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2THECORE RESIDENTIAL INSPECTION

123 Sample Street, Demo City, ST 12345

5/28/2026 7:10AM

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Introduction

Thank you for choosing 2theCore Home Inspections for your home inspection. The inspection performed was visual and non-invasive in nature and reflects the visible condition of the property at the time of the inspection. A home inspection is not a pass or fail evaluation and should not be considered a warranty or guarantee of any kind.

This report is intended to help you make a more informed purchasing decision by identifying visible deficiencies, safety concerns, and recommended repairs. While many issues noted in the report may be repairable, some repairs can be significant in cost or scope. Any recommended repairs, corrections, or further evaluations should be performed by qualified licensed contractors or specialists.

Because property conditions can change quickly, it is recommended that you perform a final walk-through inspection prior to closing using this report as a reference. If you have any questions regarding the report or the property, please feel free to contact me at any time. I appreciate the opportunity to assist you with your inspection needs.

Best Regards,

Bastian Steuer

2theCore Home Inspections

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1.0 Inspection Details

SUBSECTION	# DEFECTS/ DEFICIENCIES
1.1 Inspection Information	—
1.2 Important Informations/ Limitations	—

1.1 Inspection Information

Information

1.1.1 General Views

1.1.2 **Inspection Type:** Home Inspection

1.1.3 **Property Type:** Single Family

1.1.4 **Stories:** Two

1.1.5 Temperature: 80-89

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

1.1.6 Current Weather: Sunny

1.1.7 Weather In The Past 48 Hours: Periods of moderate rain

1.1.8 Soil Condition: Dry

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

1.1.9 Utilities On During Inspection: Electric, Water, Gas

1.1.10 People Present: Client

1.1.11 Construction Year (Pulled From Online Sources)

2022

1.1.12 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.

1.1.13 Floor Protection

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

1.1.14 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.

1.2 Important Informations/ Limitations

Information

1.2.1 Inspection Overview

Inspection Overview – General Information

This report provides an overview of the visible and readily accessible conditions observed at the time of the inspection. The inspection is limited to conditions present on the day of the visit and does not predict future performance or identify concealed defects. Conditions may change over time, and some issues may not be apparent during a visual inspection.

1.2.2 Copyright Notice

Inspection Details – Copyright Notice

This inspection report is protected by copyright and is intended solely for the client named in the report. Distribution, reproduction, or reuse of this report by others without written permission may be restricted. This notice is provided to clarify ownership and intended use of the report contents.

1.2.3 Items Not Inspected and Other Limitations

Inspection Details – Items Not Inspected and Other Limitations

Certain items, areas, or components may not have been inspected as part of this evaluation due to access restrictions, obstructions, safety concerns, or other conditions present at the time of the inspection. These limitations can reduce the scope of

visible findings and may prevent identification of concealed defects or performance concerns. Any excluded or inaccessible items should be reviewed separately if additional information is needed.

1.2.4 Recommended Contractors Information

Recommended Contractors Information – When contractor referrals are provided, they are offered as a courtesy for your convenience. Clients are encouraged to independently research, verify licensing and insurance, review qualifications, and obtain multiple estimates before hiring any contractor. Choosing and contracting with service providers remains the sole responsibility of the client.

1.2.5 Specialty Tools Information

Inspection Details – Specialty Tools Information

Specialty tools may be used during the inspection when needed to help evaluate certain visible and accessible components. These tools can provide additional information about conditions that may not be readily apparent during a standard visual inspection. Their use does not make the inspection technically exhaustive and does not eliminate the limitations of a non-invasive inspection. Findings are based on conditions observed at the time of the inspection using the tools available and applied as needed.

1.2.6 Other Notes - Important Info

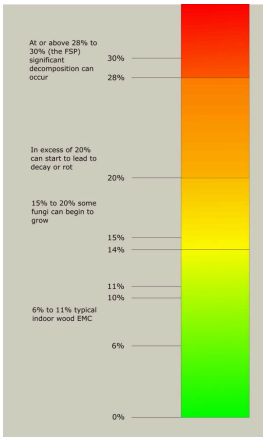
Inspection Details – Other Notes - Important Info

Additional important information and general notes may be included in this section of the report for reference. These comments are provided to help clarify observations, limitations, maintenance items, or other relevant inspection details. Homeowners and clients should review these notes carefully, as they may provide useful context for understanding the overall report findings.

