2THECORE HOME INSPECTIONS
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2THECORE RESIDENTIAL

1234 Main Street
Cape Carteret, NC 28584

Buyer Name
11/28/2023 9:00AM

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Agent
Agent Name
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agent@spectora.com

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1: INSPECTION DETAILS

Information

General Info: Inspection Type
Home Inspection, 11 Month Warranty Inspection

General Info: Type of Building
Single-Family

General Info: Construction Year (Pulled From Online Sources)
2022

General Info: In Attendance
Inspector, Client(s)

General Info: Occupancy
Occupied

General Info: Weather Conditions
Clear, Sunny, Cold

General Info: Temperature at the Time of Inspection
50-60 Degrees

General Info: Temperature prior 48h of Inspection
50-60 Degrees

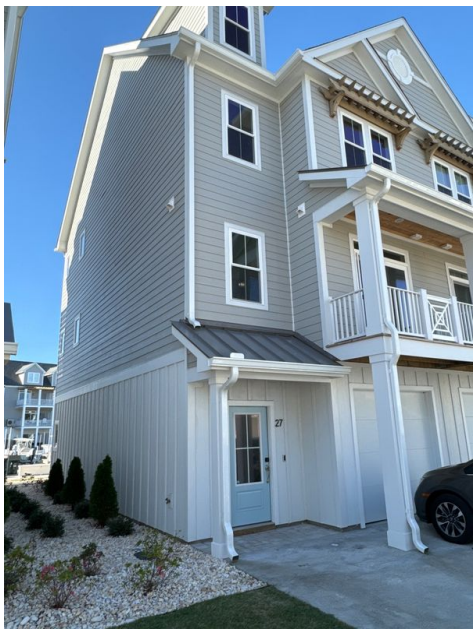
General Info: Precipitation in the Last 48 hrs?
Yes, Rain

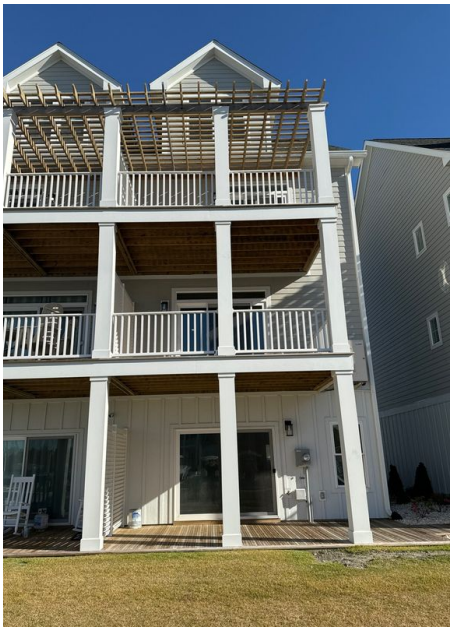
General Info: Ground Condition
Damp

General Info: Fence Material
No Fence

Utilities on/off: Utilities: all utilities on
All utilities were on at the time of the inspection.

General Info: General Views



General Info: Occupied

This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

General Info: Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

General Info: Your Job As A Homeowener: What Really Matters In A Home Inspection

Congratulations on your new home! Now that you're under contract and had your home inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your home inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof ashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your home inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Inspector's Signature: Inspector Verification

signed

I certify that I currently hold the certification of Certified Professional Inspector (CPI)® and have a license in good standing with the State of North Carolina Home Inspector Licensing Board.

Important Information/Limitations: Inspection Overview

The Inspection Company strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the structures' readily accessible, visually observable, installed systems and components as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of The inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

Important Information/Limitations: ©Copyright Notice

Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Further Evaluation Information

Further evaluation and repairs have been recommended on several items throughout the home. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual-only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

Important Information/Limitations: Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Professional Home Inspections **does not** perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

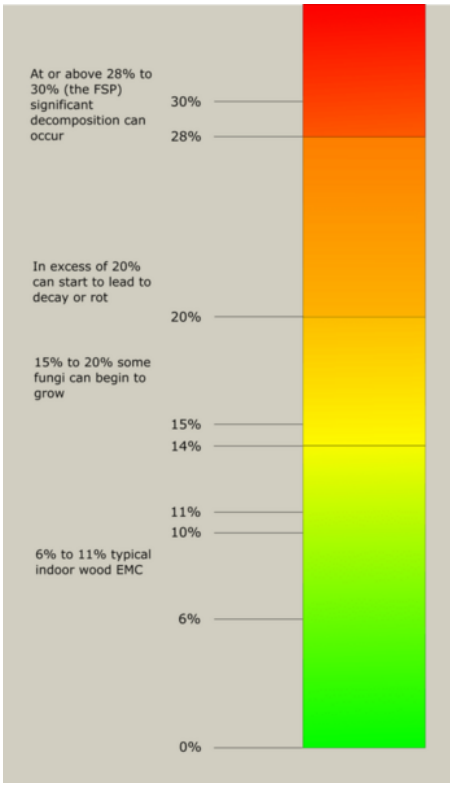
TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information/Limitations: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.



Important Information/Limitations: Thermal Imaging

During this inspection, a thermal imaging camera was used to check walls, ceilings and appliances for thermal anomalies. Thermal imaging cameras use the infrared light spectrum to build a picture based on temperature differentials. Experienced thermographers look for clues in these thermal images that could lead us to otherwise-concealed moisture control problems or missing air or thermal barriers. We can also use them for appliance verification. We do not use infrared for electrical inspections. In older homes, incomplete air and thermal barriers are so common, we will only report on items that look significantly deficient and which seem worthy of correction.

This service is included with our home inspection; it is limited and is not a complete thermal mapping of the house. The use of an infrared camera is well beyond the minimum standards for a home inspection. We offer this service because we know it is valuable and can help us help our clients by improving our inspection services.

Please note that this tool has limitations when done in conjunction with a home inspection. Environmental conditions at the time of inspection present limitations to the information that can be gathered during the course of a home inspection. For example, occupant behavior, the time of day, time of year and weather conditions can all impact the usefulness of the data that can be gathered.

Relevant thermal images will be included in this report.

Important Information/Limitations: Code Violations

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Important Information/Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgment and experience and based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, and electrical panels, etc.

Important Information/Limitations: 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.

Important Information/Limitations: HOA Maintained Exterior

FYI - The exterior or portions of the structure may be maintained by, and the responsibility of the HOA. I recommend consulting with your realtor, the seller(s), and/or the HOA to determine what portions of the exterior are your responsibility.

Limitations

Important Information/Limitations

PERSONAL BELONGINGS INFORMATION

LMT - Personal belongings were present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed.** If any concerns are noticed during your final walk-through, feel free to contact me.

2: UTILITY SHUTOFF LOCATIONS

Information

Electric Service: Main Breaker / Service Disconnect Location

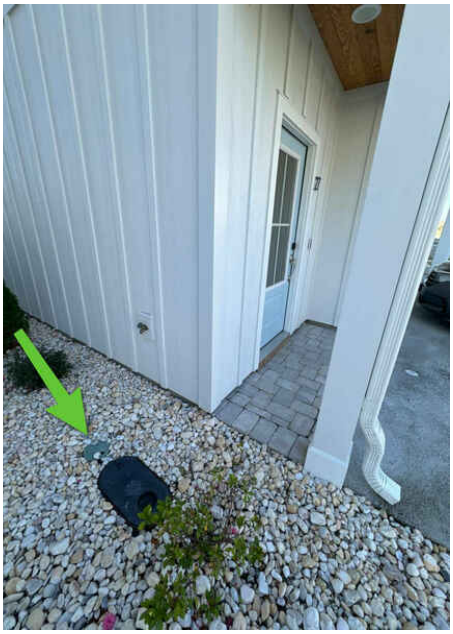
At Main Breaker in the Electrical Panel

Electric Service: Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.

Water: Water Shutoff Valve Location

Left Side Of Home



Water: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.

3: ROOF

Information

General Info: Roof Type/Style
Gable

General Info: Roof Covering Material
Architectural Composition Shingles

Inspection Method: Inspection Method
From the Ground

General Info: 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.

Inspection Method: Instalation Disclaimer

Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturers installation recommendations that may or may not apply to similar-looking shingles. In addition, shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed without invasive measures that lie beyond the scope of the General Home Inspection. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation. The Inspectors comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

Inspection Method: Fastening Disclaimer

The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt shingles to the roof were not visible. At the time of the inspection the shingle sealant strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The Inspector observed no outward indication of fastener deficiencies.

Inspection Method: Unable To Walk Upon The Roof

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Shingles: Shingles Stage of Life Information

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Shingles: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts

Due to the many variables which affect the lifespan of roof covering materials, remaining service life of any roof coverings are not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- *Roofing material quality*: Higher quality materials, will of course, last longer.
- *Number of layers*: Shingles installed over existing shingles will have a shorter lifespan.
- *Structure orientation*: Southern facing roofs will have shorter lifespans.
- *Pitch of the roof*: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- *Climate*: Wind, rain, and snow will impact the lifespan of the roof.
- *Color*: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- *Attic Ventilation*: Poorly vented attic spaces will decrease shingle life due to heat.
- *Vegetation Conditions*: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. An inspection of the roof will be conducted to the best of my ability, **but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible**, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roof Flashings: Roof Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Gutters/Downspouts: Drainage system materials

aluminum

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.

Gutters/Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters/Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters/Downspouts: **Recommend Maintaining Gutters**

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Gutters/Downspouts: **Downspouts Terminated Below Grade**

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.

Limitations

General Info

ROOF LIMITATIONS

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method

INSPECTED FROM GROUND

LMT - The roof was inspected from ground level. This inspection should be viewed as a limited inspection of visual portions only. If a more thorough inspection is needed, I recommend consulting a roofing contractor.

4: GROUNDS

Information

Decks: Installation
Bolted Ledger

Decks: Deck Location
Attached, Rear of home, Front of home

Decks: Basic structure: wood
The basic deck structure was built of wood.

Grading/Lot Drainage: Grading/Drainage Conditions
Satisfactory Grading

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.

Grading/Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to divert and/or manage rainwater runoff properly. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Hard Grade Information

Hard grade surfaces (asphalt or concrete) in contact with the structure were inspected to determine that they were installed and sloped in a manner to allow rainwater to adequately drain away from the structure. These surfaces are recommended to slope away from the foundation, with 1/4" drop p/foot to achieve a 2% grade. When the 2% grade can not be achieved, drains should be used as needed to properly manage rainwater runoff. No significant hard grading deficiencies were observed at the time of inspection unless otherwise noted in this report.

Vegetation Observations: Vegetation Information

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.

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Decks: Deck Information

The deck(s) were inspected, looking for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is common to find multiple deficiencies in relation to deck construction, and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home. While they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what I inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Decks: What's inspected

Inspection of decks typically includes visual examination of the following:

Foundation;

General structure;

Stair components;

Attachment to home; Floor planking; and

Guardrail assemblies

Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Limitations

Grading/Lot Drainage

GRADING LIMITATIONS

LMT - The grading and lot drainage performance is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems.
I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Observations

4.3.1 Decks

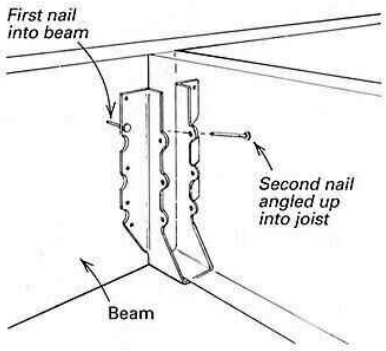
JOIST HANGERS - MISSING

Repair Needed

Joist hangers were not present on all joist connections for the deck. Joist ends are required to bear on joist hangers for proper support. Improper bearing can allow for vertical and/or horizontal displacement of the joists. The installation of joist hangers is recommended to be conducted by a contractor or other qualified person at any areas in need.

Recommendation

Contact a qualified deck contractor.



4.3.2 Decks

Repair Needed

SUPPORT POST(S) - POSSIBLE WATER DAMAGE

There were support post(s) present with possible water damage. Evaluation and repairs or replacement of the posts as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.

4.4.1 Guardrails, Stair Rails, & Handrails

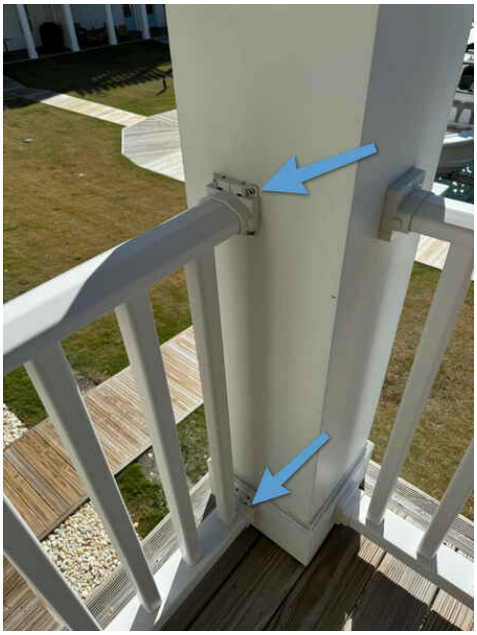
Maintenance Item

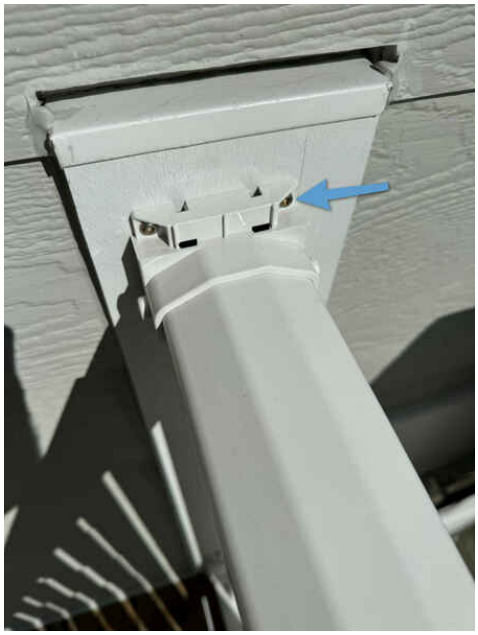
GUARDRAIL - MISSING BRACKET COVER

There were multiple cover missing at the guardrail bracket. Repairs are recommended here as needed by a qualified person for proper support of the guardrails.

Recommendation

Contact a qualified professional.





