point of the vents during the inspection. Cannot determine that the bathroom is not properly venting to the exterior of the home. Instead, it appears to be venting into the Attic space/soffit. This can cause an accumulation of moisture and humidity in the attic, potentially leading to mold growth and structural damage. Additionally, it can negatively impact indoor air quality by circulating potentially harmful moisture and mold particles. It is recommended that a qualified contractor be consulted to correct this issue and ensure proper venting of the bathroom fan to the exterior of the home.

13.6 Electrical

Information

13.6.1 **Condition:** Not present

Limitations

13.6.2 **No Outlet Present**

During the inspection, it was noted that there was no electrical outlet present in the bathroom. This means that there is no power source available in the bathroom for items such as electric razors, hair dryers, or other electrical devices. This may be an inconvenience for some homeowners. It is important to hire a licensed electrician to properly install an electrical outlet in the bathroom to provide a power source for electrical devices. This will ensure that the bathroom is more functional and convenient for the homeowner. It is also important to note that the absence of an electrical outlet in the bathroom can also be a safety hazard if people have to use extension cords to bring power into the bathroom, as extension cords can be a tripping hazard. It is also important to note that electrical outlets in bathrooms may be mandatory by electrical code in certain areas and in certain situations. Consult with a licensed electrician to determine if this is the case.

13.7 Mirrors

Mirror Condition

Information

13.7.1 **Mirror Conditions:** Satisfactory

Mirror Conditions

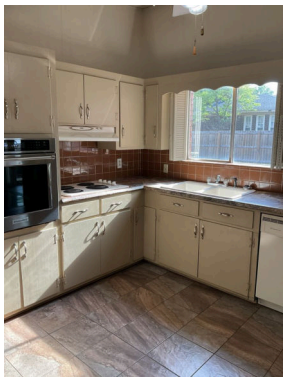
14.0 Kitchen

SUBSECTION	# DEFECTS/ DEFICIENCIES
14.1 Cabinets	—
14.2 Countertops	—
14.3 Sink	—
14.4 GFCI protection	1

14.1 Cabinets

Information

14.1.1 **Material:** Wood



Cabinet view

Cabinet view

14.1.2 **Condition:** Satisfactory

14.1.3 **Cabinets & Counters**

During a kitchen cabinet inspection, a home inspector will look for various items to ensure that they are functioning properly and safely. Some of the items a home inspector may inspect include:- Condition: The inspector will look for signs of wear, damage, or water damage to the cabinets.- Operation: The inspector will check to see if the doors and drawers open and close easily, and if there are any broken or missing parts.- Hinges: The inspector will look for hinges that are loose or broken, as this can lead to safety issues.- Countertops: The inspector will check for any signs of damage, wear, or water damage to the countertops.- Safety: The inspector will look for any potential safety hazards such as sharp edges, loose hardware, or exposed electrical wiring.- Installation: The inspector will check that the cabinets and countertops are properly installed and secure.- Plumbing: The inspector will look for any plumbing-related issues such as leaks or damaged pipes.Overall, the inspector will be looking for any signs of damage, wear, or safety hazards that could affect the functionality and safety of the kitchen cabinets and countertops.

14.2 Countertops

Information

14.2.1 **Material:** Laminated

14.2.2 **Condition:** Satisfactory

A kitchen countertop inspection is an important part of a home inspection as it helps to identify any potential issues related to the durability, functionality and hygiene of the kitchen. The inspector is looking for a range of factors during the inspection of kitchen countertops,

including:- Material: The inspector will check the material of the countertops, including laminate, granite, marble, quartz, etc. and assess its condition, durability, and resistance to scratches, heat and moisture.- Seams and Joints: The inspector will look for any gaps or seams in the countertop surface that may indicate water damage or other issues.- Sinks: The inspector will check if the sinks are properly installed and integrated with the countertop and if there is any leakage or water damage around the sink.- Backsplash: The inspector will examine the backsplash area to ensure it is properly installed and functioning, and that there are no gaps or cracks in the area.- Surface: The inspector will look for any cracks, chips, or other signs of damage to the surface of the countertop.- Functionality: The inspector will check if the countertop is level and if there is enough space for cooking and food preparation.- Cleanliness: The inspector will assess if the countertops are clean and free from food particles, grease, or other substances that may attract rodents.

14.3 Sink

Information

14.3.1 **Description:** Double

Sink view

Under sink, View

14.3.2 **Condition:** Satisfactory

14.4 GFCI protection

Information

14.4.1 **Description:** None installed

During the inspection, the inspector will evaluate the presence and functionality of Ground Fault Circuit Interrupter (GFCI) protection in the kitchen. This electrical safety device is designed to quickly disconnect electrical power in the event of a ground fault or current leakage. The inspector will look for the presence of GFCI outlets near water sources such as the kitchen sink, and will also check to see if they are functioning correctly by pressing the "test" button and verifying that the power to the outlet is disconnected. If the GFCI outlets are not present or not functioning properly, the inspector will recommend repair or replacement to ensure the safety of the electrical system in the kitchen.