1.2.7 Moisture Meter Information

Inspection Details – Moisture Meter Information

A moisture meter may be used during the inspection as a supplemental tool when conditions suggest possible elevated moisture levels. This tool helps identify areas that may have experienced moisture intrusion or concealed dampness, but it does not determine the full extent of hidden damage or confirm the source of moisture. Readings are limited to the areas tested and to conditions present at the time of the inspection. Additional evaluation may be needed if elevated moisture readings are found or if moisture-related concerns develop later.



1.2.8 Thermal Imaging

Inspection Details – Thermal Imaging

Thermal imaging was utilized as a supplemental tool during the inspection to help identify temperature differences at accessible areas and components. This technology may assist in locating indications of moisture intrusion, insulation gaps, overheating electrical components, or air leakage that may not be visible during a standard visual inspection. Thermal imaging is limited to conditions present at the time of the inspection and does not confirm the presence or absence of concealed defects. Any areas of concern identified with thermal imaging should be further evaluated as needed using appropriate invasive or specialized methods.

1.2.9 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.

1.2.10 Comment Key - Definitions

Report Comments – Definitions

This section provides the definitions used for comment ratings and narrative language throughout the inspection report. Understanding this key can help clarify how observed conditions are categorized and communicated. Clients should review these definitions carefully so the report can be interpreted accurately and consistently.

1.2.11 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.

2.0 Utility Shutoff Locations

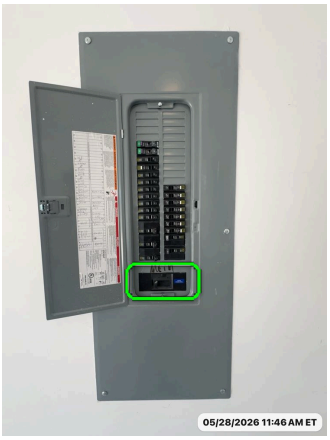
SUBSECTION	# DEFECTS/ DEFICIENCIES
2.1 Electric Service	—
2.2 Water	—
2.3 Gas/LP	—

2.1 Electric Service

Information

2.1.1 **Main Breaker / Service Disconnect Location:** At Main Breaker in the Electrical Panel

The main breaker or service disconnect was identified at the electrical service equipment location. This is the primary shutoff point for electrical power to the home and is important to know for emergency situations, servicing, or maintenance. Homeowners should be familiar with this location so power can be disconnected quickly if needed.

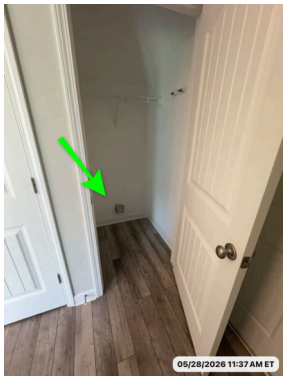


2.2 Water

Information

2.2.1 **Water Shutoff Valve Location:** Closet Under Stairs

The main water shutoff valve location was identified as part of the inspection. Knowing the location of this valve is important so the water supply can be quickly turned off in the event of a leak, burst pipe, or plumbing emergency. Homeowners should confirm accessibility and become familiar with its operation for routine maintenance and emergency response.



1st Floor Closet

2.3 Gas/LP

Information

2.3.1 **Main Gas Shutoff Valve Location:** At LP Tank

The main gas shutoff valve was identified at the property. Knowing the location of this valve is important so gas service can be quickly turned off in the event of a leak, emergency, or when service work is needed. Homeowners should be familiar with its location and ensure the area remains accessible. The valve location should be clearly visible and not blocked by storage or other materials.

3.0 Roofing

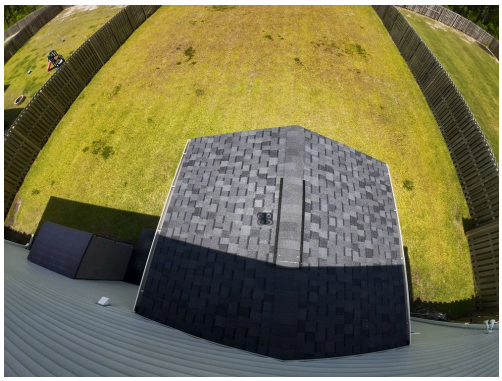
SUBSECTION	# DEFECTS/ DEFICIENCIES
3.1 General	—
3.2 Shingles	—
3.3 Roof Protrutions	—
3.4 Roof Flashings	—
3.5 Roof Drainage Systems (Gutters & Downspouts)	1