5: EXTERIOR

Information

Walls/Cladding: Cladding Material
Fiber Cement Board Siding

Walls/Cladding: Wall Construction Type
Wood Framed

Walls/Cladding: Vegetation Obscuring Wall(s) Visibility?
No

Eaves/Overhangs/Fascia: Soffit & Fascia Material
Wood & Composite Material

General Info: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General Info: Representative Number Inspected

The Standards of Practice state that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e., cladding, windows, overhangs, etc.). We try to ensure that all portions are inspected, but the height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

General Info: 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.

General Info: Probing of Wood

The Standards of Practice require any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility in these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Fiber Cement: Fiber Cement Information

Fiber cement siding was present on this home. There are a few manufacturers of this product nationally, and while the installation requirements may vary slightly from manufacturer to manufacturer, it's typically small variations of fractions of an inch in relation to particular clearances. Clearance is required between this product and grade/soil, roof surfaces, hardscapes, decks, etc. The installation requirements for James Hardie's product can be found at the link provided and may be referenced in this report, but a siding contractor would need to determine the exact manufacturer.

https://prohitn.com/home-inspection-documents/

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Window Exteriors: Window Screens Information

EXCL - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. The possibility of hidden damage exists on any structures with fascia and/or soffit that is clad with vinyl/aluminum.

Exterior Issues: Exterior receptacles: GFCI response, OK

At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.

Exterior Issues: Exterior receptacles: weather-protected

Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

Limitations

General Info

UPPER LEVEL SURFACES

LMT - Due to their height from the ground, the upper-level exterior surfaces and details of the sections of the home were physically inaccessible for thorough review. Reportable conditions may be present which I was unable to observe.

Window Exteriors

UPPER LEVEL WINDOWS

The exterior of upper level windows could not be viewed as closely as windows at ground level.

Exterior Doors

HANDLESET INFORMATION

LMT - Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.

Wall Flashings

WALL FLASHING INFORMATION & LIMITATIONS

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Observations

5.4.1 Fiber Cement

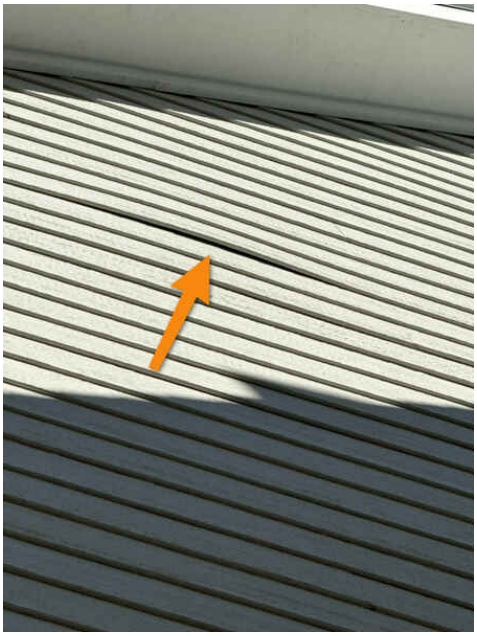
Repair Needed

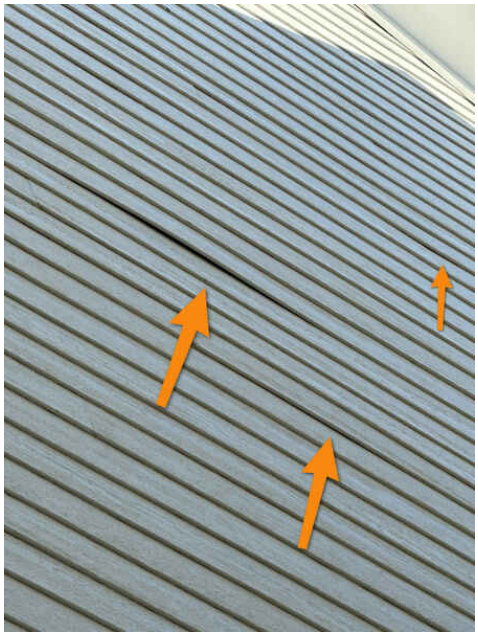
FIBER CEMENT - BOWING OF PANELS

There was fiber cement siding that was bowing in the referenced area(s). An evaluation to determine the cause of the bowing, with repairs made as needed is recommended to be performed by an exterior contractor familiar with fiber cement installations.

Recommendation

Contact a qualified professional.





5.9.1 Sealant/Paint Overall

Maintenance Item

GENERAL - SEALANT IN NEED OF MAINTENANCE

There was sealant present that was in need of maintenance/re-application at the referenced area(s). Properly sealing these areas is recommended to be performed by a qualified person to prevent moisture infiltration.

Recommendation

Contact a handyman or DIY project

5.10.1 Exterior Issues

Repair Needed

EXTERIOR LIGHT LOOSE

Exterior lighting was loose at the time of the inspection. This condition this condition could lead to electrical shock/electrocution hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified professional.

6: FOUNDATION - SLAB ON GRADE

Information

General Info: Foundation Type

Slab Foundation

General Info: Slab Foundation Information

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present we will look for sloping floors, cracking of tile floor coverings, or any other floor covering deficiencies which may be indicators of slab foundation problems. No deficiencies were observed at visible portions unless otherwise noted in this report.

Slab Condition: Slab Information - Not Visible

EXCL - The condition of the slab was not visible due to being covered by floor coverings. The condition of the slab is excluded from this inspection.

Slab Perimeter: Slab Perimeter Information

Visible portions of the perimeter of the slab foundation were inspected looking for significant cracking or damage. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Observations

6.3.1 Slab Perimeter

Repair Needed

SLAB PERIMETER - HONEYCOMBING/POROSITY

The slab was honeycombed at the referenced area(s). This can occur due to the composition of the concrete mix, leaving it in the vibrator too long, or other preparation errors. These openings in the concrete can allow for water infiltration into the slab, internally cracking it due to freeze thaw cycles, and pressure. An evaluation of the slab with repairs made as needed is recommended to be performed by a qualified concrete contractor.

Recommendation

Contact a qualified professional.

7: INTERIOR

Information

Thermostat(s): Thermostat Location(s)
Hallway (Upstairs)

Smoke Alarms/Detectors: Smoke Alarm Presence
Present

General Interior: 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.

General Interior: Stored Or Furnished Items

This is to inform you that the home inspection performed on the property was limited in scope due to the presence of large amounts of furniture and stored items. As a result, certain wall, floor, and/or ceiling surfaces were obscured and could not be fully evaluated.

The inspector made every effort to assess the condition of the property to the best of their ability, but it is important to understand that the inspection was limited in scope due to the obstructions present. The inspector was unable to access and evaluate certain areas of the property, and the report should not be considered a comprehensive assessment of the entire property.

It is important to keep in mind that the inspector's findings are based on the observations made during the inspection and do not guarantee the condition of the property. Further investigation, such as removal of stored items or specialized testing, may be necessary to fully assess the condition of the property.

General Interior: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

General Interior: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

General Interior: Interior Doors Information

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.

General Interior: Windows Information

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.

General Interior: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

General Interior: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Doorbell: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Doorbell: Wireless Doorbell - Satisfactory

The wireless doorbell operated normally when tested. No deficiencies were observed.

Thermostat(s): General

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.

Thermostat(s): Thermostat Information

The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - The Standards of Practice recommend depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** I highly recommend either testing these detectors with a smoke can, or replacing all of the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

Limitations

General Interior

GLASS SEAL FAILURE LIMITATIONS

LMT - Reporting on double pane glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

8: HALLWAY/ STAIRWAY

Information

Doors: Interior Door Types
Hollow core

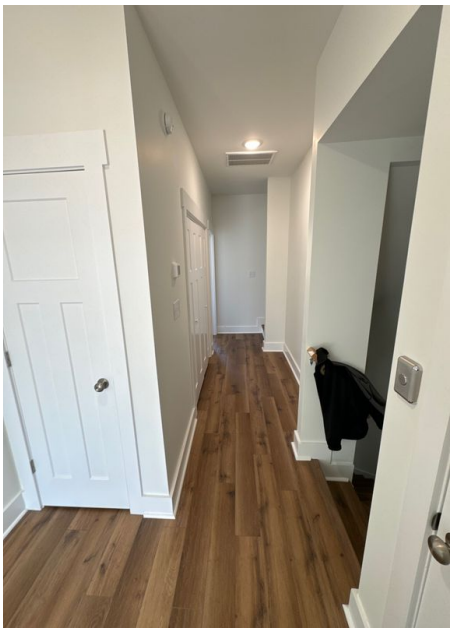
Floors: Floor Coverings
Laminate

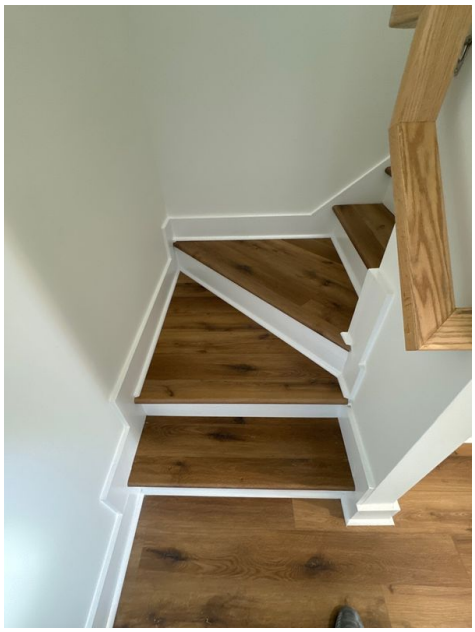
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Stairs: Type of staircase
Winding

General: General Pictures






Stairs: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Observations

8.3.1 Floors

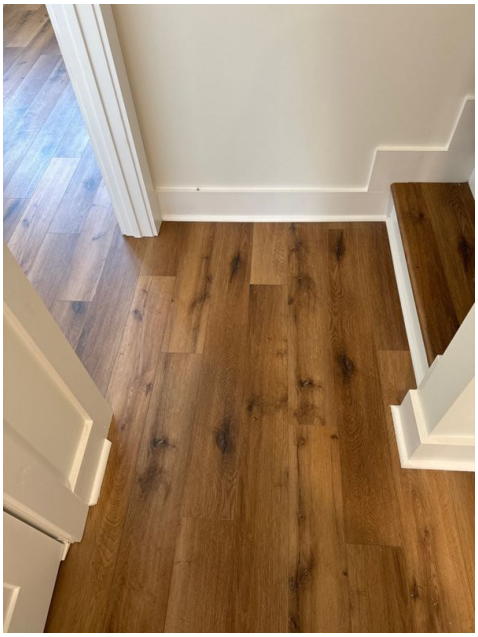
Repair Needed

FLOORS - "BOUNCY"

The floor(s) in the referenced area(s) were "bouncy" or had "give" to them when walked on. Although I-joists and some lumber have an allowable amount of deflection, floors should feel solid when walked upon. An evaluation of the floor structure to determine the cause of the "movement" with repairs made as needed, if needed, to stabilize the floor structure is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



8.4.1 Walls

Repair Needed

DRYWALL - DEFICIENCIES

Drywall deficiencies (damage, cracking, inconsistencies, etc.) were present at the referenced area(s). I recommend consulting with the seller(s) as to what alterations were conducted here, with repairs conducted as desired by a drywall contractor.

Recommendation

Contact a qualified drywall contractor.

8.6.1 Stairs

Repair Needed

NOSING - LOOSE TRIM

Loose Nosing Trim was present on multiple risers leading upstairs. This is a potential trip hazard. Proper securement is recommended by a qualified person.

Recommendation

Contact a qualified professional.



3. To 4. Floor

9: MASTER BEDROOM

Information

Doors: Interior Door Types
Hollow core

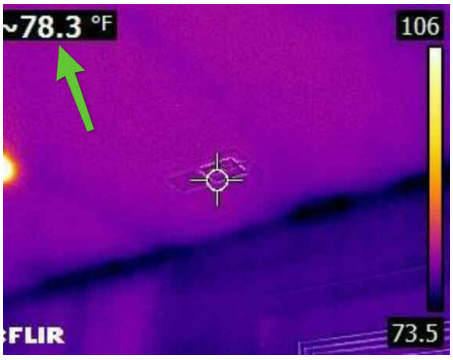
Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Glazing
Double Pane

General: General Pictures



Observations

9.3.1 Floors

Repair Needed

FLOORS - "BOUNCY"

The floor(s) in the referenced area(s) were "bouncy" or had "give" to them when walked on. Although I-joists and some lumber have an allowable amount of deflection, floors should feel solid when walked upon. An evaluation of the floor structure to determine the cause of the "movement" with repairs made as needed, if needed, to stabilize the floor structure is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.

9.3.2 Floors

Repair Needed

FLOOR(S) - OUT OF LEVEL AREA PRESENT

A portion of the flooring was not level. An evaluation of this area to determine the cause along with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor

9.7.1 Sliding Glass Door

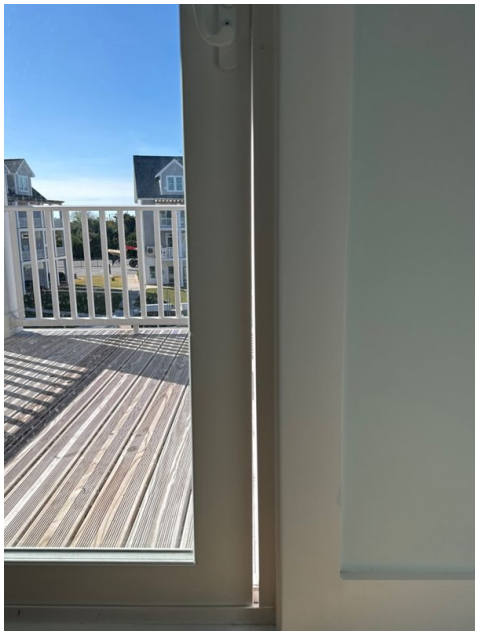
Repair Needed

SLIDING DOOR: DIFFICULT TO OPERATE

Difficulty in operating the sliding glass door in the Master Bedroom appeared to be caused by worn or out-of-adjustment rollers. It should be serviced as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



10: MASTER BATHROOM

Information

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
No

General Info: Bathroom View(s)








Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Mirror(s): Mirror Not Present

A mirror was not present in the bathroom. Installation is recommended as desired.

Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors/Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

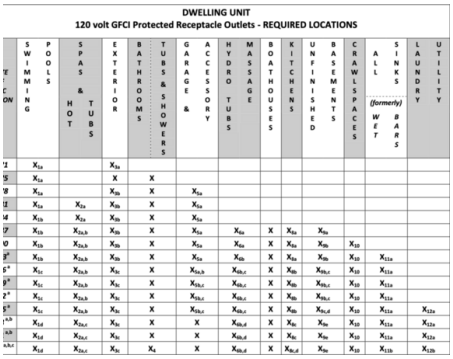
GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/



DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

	SWIMMING	POLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE &	ACCESSORY TUBS	HYDRO MASSAGE	BATHOUSES	KITCHENS	UNFINISHED BASEMENTS	CRAWLSPACES	ALL SINKS (formerly WET BARS)	LAUNDRY	UTILITY
'1	X_{1a}			X_{1a}												
'5	X_{1a}			X	X											
'8	X_{1a}			X_{1b}	X		X_{1a}									
'2	X_{1a}		X_{1a}	X_{1b}	X		X_{1a}									
'4	X_{1b}		X_{1a}	X_{1b}	X		X_{1a}									
'7	X_{1b}		$X_{1a,b}$	X_{1b}	X		X_{1a}		X_{1a}	X	X_{1a}	X_{1a}				
'0	X_{1b}		$X_{1a,b}$	X_{1b}	X		X_{1a}		X_{1a}	X	X_{1a}	X_{1b}	X_{10}			
3*	X_{1b}		$X_{1a,b}$	X_{1b}	X		X_{1a}		X_{1b}	X	X_{1a}	X_{1b}	X_{10}	X_{11a}		
6*	X_{1c}		$X_{1a,b}$	X_{1c}	X		$X_{1a,b}$		$X_{1b,c}$	X	X_{1b}	$X_{1b,c}$	X_{10}	X_{11a}		
9*	X_{1c}		$X_{1a,b}$	X_{1c}	X		$X_{1b,c}$		$X_{1b,c}$	X	X_{1b}	$X_{1b,c}$	X_{10}	X_{11a}		
1*	X_{1c}		$X_{1a,b}$	X_{1c}	X		$X_{1b,c}$		$X_{1b,c}$	X	X_{1b}	$X_{1c,d}$	X_{10}	X_{11a}		X_{12a}
4,5	X_{1d}		$X_{1b,c}$	X_{1c}	X		X		$X_{1b,d}$	X	X_{1c}	X_{1d}	X_{10}	X_{11a}		X_{12a}
a,b	X_{1d}		$X_{1b,c}$	X_{1c}	X		X		$X_{1b,d}$	X	X_{1c}	X_{1e}	X_{10}	X_{11a}		X_{12a}
a,b,c	X_{1d}		$X_{1b,c}$	X_{1c}	X_4		X		$X_{1b,d}$	X	$X_{1c,d}$	X_{1e}	X_{10}	X_{11b}		X_{12b}

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Limitations

General Info

TUB AND SHOWER DRAIN INFORMATION

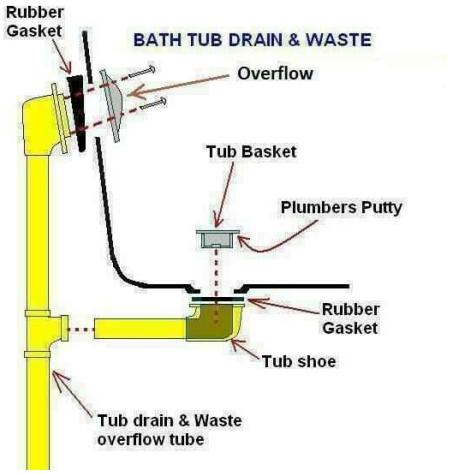
LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info

TUB AND SINK OVERFLOW LIMITATIONS

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Observations

10.1.1 General Info

Repair Needed

DOOR: NOTICEABLE GAP

During the home inspection, it was observed that there was a noticeable gap on the door that was allowing visible light to pass through. This can be a cosmetic issue and may also affect the energy efficiency of the home.

As a recommended course of action, it is advised to have a qualified handyman or contractor inspect the door to determine the cause of the gap and provide options for repair. This may involve adjusting the door frame, replacing the weatherstripping, or replacing the entire door if the damage is more extensive.

It is important to address this issue to ensure the energy efficiency and security of the home. In addition, a qualified professional can help to identify and address any other areas in the home where air leaks may be occurring, which can also impact the energy efficiency and comfort of the home.

Recommendation

Contact a qualified professional.

10.4.1 Sink(s)

Maintenance Item

VANITY: DAMAGED

The vanity was damaged at the time of the inspection. I recommended further evaluation and repair as needed.

Recommendation

Contact a qualified professional.

10.4.2 Sink(s)

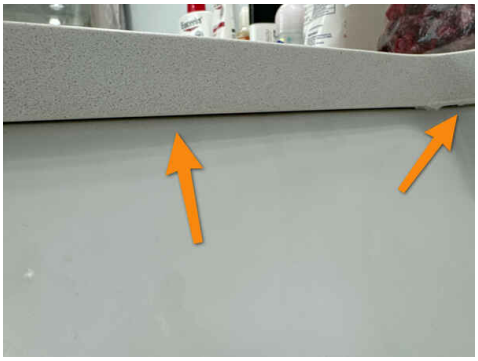
Repair Needed

SINK: GAPS IN SEALANT

Gaps and or missing sealant were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation

Contact a qualified professional.



10.8.1 Shower Doors/Enclosures

Repair Needed

ENCLOSURE - LEAKING

There were leaks around the glass shower enclosure. Repairs are recommended to the enclosure as needed to rectify any leaks.

Recommendation

Contact a qualified professional.

11: BEDROOM 2

Information

Doors: Interior Door Types
Hollow core

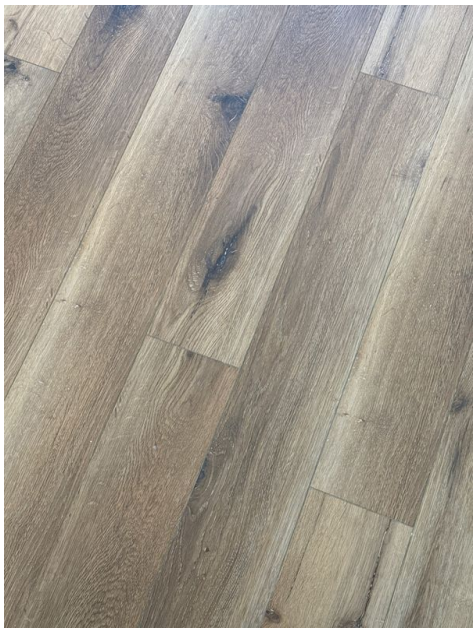
Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Glazing
Double Pane

General: General Pictures


Observations

11.3.1 Floors

Repair Needed

FLOOR(S) - NOT LEVEL

The sub floor was not level.There was a noticeable difference of 3/4 inch from left to right, and it was quite evident that the floor was bowed An evaluation of this area to determine the cause along with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor

11.9.1 Ceiling Fans

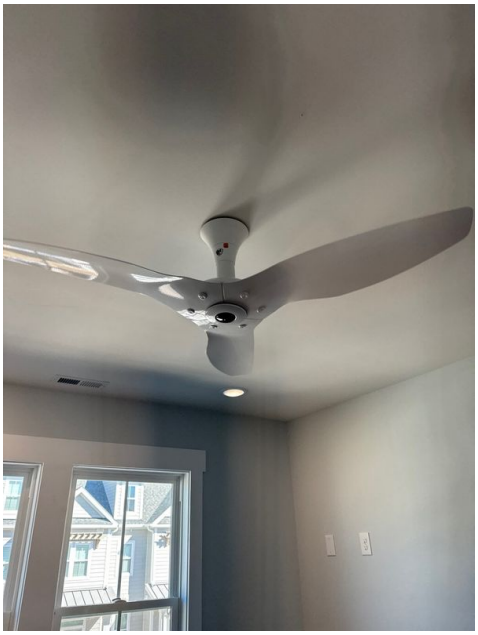
Maintenance Item

WOBBLING - MINOR

The ceiling fan wobbled slightly during operation. The fan may be out of balance. Repairs are recommended to be conducted as needed by a qualified person to eliminate any wobbling.

Recommendation

Contact a qualified handyman.



12: BEDROOM 3

Information

Doors: Interior Door Types
Hollow core

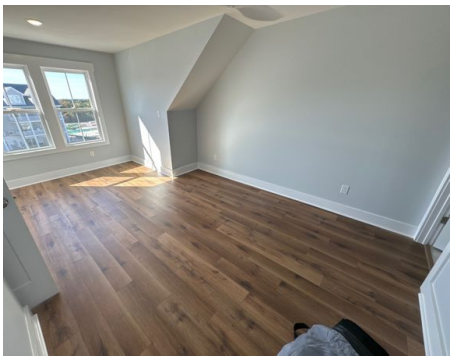
Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Glazing
Double Pane

General: General Pictures



Observations

12.6.1 Windows

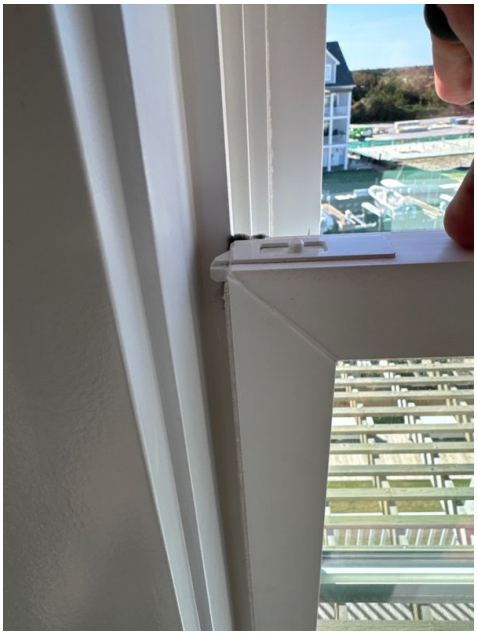
Repair Needed

OPERATION - NOT FUNCTIONING PROPERLY

The window(s) in the referenced area(s) were not functioning properly at the time of inspection. Repairs are recommended to be conducted as needed for proper operation by a window contractor or other qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



13: BATHROOM 2

Information

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
No

General Info: Bathroom View(s)





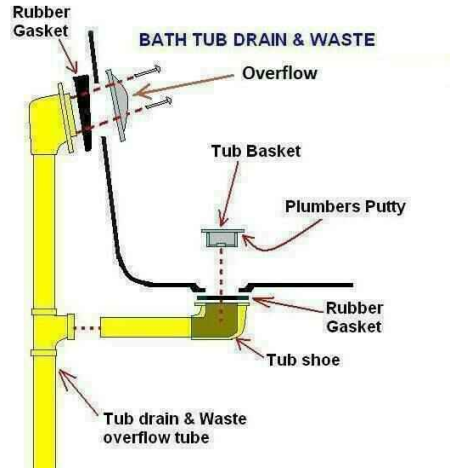

General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

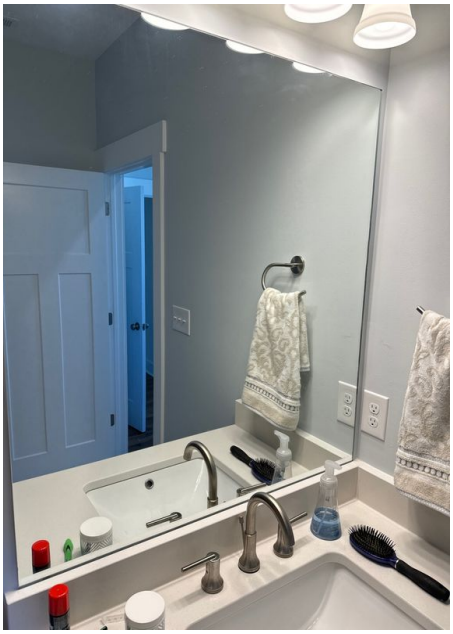
General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors/Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

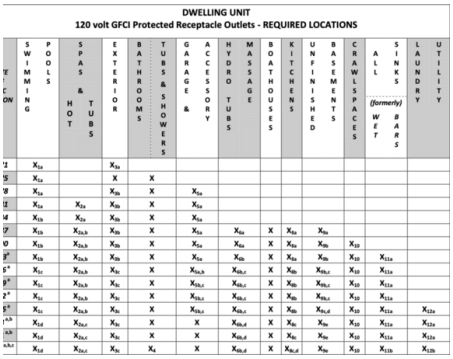
GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/



DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

	SWIMMING	POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE &	ACCESSORY	HYDRO TUBS	MASSAGE	BOATHOUSES	KITCHENS	UNFINISHED	BASEMENTS	CRAWLSPACES	ALL (formerly WET BARS)	SINKS	LAUNDRY	UTILITY
'12	X_{12}			X_{12}															
'15	X_{12}			X	X														
'18	X_{12}			X_{12}	X		X_{12}												
'12	X_{12}		X_{12}	X_{12}	X		X_{12}												
'14	X_{12}		X_{12}	X_{12}	X		X_{12}												
'17	X_{12}		$X_{12,b}$	X_{12}	X		X_{12}		X_{12}		X	X_{12}	X_{12}						
'20	X_{12}		$X_{12,b}$	X_{12}	X		X_{12}		X_{12}		X	X_{12}	X_{12}		X_{12}				
'21	X_{12}		$X_{12,b}$	X_{12}	X		X_{12}		X_{12}		X	X_{12}	X_{12}		X_{12}	$X_{12,a}$			
'22*	X_{12}		$X_{12,b}$	X_{12}	X		$X_{12,b}$		$X_{12,c}$		X	X_{12}	$X_{12,c}$		X_{12}	$X_{12,a}$			
'23*	X_{12}		$X_{12,b}$	X_{12}	X		$X_{12,c}$		$X_{12,c}$		X	X_{12}	$X_{12,c}$		X_{12}	$X_{12,a}$			
'24*	X_{12}		$X_{12,b}$	X_{12}	X		$X_{12,c}$		$X_{12,c}$		X	X_{12}	$X_{12,c}$		X_{12}	$X_{12,a}$			
'25*	X_{12}		$X_{12,b}$	X_{12}	X		$X_{12,c}$		$X_{12,c}$		X	X_{12}	X_{12}		X_{12}	$X_{12,a}$		$X_{12,a}$	
a,b	X_{12}		$X_{12,c}$	X_{12}	X		X		$X_{12,d}$		X	X_{12}	X_{12}		X_{12}	$X_{12,a}$		$X_{12,a}$	
a,b,c	X_{12}		$X_{12,c}$	X_{12}	X_4		X		$X_{12,d}$		X	$X_{12,d}$	X_{12}		X_{12}	$X_{12,a}$		$X_{12,a}$	

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Observations

13.4.1 Sink(s)

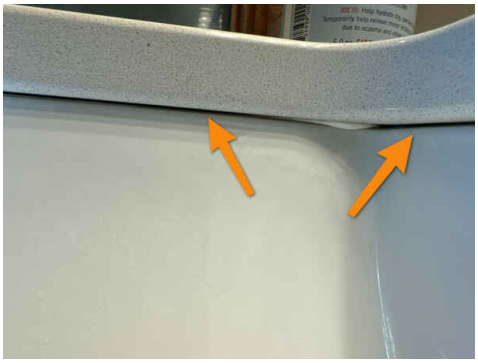
Repair Needed

SINK: GAPS

Gaps and or missing sealant were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation

Contact a qualified professional.