Defects/ Deficiencies

14.4.2 Outlet(s) Not On GFCI Circuit

Recommendations

Service: Electrical Contractor

During the inspection, it was noted that one of the electrical outlets in the kitchen was not connected to a dedicated Ground Fault Circuit Interrupter (GFCI) circuit. According to the National Electric Code (NEC), it is required that all outlets located within 6 feet of a kitchen sink be protected by a GFCI device. Additionally, it is recommended to have two dedicated GFCI circuits in the kitchen to ensure full protection and to minimize the risk of electrical shock or fire. It is recommended that this issue be corrected by a licensed electrician to ensure compliance with NEC standards and to provide adequate protection for the occupants of the home.

No GFI in kitchen

15.0 Built-in Appliances

SUBSECTION	# DEFECTS/ DEFICIENCIES
15.1 Range/Oven/Cooktop/Hood	—
15.2 Dishwasher	—
15.3 Refrigerator	—
15.4 Garbage Disposal	—
15.5 Microwave	—

15.1 Range/Oven/Cooktop/Hood

Information

15.1.1 **Exhaust Hood Type:** Re-circulate

Roof vent, View

Vent view

Unconventional installation noted.

Vent pipe view

15.1.2 **Condition:** Marginal

During a home inspection, the inspector will evaluate the garbage disposal unit to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a garbage disposal:- Functionality: The inspector will turn on the disposal to assess its ability to grind food waste and to listen for any unusual noises or vibrations.- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.- Mounting: The inspector will check to see if the unit is securely mounted to the sink and that there are no signs of looseness or instability.- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.- Age: The inspector may determine if the age of the unit and may provide recommendations for replacement if the unit is relatively older and may need to be replaced in the near future.- Operation: The inspector will evaluate the overall operation of the unit and may provide recommendations for maintenance or repairs if necessary.

15.1.3 Range/Oven Energy Source: Electric

A range or stove can be powered by either electricity or natural gas. The energy source for a range or stove typically depends on the location of the appliance and the availability of the energy source in the area.Electric ranges and stoves are powered by electricity and typically have a smooth, flat surface for cooking. They are commonly used in homes where there is no natural gas connection or where the homeowner prefers to use electricity for cooking.Gas ranges and stoves are powered by natural gas and typically have burners for cooking. They are commonly used in homes where natural gas is readily available and where the homeowner prefers the quick heating and consistent heat output of gas burners.

15.1.4 Cooktop/ Oven Conditions: Satisfactory

Cooktop/ Oven Conditions

Cooktop view

Oven view

15.2 Dishwasher

Information

15.2.1 Condition: Satisfactory

During a home inspection, the inspector will evaluate the dishwasher to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a dishwasher:- Functionality: The inspector will turn on the dishwasher to assess its ability to fill with water and to listen for any unusual noises or vibrations.- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.- Door Operation: The inspector will evaluate the operation of the dishwasher door to ensure that it is properly sealing and that there are no signs of damage or wear.- Spray Arms: The inspector will check the operation of the spray arms to ensure that they are rotating properly and that there are no signs of damage or clogging.- Drain and Disposal: The inspector will evaluate the dishwasher's ability to drain and properly dispose of waste water.

Dishwasher view

Dishwasher view

15.2.2 Dishwasher Inspection Information

Any installed dishwasher is tested on a rinse only cycle (if applicable). The adequacy or ability to properly clean dishes is beyond the scope of a residential home inspection and should only be used in coordination with seller disclosures to determine if it will meet your needs. The dishwasher waste pipe should create a "high loop" that connects to a visible air gap to help prevent cross

contamination in the event that the sink backs up. Deficiencies found will be noted in this report.

15.3 Refrigerator

Information

15.3.1 **Installation:** Not present

15.4 Garbage Disposal

Information

15.4.1 **Condition:** No Garbage Disposal Present

During a home inspection, the inspector will evaluate the garbage disposal unit to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a garbage disposal:- Functionality: The inspector will turn on the disposal to assess its ability to grind food waste and to listen for any unusual noises or vibrations.- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.- Mounting: The inspector will check to see if the unit is securely mounted to the sink and that there are no signs of looseness or instability.- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.- Age: The inspector will determine the age of the unit and may provide recommendations for replacement if the unit is relatively older and may need to be replaced in the near future.- Operation: The inspector will evaluate the overall operation of the unit and may provide recommendations for maintenance or repairs if necessary.