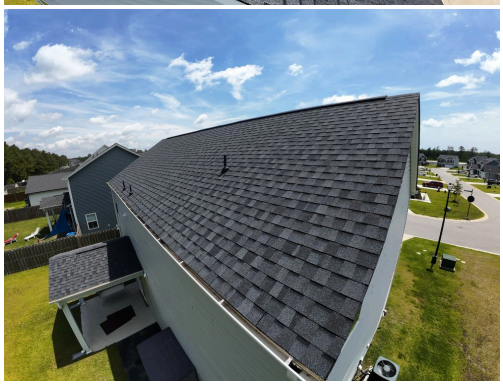
3.1 General

Information

3.1.1 Pictures








3.1.2 Inspection Method: Drone

Roofing – Inspection Method

The roof was inspected using the method that was accessible and considered safe at the time of the inspection. Inspection methods may include viewing the roof surface from the ground, from a ladder at the eaves, from windows, or by walking the roof when conditions permit. The method used can affect the extent of visible detail observed during the inspection. Areas that were not safely accessible may have limited the scope of evaluation.

3.1.3 Style: Gable

Roof – Gable Style

The roof is a *gable-style* design, identified by two sloping roof planes that meet at a central ridge. This is a common roof configuration that typically allows for effective water shedding and straightforward maintenance access in many areas. The visible roof style was documented as part of the inspection for general identification purposes.

Limitations

3.1.4 Inspected by Drone

LMT - An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if the roof surface was able to be walked, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor prior to the end of your inspection contingency.

3.2 Shingles

Information

3.2.1 Type Of Roof Covering Described: Asphalt Shingles

Roof shingles are protective overlapping materials installed on roof surfaces to shield buildings from environmental elements. They serve as the primary water-resistant barrier, preventing moisture intrusion and protecting the underlying roof structure. Shingles come in various materials including asphalt, wood, metal, slate, and composite, each offering different durability, aesthetic, and performance characteristics.

3.2.2 Architectural Shingles

Roofing – Architectural Shingles

The roof covering was observed to be architectural shingles. This type of shingle is commonly installed for its layered appearance and generally improved durability compared to basic 3-tab shingles. The visible roof surfaces appeared to be covered with this

material at the time of the inspection. Ongoing maintenance and periodic monitoring are recommended to help identify wear or damage as the roof ages.

3.2.3 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.

3.2.4 Shingles Stage of Life Information

3-tab asphalt composition shingles typically have an average life expectancy of approximately 12–15 years. Based on this estimated service life, the roof covering can generally be categorized as follows:

- First third of life: approximately 1–5 years old
- Second third of life: approximately 5–10 years old
- Final third of life: approximately 10–15 years old

Architectural composition shingles typically have an average life expectancy of approximately 21–24 years. Based on this estimated service life, the roof covering can generally be categorized as follows:

- First third of life: approximately 1–8 years old
- Second third of life: approximately 8–16 years old
- Final third of life: approximately 16–24 years old

3.3 Roof Protrutions

Information

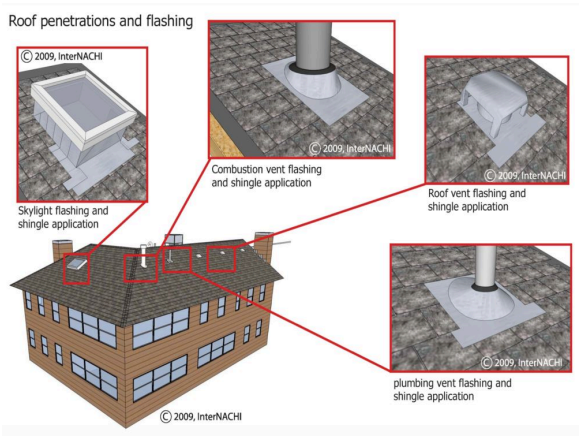
3.3.1 Pictures



3.3.2 Roof Protrusions: Plumbing Boots

Roof Protrusions – Visible Roof Penetrations

Roof protrusions such as vents, pipes, and similar penetrations were observed at the roof covering. These components extend through the roof surface and are common features that require proper flashing and sealing to help prevent water intrusion. Their condition should be monitored as part of routine roof maintenance, since deterioration at these areas can lead to leaks over time.