13.8.1 Shower Doors/Enclosures

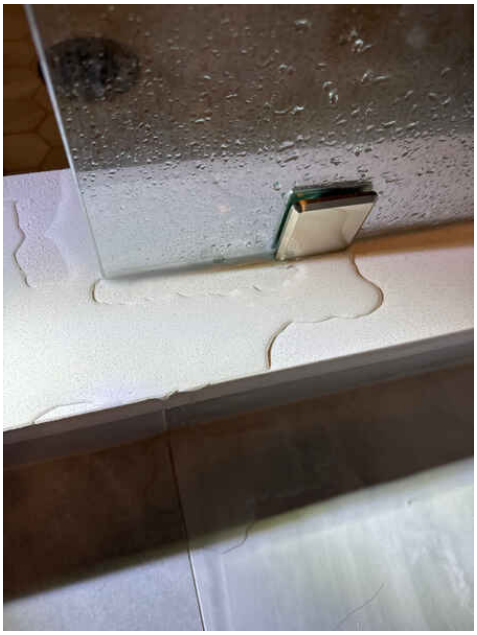
Repair Needed

ENCLOSURE - LEAKING

There were leaks around the glass shower enclosure. Repairs are recommended to the enclosure as needed to rectify any leaks.

Recommendation

Contact a qualified professional.



14: BATHROOM 3

Information

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
No

General Info: Bathroom View(s)





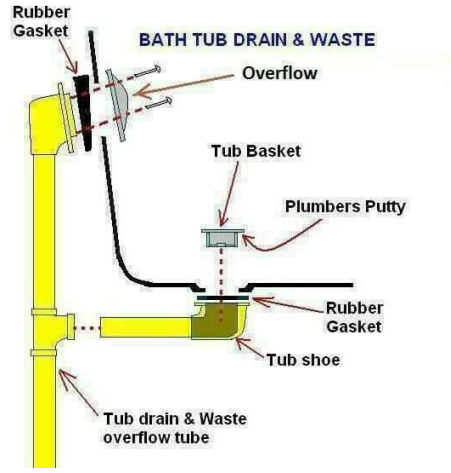
General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

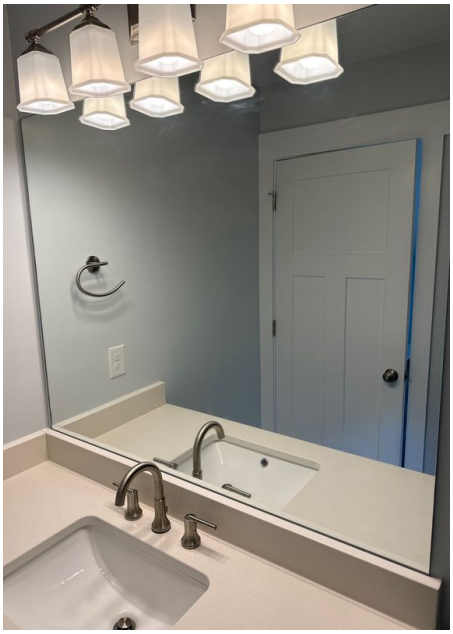
General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors/Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

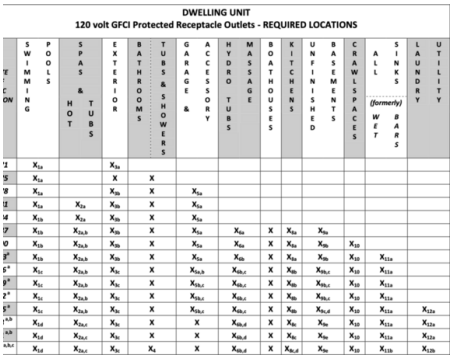
GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/



DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

	SWIMMING	POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE &	ACCESSORY	HYDRO TUBS	MASSAGE	BOATHOUSES	KITCHENS	UNFINISHED	BASEMENTS	CRAWLSPACES	ALL (formerly WET BARS)	SINKS	LAUNDRY	UTILITY
'1	X_{1a}			X_{1a}															
'5	X_{1a}			X	X														
'8	X_{1a}			X_{8b}	X		X_{8a}												
'12	X_{1a}		X_{12a}	X_{8b}	X		X_{12a}												
'14	X_{1b}		X_{12a}	X_{8b}	X		X_{12a}												
'17	X_{1b}		$X_{12a,b}$	X_{8b}	X		X_{12a}		X_{8a}		X	X_{8a}	X_{8b}						
'20	X_{1b}		$X_{12a,b}$	X_{8b}	X		X_{12a}		X_{8a}		X	X_{8a}	X_{8b}		X_{10}				
'23	X_{1b}		$X_{12a,b}$	X_{8b}	X		X_{12a}		X_{8b}		X	X_{8a}	X_{8b}		X_{10}	X_{11a}			
'25	X_{1c}		$X_{12a,b}$	X_{8b}	X		$X_{12a,b}$		$X_{8b,c}$		X	X_{8b}	$X_{8b,c}$		X_{10}	X_{11a}			
'28	X_{1c}		$X_{12a,b}$	X_{8b}	X		$X_{12a,c}$		$X_{8b,c}$		X	X_{8b}	$X_{8b,c}$		X_{10}	X_{11a}			
'31	X_{1c}		$X_{12a,b}$	X_{8b}	X		$X_{12a,c}$		$X_{8b,c}$		X	X_{8b}	$X_{8b,c}$		X_{10}	X_{11a}			
'33	X_{1c}		$X_{12a,b}$	X_{8b}	X		$X_{12a,c}$		$X_{8b,c}$		X	X_{8b}	$X_{8b,c}$		X_{10}	X_{11a}	X_{11b}		
'34	X_{1d}		$X_{12a,c}$	X_{8b}	X		X		$X_{8b,d}$		X	X_{8b}	X_{8b}		X_{10}	X_{11a}	X_{11b}		
'35	X_{1d}		$X_{12a,c}$	X_{8b}	X_4		X		$X_{8b,d}$		X	$X_{8b,d}$	X_{8b}		X_{10}	X_{11b}	X_{11b}		

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Observations

14.4.1 Sink(s)

Repair Needed

SINK: GAPS

Gaps and or missing sealant were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation

Contact a qualified professional.

14.8.1 Shower Doors/Enclosures

Repair Needed

ENCLOSURE - LEAKING

There were leaks around the glass shower enclosure. Repairs are recommended to the enclosure as needed to rectify any leaks.

Recommendation

Contact a qualified professional.

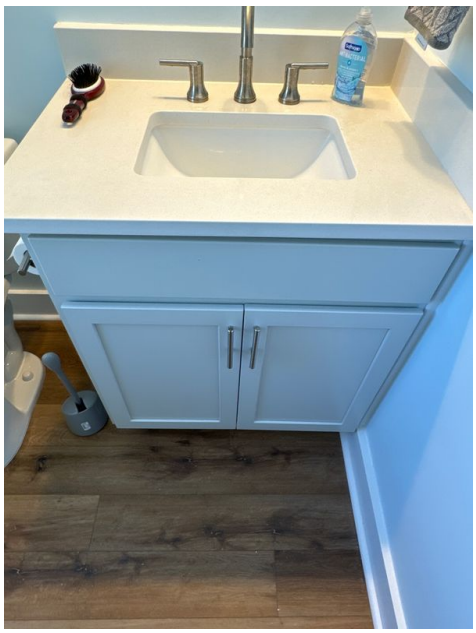
15: BATHROOM 1/2

Information

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
Yes

General Info: Bathroom View(s)

General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Mirror(s): Mirror Not Present

A mirror was not present in the bathroom. Installation is recommended as desired.

Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Observations

15.4.1 Sink(s)

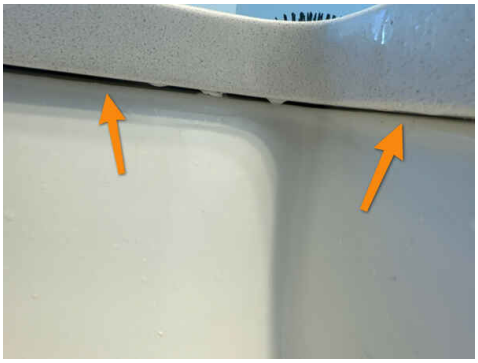
Repair Needed

SINK: GAPS

Gaps and or missing sealant were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation

Contact a qualified professional.



15.6.1 Toilet(s)

Repair Needed

TOILET - LOOSE AT FLOOR

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and re-securing as needed to ensure no leaking will occur is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

16: FORMAL DINNING ROOM

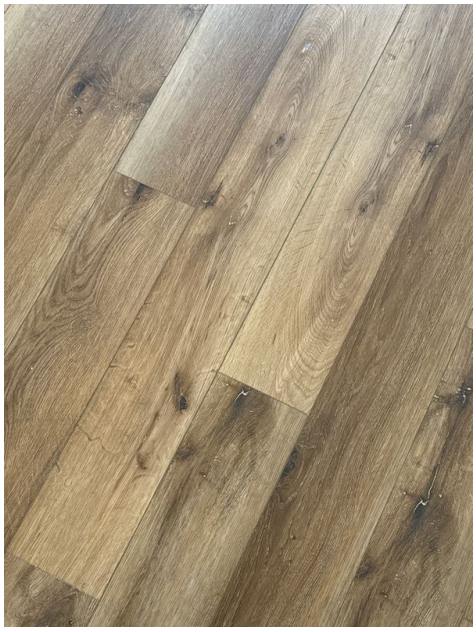
Information

Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

General: General Pictures



Observations

16.2.1 Floors

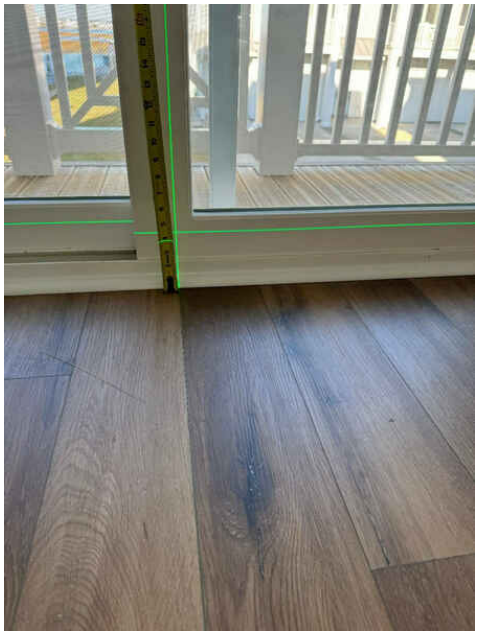
Repair Needed

FLOOR(S) - NOT LEVEL

The sub floor was not level.There was a noticeable difference of 3/4 inch from left to right, and it was quite evident that the floor was bowed An evaluation of this area to determine the cause along with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



middle of door

left side

right side

16.5.1 Sliding Glass Door

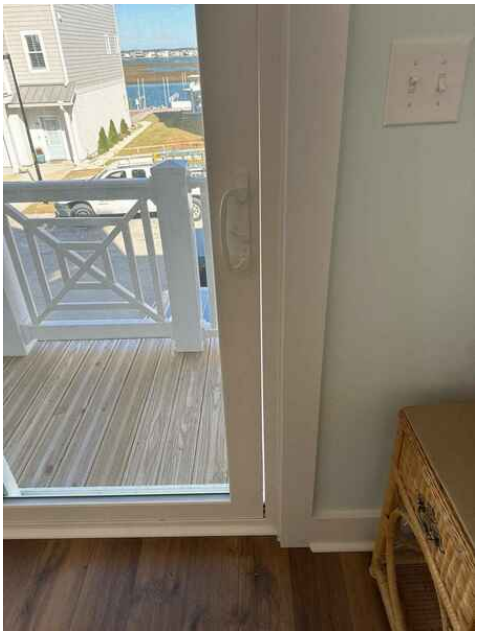
Repair Needed

SLIDING GLASS DOOR: NOT WORKING PROPERLY

The sliding door panels were not functioning properly. Repairs are recommended to be performed as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.