15.5 Microwave

Information

15.5.1 **Condition:** No Installed Microwave Present

16.0 Laundry

SUBSECTION	# DEFECTS/ DEFICIENCIES
16.1 Dryer Venting	2
16.2 GFCI protection	1
16.3 Laundry Hookups	1

16.1 Dryer Venting

Information

16.1.1 Description: To exterior

Always remember to clean your dryer vents and keep them free of debris.

Dryer vent is located under the carport

16.1.2 Condition: Repair/Replace

16.1.3 Dryer Exhaust Information

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

Defects/ Deficiencies

16.1.4 Dirty - Recommend Cleaning

Maintenance Items

Service: Diy

During the inspection, it was noted that the dryer exhaust is dirty and may pose a potential safety hazard. Dirty dryer exhaust can lead to heat buildup, potential fire hazards, and reduced energy efficiency.We recommend having a licensed contractor or dryer vent cleaning specialist evaluate and clean the dryer exhaust immediately. This will help ensure that the exhaust is clear of debris and functioning properly. A dirty dryer exhaust can pose a serious safety hazard, as dryer vent fires can be common.It is also recommended to evaluate the condition of the dryer venting system and ensure that it is functioning properly and free of any potential hazards. This may include evaluating the type of exhaust hose used, ensuring proper installation, and checking for any damage or deterioration.

16.1.5 Dryer vent cover missing/damaged/loose

Maintenance Items

Dryer vent trap door will not close. Simple cleaning may take care of this.

16.2 GFCI protection

Defects/ Deficiencies

16.2.1 NO GFCI Protection

Recommendations

Service: Electrical Contractor

During the home inspection, it was noted that the laundry room did not have a GFCI (ground fault circuit interrupter) circuit installed. GFCI circuits are an important safety feature in areas where water is present, such as a laundry room, as they can help prevent electrical shock.GFCI circuits work by monitoring the electrical current flow and quickly shutting off power if any irregularities are detected, such as a ground fault or electrical leak. This can help protect homeowners from potential electrical hazards.Upon examination, the inspector recommended that a licensed electrician be consulted to install a GFCI circuit in the laundry room to ensure the safety of the home's occupants.It is important for homeowners to ensure that GFCI circuits are installed in areas where water is present, such as a laundry room, as well as in bathrooms, kitchens, and outdoor areas. Regular testing of GFCI circuits can also help ensure that they are functioning correctly and providing proper protection.aundry area as this may be a potential area to get wet. Adding a GFCI circuit can help in the event of an electrocution or unintentional grounding.

Laundry room no GFCI

16.3 Laundry Hookups

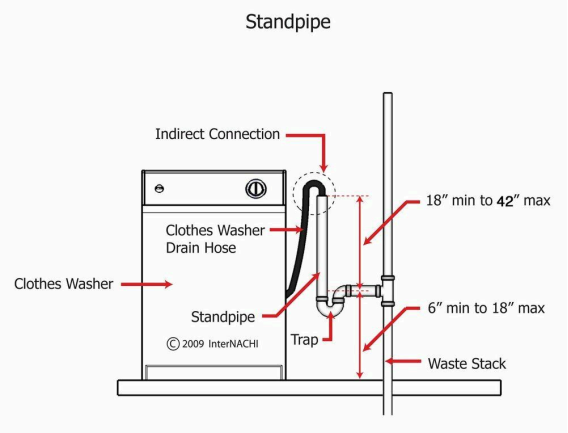
Information

16.3.1 **Description:** Not properly labeled

Water valves are not marked hot and cold.

16.3.2 Laundry Information

Laundry Hookups should be properly labeled Hot on the left, and Cold on the right. While this doesn't have to be specific wording or a letter, knobs can indicate red for hot, and blue for cold. Standpipes that contain the waste water from the washer should be between 18"-42". Obviously if the connection terminates inside of a wall it cannot be seen. Any deficiencies will be noted in this report.



Defects/ Deficiencies

16.3.3 Electric Dryer Connection

Maintenance Items

Service: Landscaping Contractor

The clothes dryer connection was 220V electric. Though it was noted that the connection of electric...the outlet was not test for proper voltage/grounding/operation. Recommend having licensed, technically competent electrical contractor test if needed.