3.3.3 Condition: Satisfactory

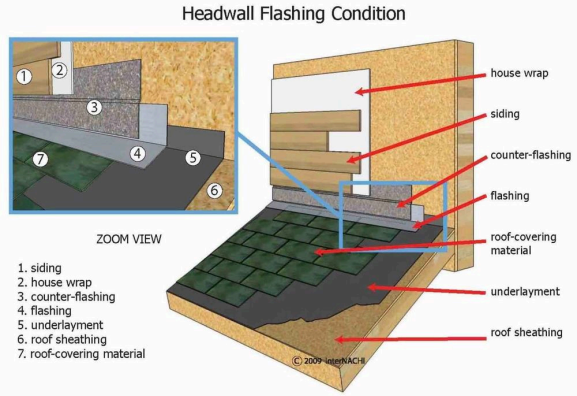
3.4 Roof Flashings

Information

3.4.1 Roof Flashing Information & Limitations

Roof Flashings – Information & Limitations

Roof flashings are installed at roof penetrations, transitions, and other vulnerable areas to help direct water away from the roof assembly. Portions of the flashing system may be concealed by roofing materials, sealants, or finished surfaces, which can limit the ability to fully inspect all components during a visual home inspection. Only the visible and readily accessible portions were inspected at the time of the inspection. Hidden defects or leaks may exist in concealed areas and may not be apparent until further evaluation, maintenance, or repair is performed.

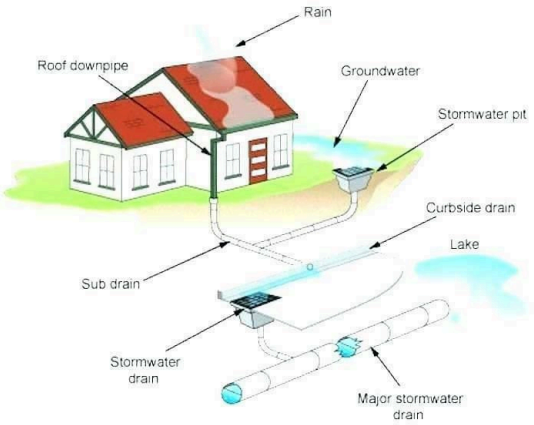


3.5 Roof Drainage Systems (Gutters & Downspouts)

Information

3.5.1 Gutter Material: Metal

The roof drainage system was observed and the gutter material was identified based on visible components at the time of inspection. Gutter material can affect expected service life, maintenance needs, and resistance to corrosion or physical damage. Different materials perform differently over time depending on installation quality, weather exposure, and ongoing upkeep. The material noted here is provided as general information for the client.



3.5.2 Gutter Slope: Satisfactory

3.5.3 Condition: Satisfactory

3.5.4 Gutters/Downspout Information

Gutters / Downspouts – Information

The home is equipped with gutters and downspouts as part of the roof drainage system. These components are intended to collect roof runoff and direct water away from the roof edges, exterior walls, and foundation areas. Proper drainage helps reduce the potential for moisture intrusion, soil erosion, and water-related deterioration around the home. The visible gutter and downspout system was observed as an installed roof drainage component at the time of the inspection.

Defects/ Deficiencies

3.5.5 Downspouts Drain Near House

Maintenance Items

Service: Gutter Contractor

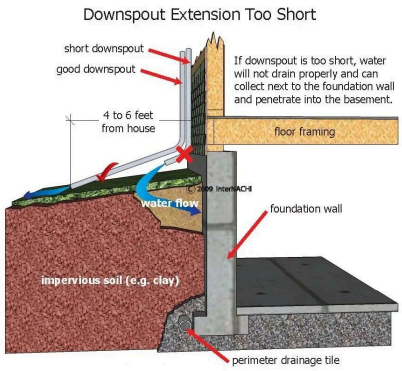
If downspouts are draining near the base of a house, it can cause several problems. One of the main issues is that the water can seep into the foundation of the house, leading to leaks and potential structural damage. Additionally, water that pools near the foundation can also lead to mold growth, which can be harmful to the health of the occupants.

Another problem with downspouts draining near the base of a house is that it can cause erosion of the soil around the foundation. As water flows over the soil, it can wash away the dirt, leaving the foundation unsupported and potentially causing it to shift.

To prevent these issues, it is important to ensure that the downspouts are properly extended away from the house. The standard rule of thumb is that downspouts should extend at least 5-10 feet away from the house, however, this may vary depending on the surrounding environment.