17: LIVING ROOM

Information

Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Glazing
Double Pane

Observations

17.2.1 Floors

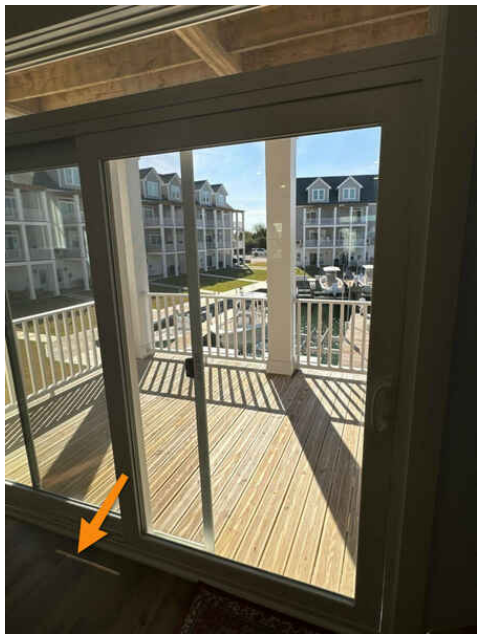
Repair Needed

FLOOR(S) -OUT OF LEVEL AREA PRESENT

A portion of the flooring was not level. An evaluation of this area to determine the cause along with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



17.2.2 Floors

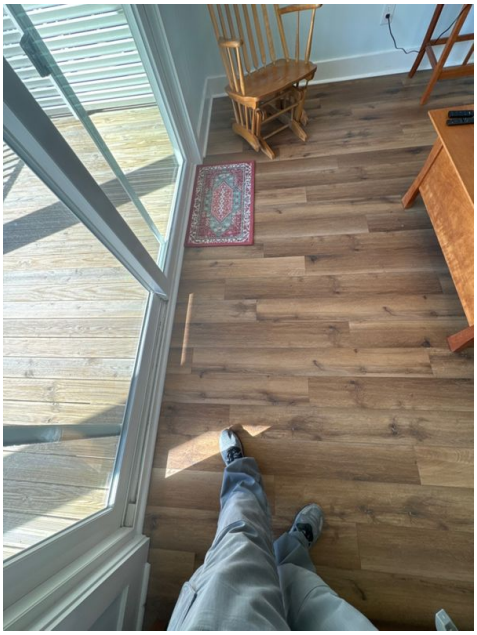
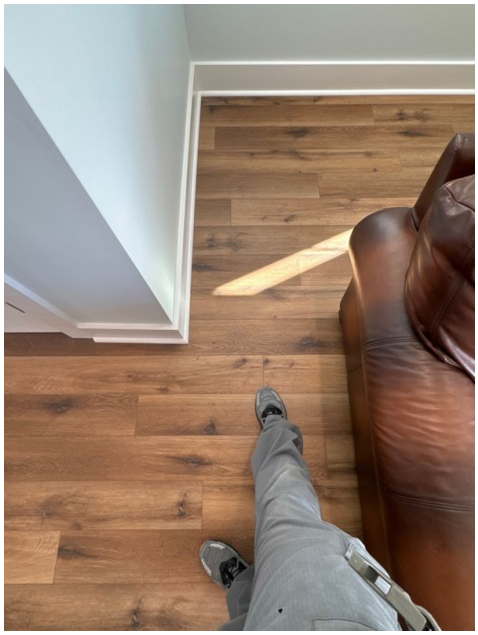
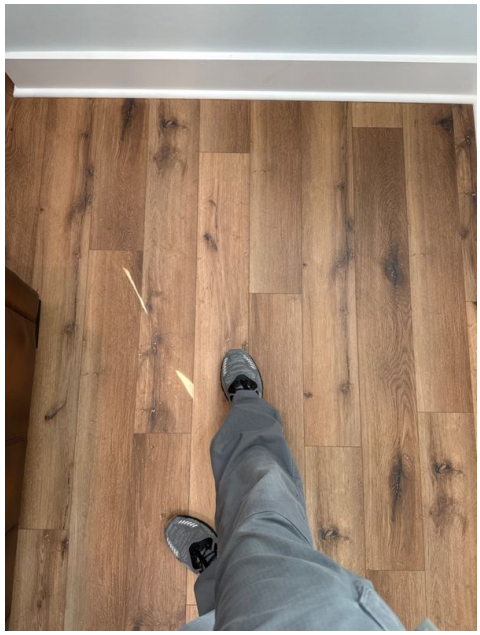
Repair Needed

FLOOR(S) - SOFT AREA PRESENT

A "soft area" was present on the referenced area of the floor, and a cause could not be determined. An invasive evaluation of the area(s) and repairs made as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

17.6.1 Sliding Glass Door

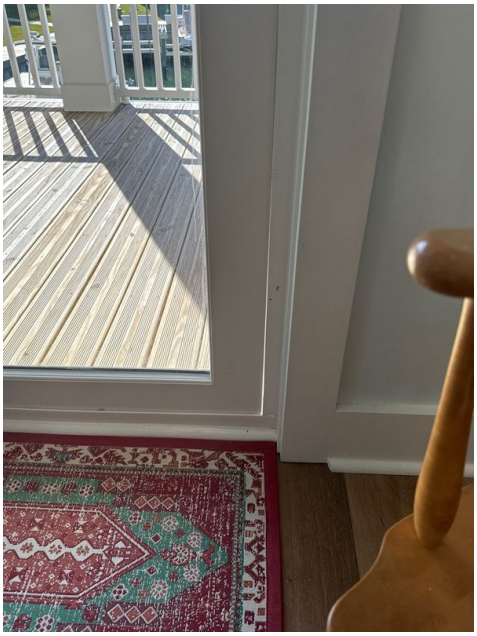
Repair Needed

SLIDING GLASS DOOR: NOT WORKING PROPERLY

The sliding door panels were not functioning properly. Repairs are recommended to be performed as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.




18: KITCHEN

Information

Countertops & Cabinets: Countertop Material
Granite

Undersink Plumbing - Kitchen: Undersink Plumbing Visibly Obstructed?
No

Dishwasher : Brand
GE

Oven/Range: Range/Cooktop Brand
GE

Oven/Range: Energy Source
Electric

Oven/Range: Range Anti-tip Bracket Presence
Not Applicable

Microwave: Brand
GE

Refrigerator: Refrigerator Brand:
GE

General: General Pictures





Countertops & Cabinets: Cabinetry

Laminate, Wood

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.

Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

GFCI: Description

2 or more GFCI circuits present

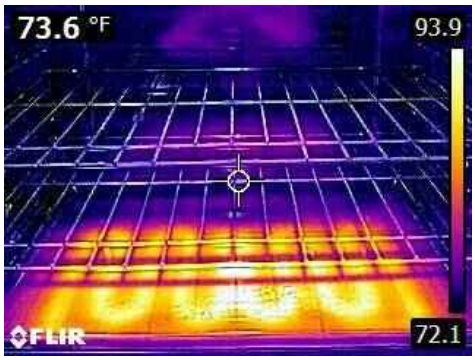
During the inspection, the inspector will evaluate the presence and functionality of Ground Fault Circuit Interrupter (GFCI) protection in the kitchen. This electrical safety device is designed to quickly disconnect electrical power in the event of a ground fault or current leakage. The inspector will 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.

Dishwasher : Pictures

Dishwasher : Dishwasher Information

The dishwasher was operated by running a rinse cycle and was functional at the time of inspection. No leaks or water was present at the unit's base at the cycle's completion. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

Oven/Range: Pictures



Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Oven/Range: Oven Information

The oven was operated by placing it into "Bake" mode, and confirming heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. It's recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Microwave: Pictures

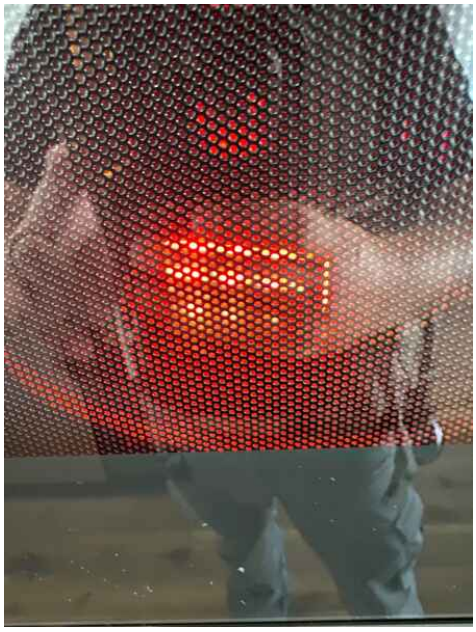


Microwave: Microwave Information

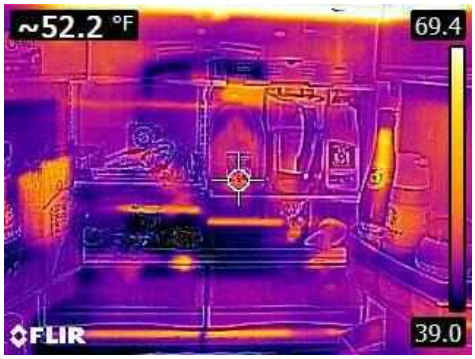
The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

Microwave: Microwave Oven Detector

I used a microwave oven detector to confirm the proper operation of the microwave



Refrigerator: Pictures



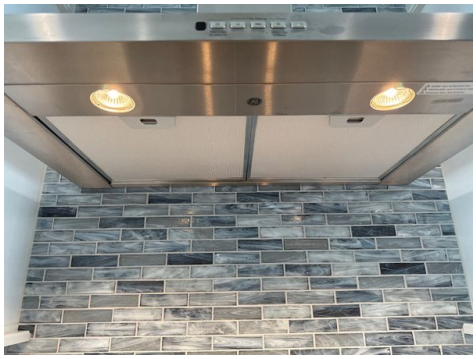
Garbage Disposal: Pictures

During the inspection, the garbage disposal was visually inspected and tested for functionality. The inspector visually checked the garbage disposal unit to ensure that it was securely mounted to the sink and that there were no visible leaks or damage. The blades were also visually checked to ensure that they were in good condition and free of any debris or obstruction.

To test the functionality of the garbage disposal, the inspector turned on the water and ran the disposal while observing its operation. The inspector listened for any unusual noises, such as grinding or rattling, which may indicate a malfunction or damage to the disposal. The inspector also checked to ensure that the disposal unit was properly disposing of the food waste without any backup or clogs in the drain line.

It's important to note that a home inspection is a non-invasive and visual examination of the readily accessible and visible components of the property. As such, the inspection of the garbage disposal was limited to a visual inspection and basic functional testing. Any issues or concerns with the garbage disposal that cannot be observed or tested during the inspection may require further evaluation by a qualified plumber or appliance repair technician.

Range Hood: Picture



Observations

18.2.1 Countertops & Cabinets

Repair Needed

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.

18.5.1 Sink(s)

Repair Needed

SEALANT - GAPS PRESENT

Gaps were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation

Contact a qualified handyman.

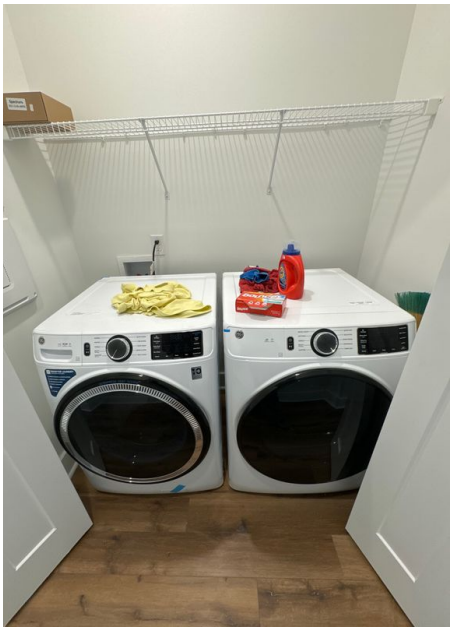
19: LAUNDRY

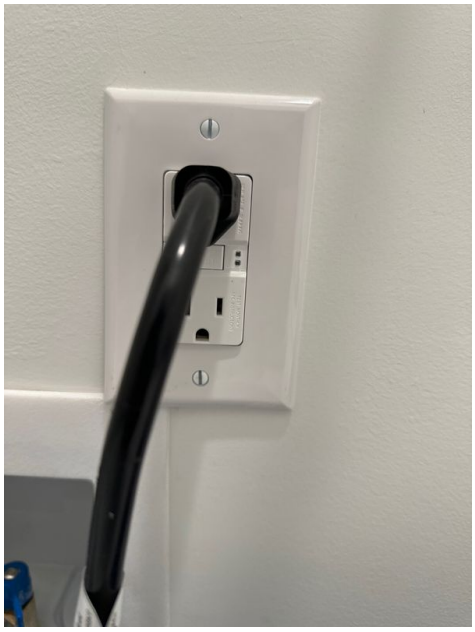
Information

General Info: Dryer Energy Source
Electric

Dryer Vent: Dryer Vent Termination Point
Exterior

General Info: Laundry View





General Info: 220V/240V Receptacle(s) Not Tested

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Visible Plumbing - Laundry: Not Visible - Washer / Dryer Present

EXCL - The plumbing was not visible due to the washer and dryer blocking accessibility, and therefore the condition of this plumbing is excluded from the inspection.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report. **It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.**

Electrical: GFCI Outlets Present?

Installing a GFCI circuit in a laundry room is an important safety measure that can help prevent potential electrical hazards and protect the home's occupants. A licensed electrician should be consulted to evaluate and install the appropriate circuit.