Order style three pro dryer receptacle noted

17.0 Garage

SUBSECTION	# DEFECTS/ DEFICIENCIES
17.1 Garage Type	—
17.2 Garage Size	—

17.1 Garage Type

Information

17.1.1 **Description:** Carport

17.1.2 **Condition:** Satisfactory

17.2 Garage Size

Information

17.2.1 **Size:** 1 car

18.0 Attic

SUBSECTION	# DEFECTS/ DEFICIENCIES
18.1 Attic Entry	1
18.2 Roof Framing (Framing Method)	—
18.3 Roof Deck (Sheathing)	—
18.4 Insulation	1
18.5 Flues, Vent Pipe Penetrations and Chimneys	—

18.1 Attic Entry

Information

18.1.1 General Info

Attics are entered at the best of our ability. If insulation is covering any walkway or a visible walkway is not present, the inspection of the attic will be extremely limited. We can only traverse attic spaces that have a clear and visible walking path so that we do not damage the ceiling materials of the rooms below, or disturb any installed insulation.

18.1.2 Location: Carport

Attics can only be traversed if adequate space and flooring allows. If blown in insulation is present and floor can not be seen, then the inspector cannot walk in the attic for further review. And inspector cannot walk directly above framing without a solid floor such as plywood or OSB.

18.1.3 FYI - Limited Access

During the inspection, it was noted that the attic was not fully accessible due to limited access. The attic hatch or entrance was too small and it was not possible to safely enter the attic or move around inside to conduct a thorough inspection.As a result, only a visual inspection of the attic from the entrance was possible. This limited the inspection's ability to identify potential issues such as moisture, leaks, insulation, and structural problems.It is recommended that the property owner consider increasing the size of the attic entrance or hatch to allow for a more comprehensive inspection in the future. Additionally, it's also recommended to consult with a licensed contractor to address any concerns that may arise from the limited inspection.It's important to note that the limited access to the attic does not negate the inspector's responsibility to report any visible defects or deficiencies that were observed during the inspection. However, the inspector will not be able to provide a complete assessment of the attic's condition without proper access.

18.1.4 Installed Insulation

During the inspection, it was observed that the attic was not fully accessible due to the installed insulation panels. The panels covered a large portion of the attic floor and it was not possible to safely move around or conduct a thorough inspection.As a result, only a visual inspection of the attic was possible, and it was not possible to determine the quality, quantity, or condition of the insulation. This limited the inspection's ability to identify potential issues such as moisture, leaks, and structural problems.It is recommended that the property owner consider removing the insulation panels to allow for a more comprehensive inspection in the future. Additionally, it's also recommended to consult with a licensed contractor or energy auditor to address any concerns about the insulation's quality or quantity.It's important to note that the installed insulation panels does not negate the inspector's responsibility to report any visible defects or deficiencies that were observed during the inspection. However, the inspector will not be able to provide a complete assessment of the attic's condition without proper access.

Defects/ Deficiencies

18.1.5 Partial View

Maintenance Items

During the inspection, it was observed that access to the attic was limited, resulting in a partial view of the area. The inspector was able to see a portion of the attic but due to the limited access, it was not possible to fully inspect the space. The limited access to the attic could be due to installed insulation panels, personal belongings, or other items blocking the view. The inspector was not able to examine the condition of the insulation, ventilation, and overall structure of the attic. It is recommended that the access to the attic be improved to allow for a full inspection in the future.

18.2 Roof Framing (Framing Method)

Information

18.2.1 Description: Joists & Rafters

Limited view into the North attic section.

South framing view.

18.2.2 Condition: Further Evaluation Required

Limitations

18.2.3 Limited Inspection – Obstructions

Installed equipment, ductwork and insulation without a walkway, limited structural inspection. Only viewed in limited area.

18.3 Roof Deck (Sheathing)

Information

18.3.1 Material: Plywood/OSB

18.3.2 Condition: Further Evaluation Required

Limitations

18.3.3 Access Restricted.

Installed equipment, ductwork and insulation without a walkway, limited structural inspection. Only viewed in limited area

18.4 Insulation

Information

18.4.1 Material: Blown in cellulose, Foam board

Blown in cellulose

Insulated foam board is noted in areas.

18.4.2 Condition: Further Evaluation Required

Defects/ Deficiencies

18.4.3 Evidence Of Pest Activity Noted.

Maintenance Items

Service: Pest Control Pro

During the inspection, evidence of pest activity was noted in areas.

Rodent poison noted in areas

18.5 Flues, Vent Pipe Penetrations and Chimneys

Information

18.5.1 Appears serviceable

Appears serviceable with no noted leaks

Limitations

18.5.2 Not all are visible

19.0 Post-Inspection

SUBSECTION	# DEFECTS/ DEFICIENCIES
19.1 General	—

19.1 General

Information

19.1.1 Thermostat Returned To Original Setting

Thermostat has been returned to the original setting. There had to be typical adjustments made in order to test it under normal operating standards.

19.1.2 Oven turned to OFF position

19.1.3 Exterior doors locked