In addition to extending the downspouts, it's also important to consider the grade of the land around the house. The land should slope away from the foundation to ensure that water flows away from the house.

It's recommended to hire a professional to evaluate your gutter system and to make sure that the downspouts are properly extended and that the land around the house is graded properly. Also, if the problems persist, it's good idea to consider installing a drainage system to direct the water even further away from the foundation.



4.0 Site

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.1 Driveway	—
4.2 Walkways	—
4.3 Site Grading	1
4.4 Vegetation	—

4.1 Driveway

Information

4.1.1 Pictures

4.1.2 Material: Concrete

Driveway – Material

The driveway material was identified based on visible surfaces at the time of inspection. Different driveway materials have different maintenance needs, expected service lives, and performance characteristics. Knowing the material helps with planning for routine upkeep, repairs, and future replacement as needed.

4.1.3 Condition: Satisfactory

4.2 Walkways

Information

4.2.1 Pictures

4.2.2 Description: Concrete

Walkways are inspected visually for signs of damage or otherwise signs that could be a potential trip hazard for the average person or child. Walkways are known to slowly settle overtime due to their limited vertical structure. Typical replacement and maintenance may be required as the home ages. Considering how the walkways are not connected to the home, most settlement cracking is considered repairable but also remember that once there is a difference in elevation of 3/4" from the walkways it creates a trip hazard and can be dangerous.

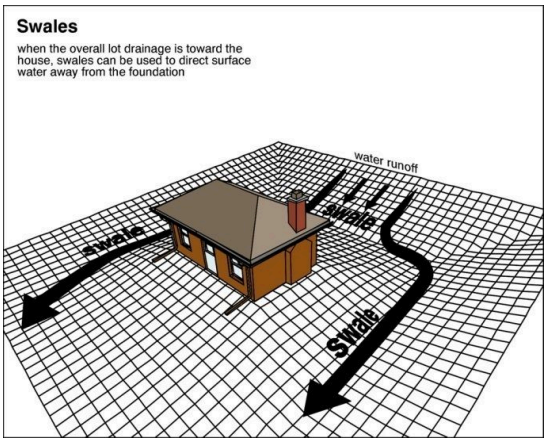
4.2.3 Condition: Satisfactory

4.3 Site Grading

Information

4.3.1 Slope: Mostly level

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



4.3.2 Condition: Repair/Replace

Defects/ Deficiencies

4.3.3 Areas In Need Of Attention (Slab)

Recommendations

Service: Qualified Professional

There are areas of improper grading that do not allow rainwater to drain away from the structure effectively. With a slab foundation, poor drainage can lead to water pooling against the home, increasing the risk of foundation settlement, soil erosion, and moisture intrusion through expansion cracks. Prolonged exposure to excessive moisture can also contribute to slab heaving, deterioration of exterior materials, and potential mold growth in adjacent walls. Recommend consulting a qualified general contractor to correct the grading to ensure proper water runoff and protect the foundation from long-term damage.

4.4 Vegetation

Information

4.4.1 **Trees, Plants, Bushes, Etc.:** Not growing against structure

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.

4.4.2 **Condition:** Satisfactory

5.0 Exterior

SUBSECTION	# DEFECTS/ DEFICIENCIES
5.1 Doorbell	—
5.2 Exterior Covering Vinyl& Fiber Cement	—
5.3 Exterior Doors And Trim	2
5.4 Exterior Windows And Trim	—
5.5 Exterior Spigots	—
5.6 Eaves, Soffits & Fascia	—
5.7 Exterior Deficiencies	1

5.1 Doorbell

Information

5.1.1 Doorbell Information

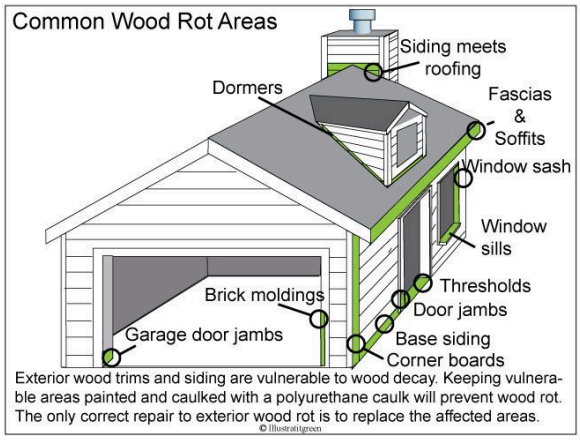
The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

5.2 Exterior Covering Vinyl& Fiber Cement

Information

5.2.1 Siding Material: Vinyl

The exterior wall covering was observed and identified by material type where visible at the time of the inspection. Siding materials serve as the primary exterior cladding and help protect the home from weather exposure when properly installed and maintained. Different siding products have different maintenance needs, service lives, and performance characteristics. Visible areas were reviewed as part of the inspection, and concealed portions behind finishes or coverings were not accessible.