20: GROUND FLOOR

Information

Doors: Interior Door Types
Hollow core

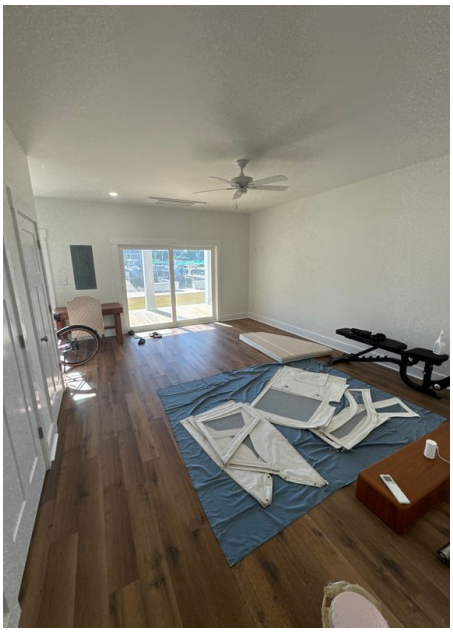
Floors: Floor Coverings
Laminate

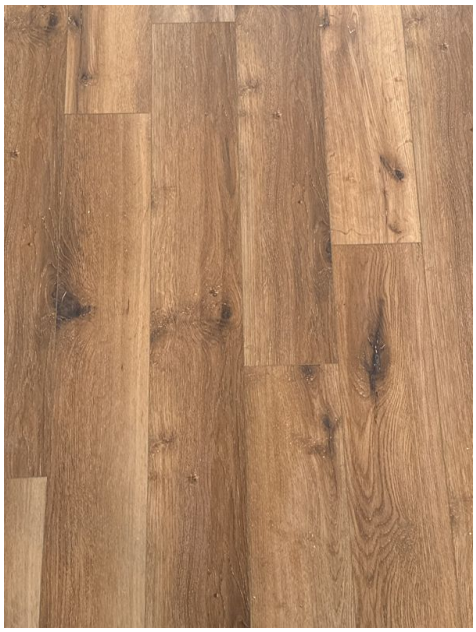
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Glazing
Double Pane

General: General Pictures





Observations

20.2.1 Doors

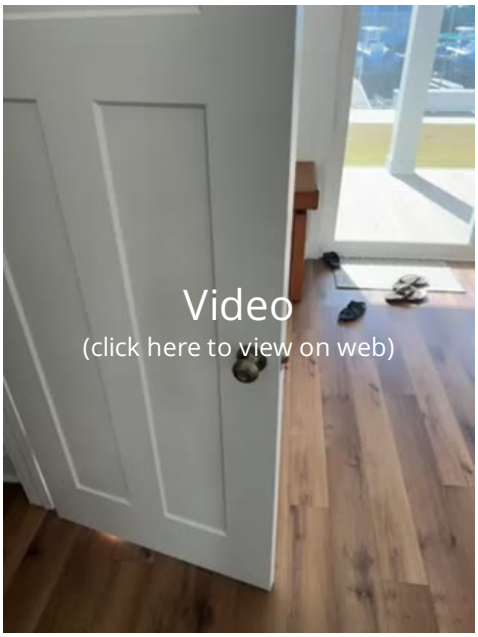
Maintenance Item

DOOR OPERATION - OPENED/CLOSED ON THEIR OWN

The referenced door(s) opened or closed on their own, and may be out-of-plumb. Adjustments or modifications to the door(s) as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



20.3.1 Floors

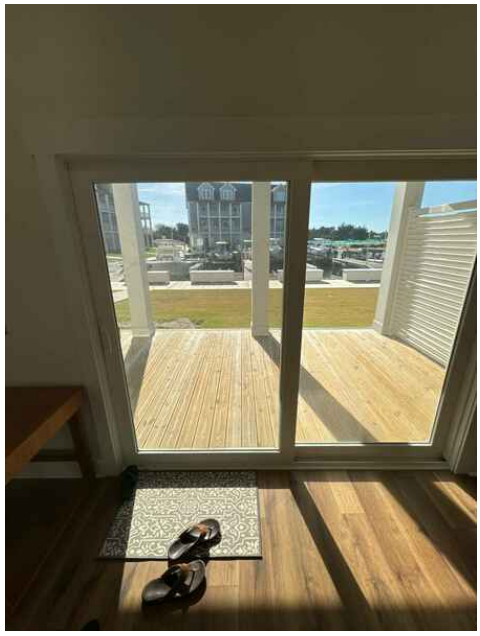
Repair Needed

FLOOR(S) - OUT OF LEVEL AREA PRESENT

A portion of the flooring was not level. An evaluation of this area to determine the cause along with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



20.3.2 Floors

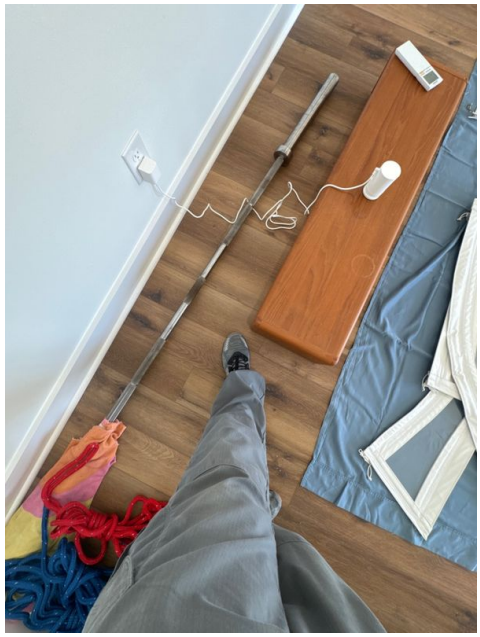
Repair Needed

FLOOR(S) - SOFT AREA PRESENT

A "soft area" was present on the referenced area of the floor, and a cause could not be determined. An invasive evaluation of the area(s) and repairs made as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



20.6.1 Sliding Glass Door

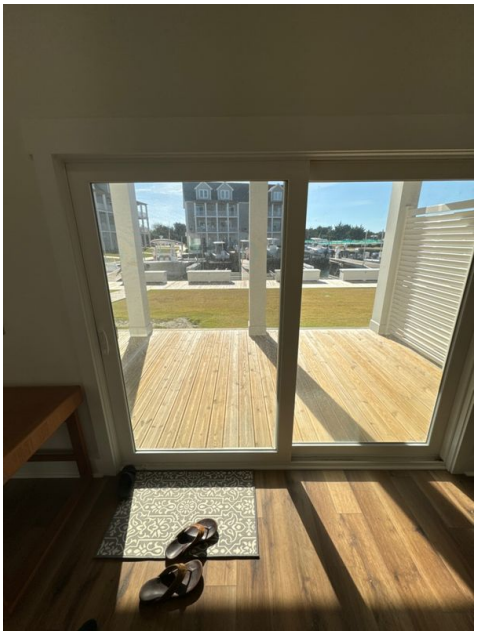
Repair Needed

NOT WORKING PROPERLY

The sliding door panels were not functioning properly. Repairs are recommended to be performed as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.



20.7.1 Windows

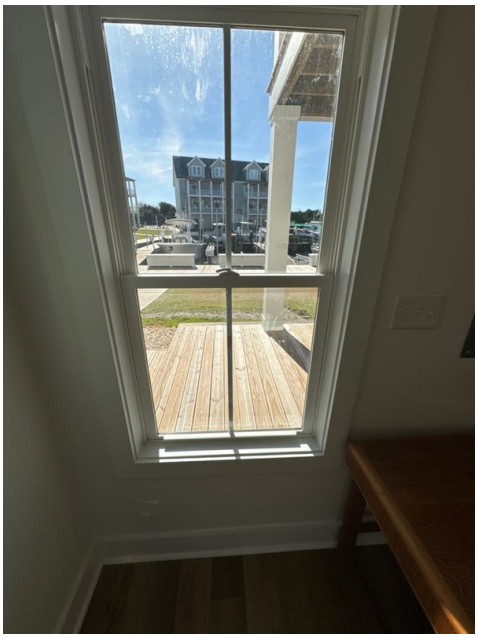
Repair Needed

OPERATION - DIFFICULT TO OPERATE

The window(s) in the referenced area(s) were difficult to operate (raise and lower). Repairs or replacement of the window(s) is recommended to be performed by a qualified contractor as needed for proper operation.

Recommendation

Contact a qualified window repair/installation contractor.



20.8.1 Receptacles

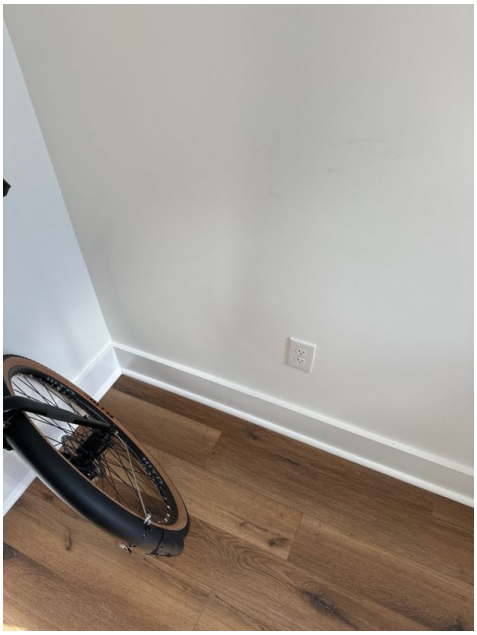
Repair Needed

RECEPTACLE(S) - LOOSE AT WALL

There were receptacle(s) present that were loose at the wall. Proper securement of any loose receptacles is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



21: WATER HEATER

Information

Water Heater Condition: Water Heater Location
Utility Room

Water Heater Condition: Water Heater Manufacturer
AO Smith

Water Heater Condition: Energy Source
Electric

Water Heater Condition: Capacity
50 Gallons

Water Heater Condition: Manufacture Year
2022

The typical life expectancy of a water heater is 13-15 years.

Water Heater Condition: Water Temperature
110-120 Degrees

TPRV Discharge Pipe: TPRV Discharge Tube Material
CPVC

Water Heater Condition: Picture

Water Heater Condition: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

Water Heater Condition: 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-maintenance

Water Heater Condition: 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.

TPR Valve: TPR Valve Information

LMT - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Water Pipes: Expansion Tank Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes in the home. When water is heated in the water heater it expands, with an expansion tank in place, this 'expanded' hot water has somewhere to go, instead of putting pressure on the tank and water distribution pipes in the home. More info can be found here:

https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-that-thing-on-top-of-your-water-heater/

Observations

21.1.1 Water Heater Condition

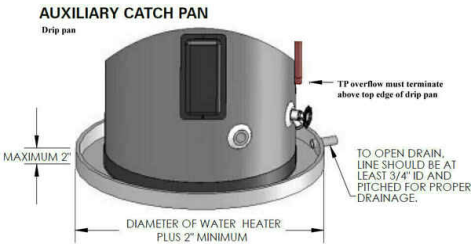
Repair Needed

DRAIN PAN - MISSING

A water heater drain pan was not present. Drain pans also called "Smitty pans'" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.



22: PLUMBING

Information

Water Pressure: Water Pressure (Approx.)
40-50psi

Water Pipes: Service Pipe Material (Visible Portions)
Not Visible

Water Pipes: Water Distribution Pipe Material (Visible Portions)
PEX

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
PVC

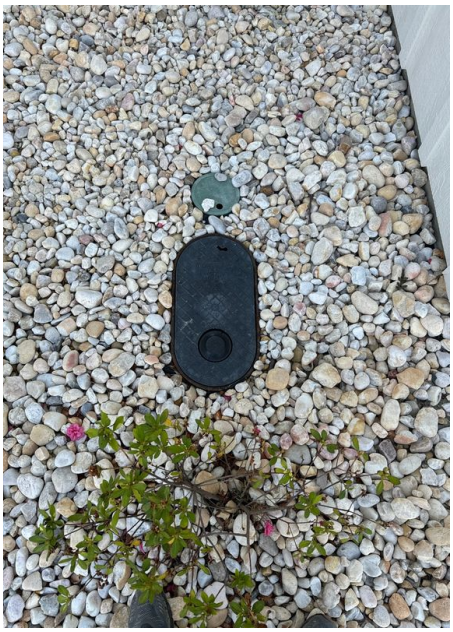
Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
PVC

Main Cleanout: Cleanout Location
Front of home

Functional Flow: Functional Flow
Weak Flow Present

Functional Drainage: Functional Drainage
Yes

General Info: Water Meter Location
Left side of property



General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report. The valve is not operated to test its functionality.

Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect appliances, distribution pipes, and fittings/connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator. The pictured reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home, and the water use of the neighbors and surrounding areas.

Filter: Filters

Whole house conditioner

Filter: Water Filter Noted

A water filtration system was noted in the house - see in the garage. Evaluation of this system and water quality is beyond the scope of this inspection. I recommend disclosing any maintenance, warranty or installer information that pertains to this system. If the system has not been serviced recently, have the filter system serviced and filters cleaned or replaced as a part of the recommended maintenance schedule.

Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around $250.00, but can save thousands if a problem is found.

Main Cleanout: Cleanout Information

A sewer/septic lateral cleanout was present. Cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***

Limitations

Water Pipes

MOST PORTIONS NOT VISIBLE - SLAB

LMT - Most portions of the water distribution pipes were not visible due to a slab foundation. The inspection is limited to visual portions, and any items not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV)

MOST PORTIONS NOT VISIBLE - SLAB

LMT - The DWV pipes were not visible or fully visible due to the slab foundation. Any portions not visible are excluded from this inspection.

Observations

22.8.1 Functional Flow

WEAK WATER FLOW PRESENT

Repair Needed

Weak water flow was present at multiple fixtures throughout the home. An evaluation of the water flow is recommended to be performed by a licensed plumber with repairs made as needed to achieve proper water flow.

Recommendation

Contact a qualified plumbing contractor.

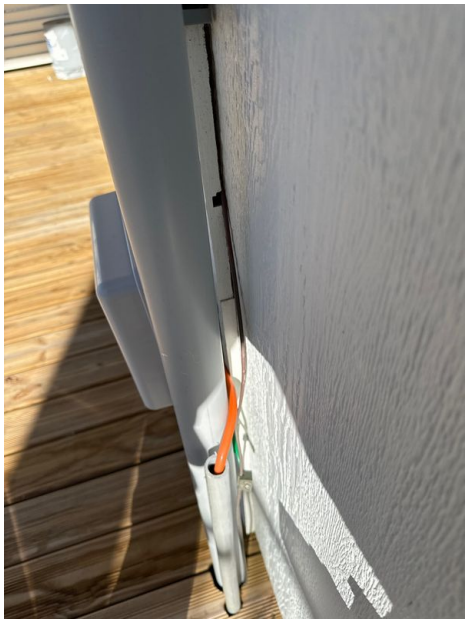
23: ELECTRICAL

Information

Service Entrance: Service Entrance Type
Underground Service Lateral

Service Grounding/Bonding: GEC Present
Yes

Service Grounding/Bonding: Grounding Electrode Type
Ground Rod, Presumed



Service Grounding/Bonding: Water Pipe Bonding Present
Not Required (PEX)

Service Grounding/Bonding: Gas Pipe Bonding Present
Gas Not Present

Service Amperage: Service Amperage
200amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location
Downstairs Room

Service Equipment/Electrical Panel: Electrical Panel Manufacturer
Square D

Branch Wiring : Visible Branch Wiring Type
NM Sheathed Cable

Branch Wiring : 15 & 20amp Branch Wiring Metal Type
Copper

Breakers: Breakers in Off Position
0

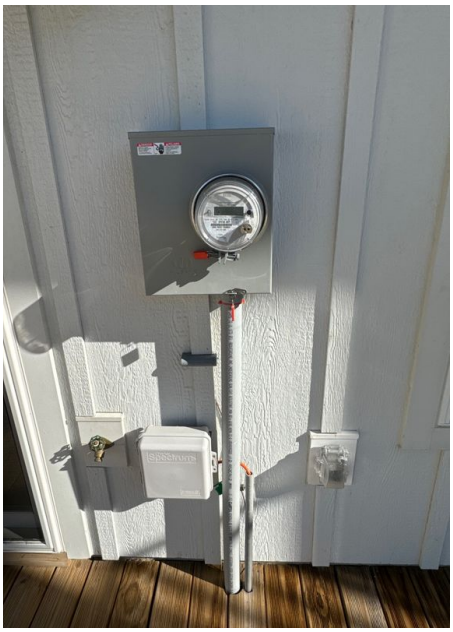
Breakers: AFCI Breakers Present
Yes

General Info: 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.