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

5.2.2 Condition: Satisfactory

5.2.3 Homeowner's Responibility

General – Homeowner's Responsibility

Ongoing maintenance and monitoring of the exterior covering is the homeowner’s responsibility. Exterior materials such as vinyl and fiber cement require routine observation and upkeep to help prevent moisture intrusion, deterioration, and damage over time. Regular maintenance, prompt repair of visible deficiencies, and continued monitoring of changing conditions are recommended to help preserve the performance and service life of the exterior covering.

5.2.4 Representative Number Inspected

Exterior Covering – Representative Number Inspected

A representative number of the exterior covering areas were inspected at the time of the inspection. This means readily visible and accessible sections were reviewed rather than every individual portion of the exterior surfaces. Conditions may exist in areas that were concealed, obstructed, or not readily accessible during the inspection. This inspection is intended to provide a general assessment of the visible exterior covering materials.

5.2.5 Probing of Wood

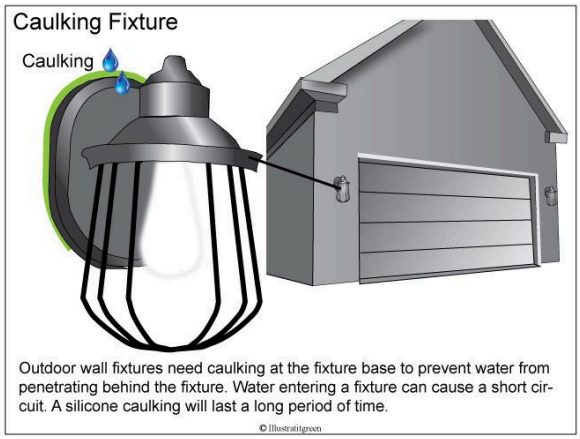
Exterior Covering – Probing Of Wood

Representative wood components at the exterior were probed at accessible areas during the inspection. Probing is a standard method used to help identify visible softening, deterioration, or moisture-related damage in wood materials. Conditions can vary by location, and concealed areas or finishes may limit the ability to determine the full extent of any hidden damage.

5.2.6 Exterior Fixtures

Exterior Fixtures – Observed

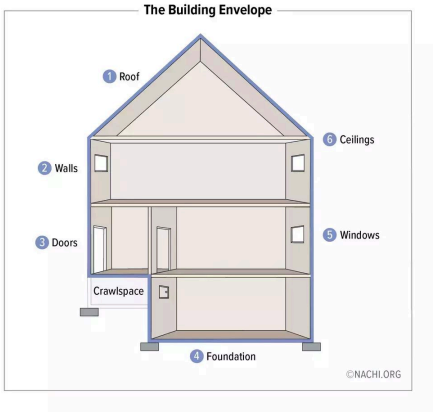
Exterior fixtures were present at the home at the time of inspection. These fixtures may include items such as lighting, receptacles, hose bibs, or other mounted exterior components visible during the inspection. Their general presence was noted as part of the exterior review. Any specific deficiencies observed with individual fixtures would be reported separately.



5.2.7 The Building Envelope

Building Envelope – General Information

The building envelope consists of the exterior components that separate the interior living space from outdoor conditions. This includes the exterior wall coverings and related assemblies that help protect the home from moisture intrusion, air leakage, and weather exposure. The visible exterior covering materials were observed as part of the inspection. Ongoing maintenance and prompt repair of any damaged exterior components can help preserve the performance of the building envelope.



5.3 Exterior Doors And Trim

Information

5.3.1 Condition: Repair/Replace

Defects/ Deficiencies

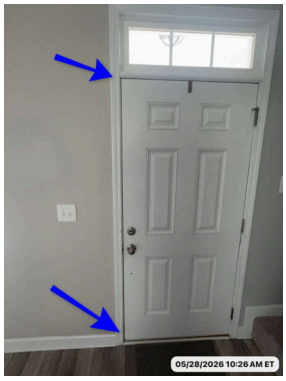
5.3.2 Light Visible Around Door

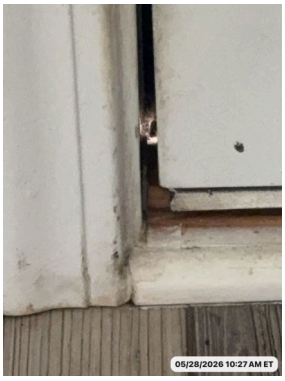
Maintenance Items

Service: Qualified Professional

During the inspection, it was noted that light was visible around the exterior door. This is an indication that the door may not be properly sealed and may not be providing an adequate barrier against air and water infiltration. This can lead to energy loss and

water damage to the interior of the home. It is important to address this issue by properly sealing the door with weather stripping or caulking to improve energy efficiency and prevent water damage.





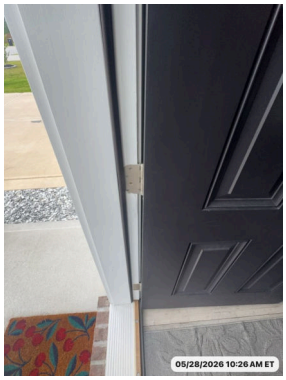
Front Door

5.3.3 Screw Missing

Maintenance Items

Service: Qualified Professional

There were one or more screws missing at the hinges at the time of the inspection. I recommend further evaluation and repair as needed.



Front Door

5.4 Exterior Windows And Trim

Information

5.4.1 Material: Vinyl

5.5 Exterior Spigots

Information

5.5.1 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.

5.6 Eaves, Soffits & Fascia

Information

5.6.1 Material: Vinyl

The material of the observed component was identified and documented at the time of the inspection. This information is provided to help describe the construction type and visible finish of the area inspected. Different materials have different maintenance needs, service lives, and performance characteristics. Ongoing monitoring and routine maintenance are recommended based on the material present.

5.6.2 **Condition:** Satisfactory

5.7 Exterior Deficiencies

Defects/ Deficiencies

5.7.1 Loose Fixture

Maintenance Items

Service: Qualified Professional

During the inspection, it was noted that a light fixture located on the exterior of the home was not properly secured to the electrical junction box. This presents a potential safety hazard as the fixture could become loose and fall, causing damage or injury. It is recommended that a licensed electrician be contacted to properly secure the fixture to the junction box to ensure its stability and safety.

6.0 Foundation - Slab Foundation

SUBSECTION	# DEFECTS/ DEFICIENCIES
6.1 General Info	—
6.2 Slab Condition	—
6.3 Slab Perimeter	2

6.1 General Info

Information

6.1.1 Foundation Type: Slab on Grade

Foundation – Type

The home is built on a specific foundation system that supports the structure and transfers loads to the ground. Identifying the foundation type helps clarify how the home is constructed and what areas may require routine monitoring or maintenance over time. Different foundation systems can perform differently depending on site conditions, drainage, and settlement history. The foundation type observed should be documented as part of the general information for this home.

6.1.2 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.

6.2 Slab Condition

Information

6.2.1 Slab Information - Not Visible

Slab Information – Not Visible

The slab foundation was not visible at the time of the inspection. Floor coverings, finished surfaces, and/or other obstructions limited direct observation of the slab. As a result, the slab could not be inspected for visible cracking, movement, or other surface conditions in concealed areas.

6.3 Slab Perimeter

Information

6.3.1 Slab Perimeter Information

Slab Perimeter – Information

The visible slab perimeter was observed at the time of the inspection. This area provides useful information about the apparent condition and exposure of the slab edge where visible. Conditions at the slab perimeter can be affected by grading, coverings, vegetation, or stored materials that may limit visibility in some areas. Ongoing monitoring and routine maintenance of the slab perimeter are recommended to help identify changes over time.