Service Entrance: Pictures

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.



Service Entrance: Underground Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Grounding/Bonding: GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible. No indications of deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Entrance Conductors Type

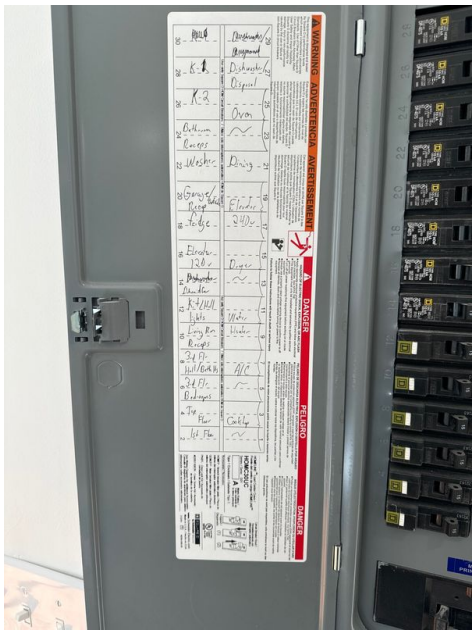
4/0 Aluminum

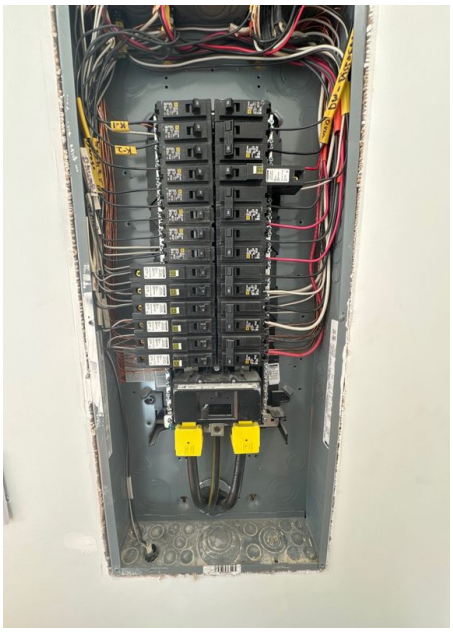
For 200 amp service, 4/0 aluminium wire or 2/0 copper must be used. For 100 amp service, 2/0 aluminium or 1/0 copper must be used. For any others, please reference the American Wire Gauge standards.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment/Electrical Panel: Pictures





Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: 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.

Limitations

Breakers

AFCI NOT TESTED - OCCUPIED HOME

LMT - The AFCI breakers were not tested in the electrical panel due to the home being occupied. Testing/tripping these breakers shuts down power to the circuit(s), which resets modems, routers, PC's, clocks, etc. I recommend testing these breakers by pressing the "Test" button on the breaker, once taking ownership of the home.

Observations

23.6.1 Service Equipment/Electrical Panel

Repair Needed

COVER: FITMENT ISSUES

The panel cover was very "tight" due to surrounding drywall and did not fit back onto the panel properly, preventing the installation of two screws. Modifications to the drywall for proper fitment of the cover is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

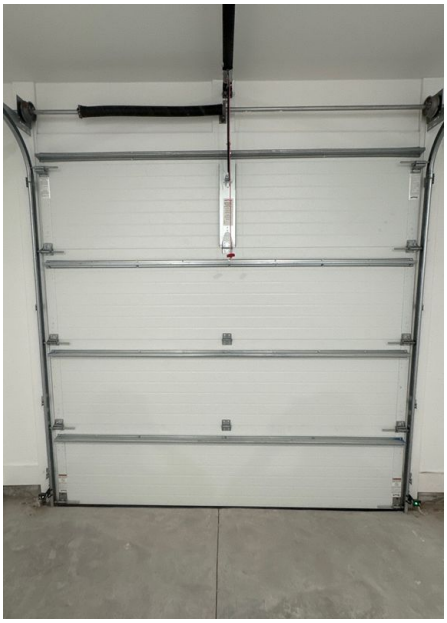
24: GARAGE

Information

Garage Door(s): Garage Door Type(s)
Aluminum Sectional

Garage Door Opener(s): Control(s) Proper Height
Yes

Garage Separation: Door Type
Solid Wood (1 3/8" Thick)



Garage Separation: Proper Separation Door Present
Yes, Auto-Closure Missing

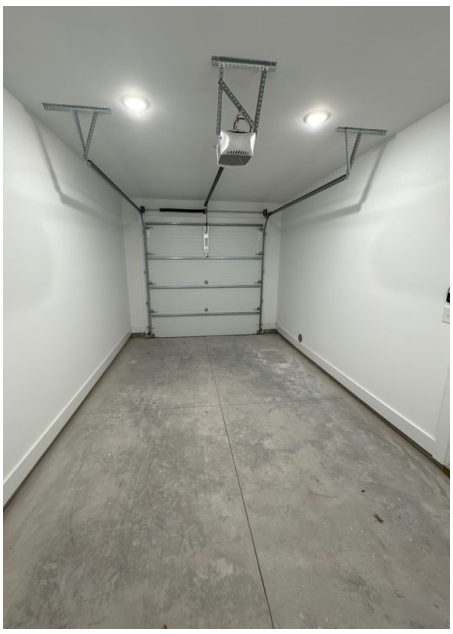
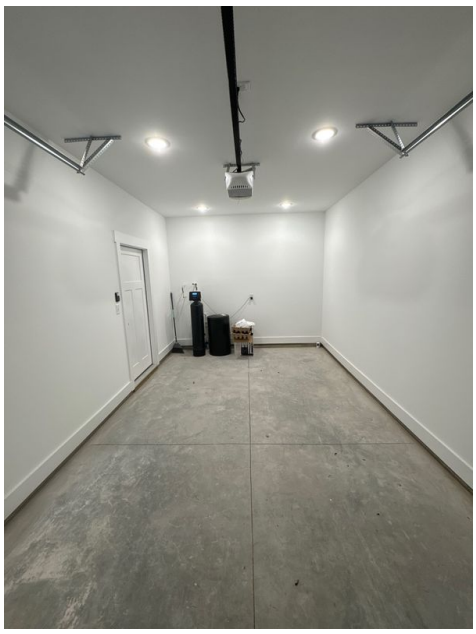
Garage Separation: Separation Wall(s) Material
Drywall

Garage Separation: Proper Separation Wall(s) Present
Yes (Presumed)

Garage Separation: Ceiling Material
Drywall

Garage Separation: Proper Ceiling Separation Present
Yes (Presumed)

General Info: Garage View(s)

Garage Door(s): Garage Door Information

The garage door(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Opener Drive Type

Chain Drive

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Door Safety: Resistance Test Passed

Garage doors contain two safety mechanisms; the photoelectric eyes, and the ability to auto-reverse if met with resistance. This resistance was tested following DASMA protocols and placing a 2 x 4 laid horizontally at the bottom of the door. The door contacted the 2 x 4 while closing and properly auto reversed at the time of inspection.

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead), 1/2" if no living areas are overhead. No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved fire rated foam or sealant. **These items are recommended to be upgraded for safety if not present,** and a qualified contractor can be consulted for more information.

Garage Separation: Door Information - Separation

Current standards require that door(s) in between living areas and the garage are constructed of steel or solid wood, measuring at least 1 3/8 inches thick or that the door is 20-minute fire rated. ***Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.***

Garage Separation: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. ***Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.***

Garage Separation: Ceiling Information - Separation

The overhead framing in the garage is required to be covered with 5/8" type X drywall *if living areas are overhead,* and 1/2" drywall if no living areas are overhead, and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence or lack of drywall will be reported on. ***Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended for safety.***

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.*** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and/or significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Observations

24.5.1 Garage Separation

Repair Needed

SEPARATION DOOR - AUTO CLOSURE MISSING

SFTY - There was no self-closing device on the door between the house and the garage. The installation of a self-closing device is recommended to be installed by a qualified professional in order to protect the home's occupants from garage-originated fires and CO dangers.

Recommendation

Contact a qualified door repair/installation contractor.

25: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Inspection Method: **Inspection Method**
Walked Where Possible

Attic Access: **Access Location(s)**
Hallway (Upstairs)

Attic Access: **Access Type(s)**
Door(s)

Roof Structure/Framing: **Roof Structure Type**
Roof Trusses

Roof Structure/Framing: **Roof Sheathing Material**
OSB/Plywood

Insulation: **Insulation Type**
Fiberglass Batts

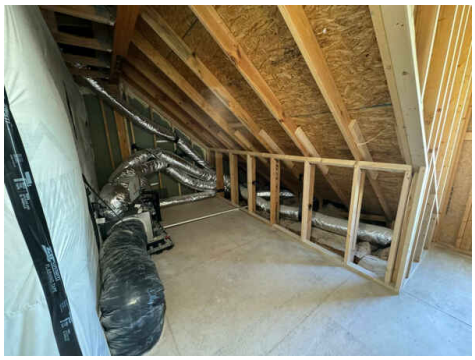
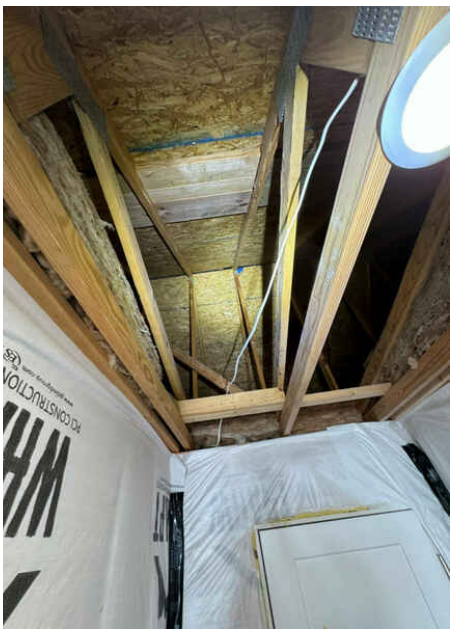
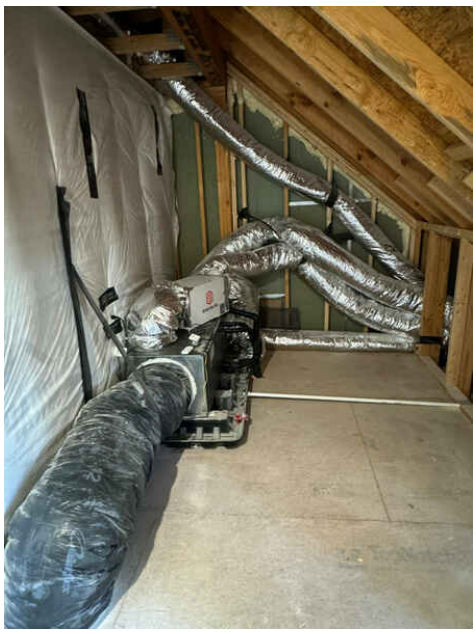
Insulation: **Insulation Average Depth**
11-16 inches

Exhaust Fan(s): **Exhaust Fan Vent(s) Termination Point(s)**
Not Visible Due to Insulation

General Info/Limitations: Attic View(s)

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.



Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Types

Ridge Exhaust Venting, Soffit Inlet 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.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above-designated ventilation sources and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

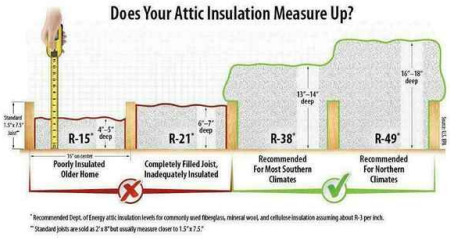
For more information, please see: https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Recommended Specifications by Insulation Type

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2–3.8	2.2–2.7	3.0–3.3
Inches (cm) needed for R-38	10–12 (25–30)	14–17 (35–43)	11.5–13 (29–33)
Density in lb/ft³ (kg/m³)	1.5–2.0 (24–36)	0.5–1.0 (10–14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25–2.0 (6–10)	0.5–1.2 (3–6)	1.6–1.8 (8–9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes



Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Plumbing Stack Vents: Not Visible From Accessible Portions

EXCL - The plumbing vent(s) were not visible from accessible portions of the attic. Their condition is excluded from this inspection.

Limitations

General Info/Limitations

ACCESSIBILITY LIMITATIONS

LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Observations

25.3.1 Attic Access

Repair Needed

ACCESS DOOR - BINDING

Attic door noted as binding on jamb. Recommend adjustments or modications as needed for proper operation.

Recommendation

Contact a qualified professional.

25.4.1 Roof Structure/Framing

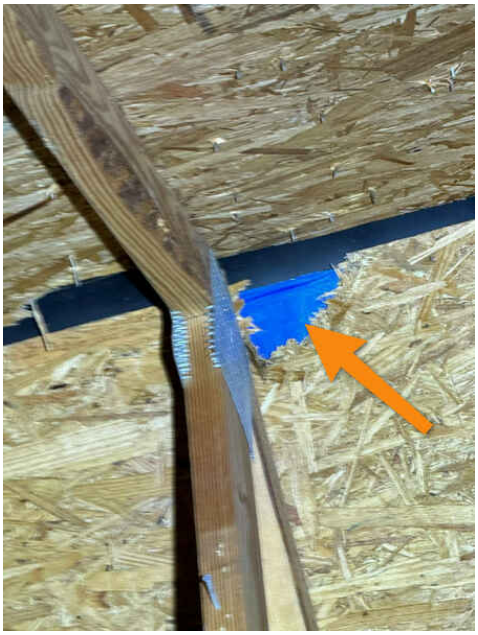
Repair Needed

SHEATHING DAMAGED

The roof sheathing visible in the attic was damaged in areas. All damaged areas should be repaired for safety reasons. You should consult with a qualified framing contractor to gain an idea of options and costs for repair.

Recommendation

Contact a qualified professional.



26: HEATING, COOLING

Information

Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type
Electric Condensing Unit (Heat Pump)

Exterior Unit(s) - Split System : Exterior Unit Manufacturer
Mitsubishi

Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage
40amps

Exterior Unit(s) - Split System : Exterior Unit Overcurrent Protection Amperage
40 amps

Interior Unit(s) - Split System : Interior Unit(s) Energy Source and Distribution
Electric Forced Air

Interior Unit(s) - Split System : Interior Unit Manufacturer
Mitsubishi

Auxiliary Drain Pan: Auxiliary Drain Pan Present
Yes

Air Filter/Return Plenum: Filter Location(s)
Hallway (Upstairs)

Return Air Temp: Return Air Temp
80+

Air Supply Differential: Temperature Differential Cooling Mode
Not Functional

Air Supply Differential: Temperature Differential Heating Mode
Not Tested

Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room?
Yes

Heating Source In Each Habitable Room: Heating Source In Each Habitable Room?
Yes

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

General Info: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

General Info: Cycles of a Heat Pump

A heat pump is a type of HVAC (heating, ventilation, and air conditioning) system that uses electricity to move heat from one location to another. It works by transferring heat from the air or ground outside of a building to the inside, or vice versa, depending on the desired temperature. The heat pump has three cycles:

1.

The heating cycle - in this cycle, the heat pump extracts heat from the air or ground outside and transfers it into the building. This is done by using a refrigerant that is compressed, causing it to heat up. The hot refrigerant then flows through a coil inside the building, releasing the heat and warming the air.

2.

The cooling cycle - in this cycle, the heat pump works in the opposite way by extracting heat from the inside of the building and transferring it outside. This is done by using the same refrigerant, but in this case, it is allowed to expand, causing it to cool down. The cooled refrigerant then flows through a coil outside, absorbing heat from the air and releasing it to the outside.

3.

Defrost cycle - In cold weather, the outdoor coil of a heat pump can freeze, which can impede the heat pump's ability to extract heat from the air. To prevent this, the heat pump has a defrost cycle which reverses the flow of refrigerant through the outdoor coil for a short period of time to melt any ice that has formed on the coil.

Home inspectors check the functionality of the heat pump, measure the temperature differences, check the refrigerant levels, and the condition of the coils and compressor. They also check the ductwork and registers for proper insulation and air tightness.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

General Info: FYI

Furnaces and HVAC units over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor. If there is a baseboard heater or in wall heater located in the home, please be advised that these are not recommended to be used for safety concerns. In wall heaters have been known to cause fires in some residences and are an obsolete method of heating source. Therefore, due to the potential for damage, fire, and age, these units will **NOT** be tested and are always recommended to be immediately terminated by a qualified electrician and never used.

Heating 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.

General Info: Dehumidifiers/Humidifiers Not Inspected

EXCL - The inspection of dehumidifiers/humidifiers is beyond the scope of a home inspection and any such units are excluded from this inspection.

Exterior Unit(s) - Split System : Exterior Unit Location

Rear of home

Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

2022

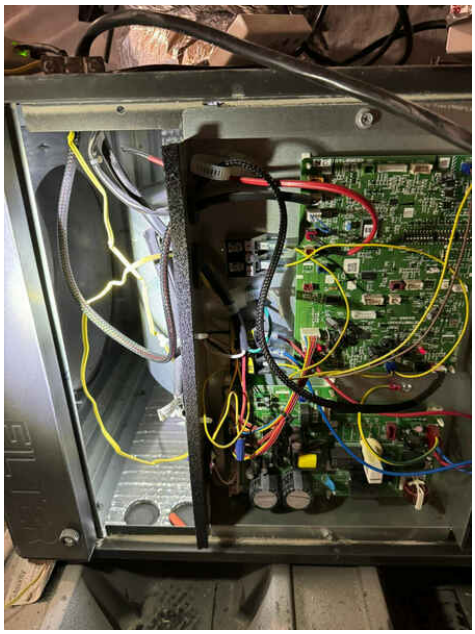
The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Interior Unit(s) Location

Attic



Interior Unit(s) - Split System : Interior Units Manufacture Year

2022

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Interior Unit(s) - Split System : Interior Unit(s) Information

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect nor required to inspect the furnace heat exchangers or fireboxes for evidence of cracks or holes, or inspect concealed portions of the heat exchanger or firebox, electronic air filters, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection.

Mini-Split System Information : Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output or efficiency is not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off, or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan - Drain Pipe

An auxiliary drain pan was present that had a drain pipe that was plumbed to the exterior. No deficiencies were observed unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Air Filter/Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Air Return Information: Temperature Reading

A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output temperatures to, showing the system(s) responded to normal operating controls.

Air Supply Information: Air Supply Information

An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Air Supply Information: Heat Pump - Heating Functionality Not Tested (High Temperature)

EXCL - The heating functionality of the unit(s) was not tested due to temperatures over 70 degrees at the time of inspection. HVAC manufacturers recommend not using the heating mode of HVAC units when the exterior ambient temperature is greater than 70-80 degrees (manufacturer specific), as a high pressure situation can occur. The coils on exterior units are on average 25% larger than indoor unit coils, this can allow the outdoor unit to absorb more btu/H than the interior unit can absorb, which can trip the pressure switch. If the pressure switch is defective it's possible to damage the compressor. Therefore the heating function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past heating performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

HVAC Supply Registers: HVAC Supply Information

Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Observations

26.1.1 General Info

Immediate Action Needed

HVAC NOT FUNCTIONAL - COOLING MODE

The HVAC was not functional in cooling mode utilizing normal operating controls, at the time of inspection. The thermostat was set to cool. All breakers and disconnects were on at the time of inspection. Repairs are recommended to be conducted to the system as needed for proper operation by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

27: WATER, MOISTURE, & CONDENSATION (WMC)

Information

Interior Areas - WMC: Moisture Stains Present on Ceilings
Not at Visible Portions

Plumbing Leaks - WMC: Plumbing Leaks Present?
Not at Visible Portions

Roof Structure - WMC: Indications of Condensation Present?
Not at Visible Portions

Roof Structure - WMC: Indications of Leak(s) Present?
Not at Visible Portions

Foundation - WMC: Indications of Moisture at Visible Portions
None Visible

Foundation - WMC: Indications of Condensation at Visible Portions
Not at Visible Portions

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for **"Water, Moisture, and Condensation"**.

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Moisture Stains Information

The ceilings, walls, and floors throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were visible at the time of inspection unless otherwise noted in this report.

Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking. No leaking or indications of leaking were present at the time of inspection if not otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

Limitations

Foundation - WMC

MOISTURE INFILTRATION INFORMATION - SLAB

LMT - The base of the interior perimeter walls were inspected looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection unless otherwise noted in this report. We can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate at a future time due to a heavy rain or changes in conditions. We highly recommend consulting with the sellers as to prior moisture infiltration into the home.

28: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

Exterior Hardscapes & Flatwork - CSM: Hardscape Cracks Present?
No

Exterior Walls - CSM: Exterior Wall Crack(s) Present?
Not at Visible Portions

Interior Areas - CSM: Interior Indications of CSM's Present
Yes, Cracking on Drywall

Slab Foundation - CSM: Slab Foundation Crack(s) Present?
Not at Visible Portions

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for **"Cracking, Settlement, and Movement"**.

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Limitations

Slab Foundation - CSM

SLAB FOUNDATION

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

29: ENVIRONMENTAL INFORMATION

Information

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Fungal Growth: Fungal Growth Present

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of Practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

EXCL - Inspecting for and reporting on the presence of WDI activity (wood destroying organisms), including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc., is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity were done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

Observations

29.3.1 Pest/Insect/Wildlife Concerns

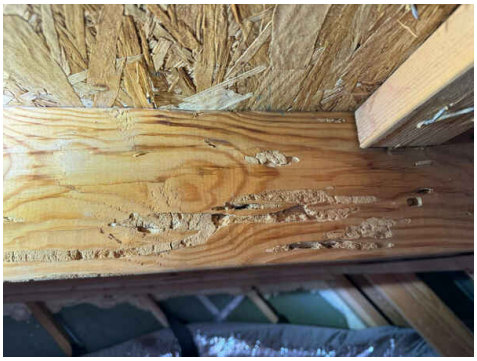
Immediate Action Needed

PRESUMED WDI DAMAGE

Presumed wood-destroying insect damage was present to portions of the framing/floor structure at the referenced area(s). An evaluation of the activity is recommended to be conducted by a licensed pest control company. An invasive evaluation of the area(s) of damage is recommended to be conducted by a qualified contractor with repairs made as needed to any damage found.

Recommendation

Contact a qualified general contractor.



30: THERMAL IMAGING

Information

Thermal Imaging Information:
Thermal Imaging Scan Type
Limited Scan

Thermal Imaging Information: Thermal Imaging Info - Limited Scan

LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. ***A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.***

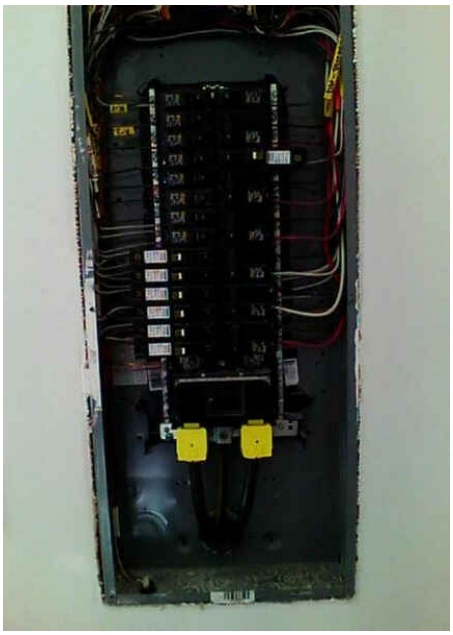
Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

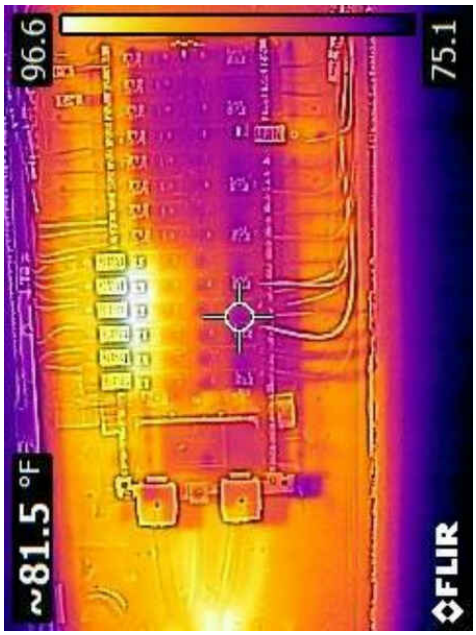
Interior Surfaces: Below Bathroom(s) IR Information

The ceilings under the upstairs bathroom were scanned with an IR camera after running water through the fixtures, looking for indications of leaks. No thermal anomalies were present in these areas that may have been related to a leak from applicable plumbing.

Electrical Components: Infrared Information - Electrical Panel(s)

LMT - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed, under the current loading conditions at the time of inspection, unless otherwise noted in this report. The possibility exists that anomalies could become apparent under a heavier load (lived-in conditions).





Observations

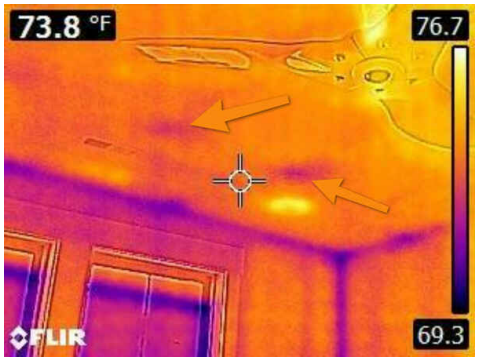
30.2.1 Interior Surfaces
CEILING(S) - THERMAL ANOMALIES

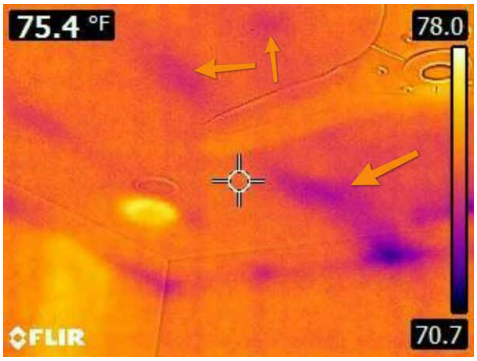
Repair Needed

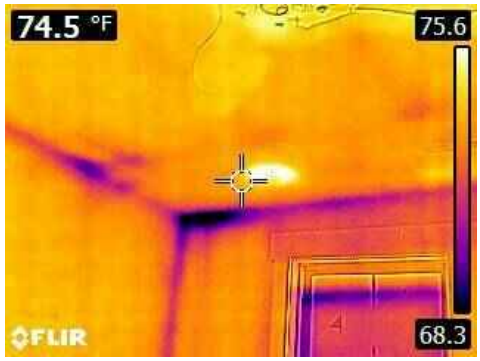
Anomalies were seen on the referenced ceiling(s) that are typically representative of insulation that is missing, improperly performing, or sparsely covered. An evaluation of these area(s) and the installation of insulation as needed is recommended to be conducted by an insulation contractor.

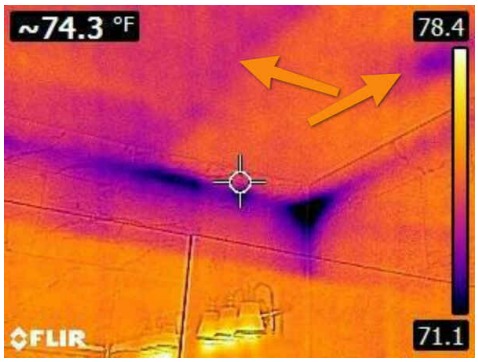
Recommendation

Contact a qualified insulation contractor.

STANDARDS OF PRACTICE

Roof
In accordance with the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company.

Grounds
In accordance with the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Exterior
In accordance with the Standards of Practice **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Foundation - Slab on Grade
In accordance with the Standards of practice, **the inspector will examine and report on the condition of:** visible portions of the slab foundation.

The inspector is not required to comment on areas that are not visible.

Master Bathroom
In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Bathroom 2
In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence

of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Bathroom 3
In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Bathroom 1/2
In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Laundry
In accordance with the Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Water Heater
In accordance with the Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing
In accordance with industry standards, **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F.

service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Garage
In accordance with the Standards of Practice **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature), and the doors ability to auto-reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire-rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: Remote-controlled garage door opener transmitters.

Attic, Roof Structure, & Ventilation
In accordance with the Standards of Practice, **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Heating, Cooling
In accordance with the Standards of Practice **the home inspector shall observe**: the permanently installed heating and cooling systems including Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to**: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system on an annual basis.

Environmental Information
Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information. These items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended to be performed by qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.