Defects/ Deficiencies

6.3.2 Slab Perimeter - Crack Present

Recommendations

Service: Qualified Professional

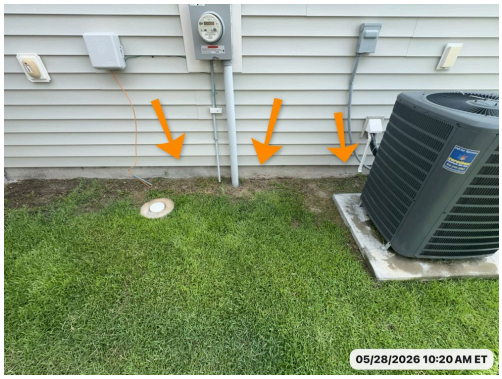
FYI - A crack was present at the referenced area of the slab. This crack did not contain an excessive crack width, and no lateral displacement was associated with the crack at the time of inspection. At a minimum this crack will need to be sealed with an appropriate material by a qualified contractor to prevent moisture infiltration and related damage. I recommend having a contractor evaluate the crack in context of looking over other slab concerns noted in this report.

6.3.3 Slab Perimeter - Honeycombing/Porosity

Recommendations

Service: Qualified Professional

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.



7.0 Deck, Balconies, & Porches

SUBSECTION	# DEFECTS/ DEFICIENCIES
7.1 Porches (Front, Back, or Side)	1

7.1 Porches (Front, Back, or Side)

Information

7.1.1 Pictures

7.1.2 Appurtenance: Front Porch, Back Porch

Visible porch appurtenances were observed at the time of inspection. These may include attached features or accessory components associated with the porch area. Their presence and general condition can affect function, safety, and ongoing maintenance needs. Any concerns with specific appurtenances should be monitored and addressed as needed.

7.1.3 Material: Concrete

7.1.4 Condition: Repair/Replace

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

Defects/ Deficiencies

7.1.5 Cracking/Settlement/Spalling

Recommendations

Service: Qualified Professional

During the inspection, it was identified that there is cracking or settlement in the concrete porch or patio. This can be caused by a variety of factors such as poor soil preparation, inadequate drainage, or freeze-thaw cycles. Cracking or settling can cause the surface to become uneven and can be a trip hazard. It can also lead to further deterioration of the concrete if left unrepaired. It is recommended that a professional, such as a licensed contractor, evaluate the condition of the porch or patio and make any necessary repairs.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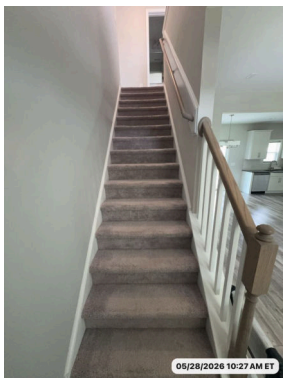
8.0 Interiors

SUBSECTION	# DEFECTS/ DEFICIENCIES
8.1 General Interior	—
8.2 Floors	—
8.3 Walls & Ceilings	1
8.4 Steps, Stairways & Railings	—
8.5 Doors	—
8.6 Windows	—
8.7 Fireplace	1
8.8 Interior deficiencies	1

8.1 General Interior

Information

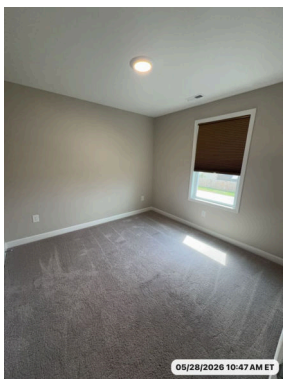
8.1.1 Pictures



Stairway

Loft

Master Bedroom



2. Bedroom

3. Bedroom

Living Room

Dining Room

8.1.2 Interior Photos

Interior Photos – General Documentation

Interior photographs were taken at the time of the inspection to document the general condition of visible interior areas and components. These images are provided as a visual reference for the client and help illustrate conditions observed on the day of the inspection. Photographs represent a snapshot in time and may not capture every detail, condition, or concealed area within the home.

8.1.3 Stored Or Furnished Items

Interior Areas – Stored Or Furnished Items

Stored belongings and furnishings were present in portions of the interior at the time of the inspection. These items can limit visibility and restrict access to walls, floors, receptacles, windows, and other interior components. Areas concealed by personal property or furnishings were inspected only where visible and readily accessible. Conditions may exist in obstructed areas that were not observable during the inspection.

8.1.4 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.

8.1.5 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.

8.1.6 Interior Doors Information

A representative number of interior and exterior doors were visually inspected and operated during the inspection. This included evaluating door condition, alignment, hardware, latching, and overall functionality. Doors that were locked, obstructed, or inaccessible were not tested and may require further evaluation if concerns exist.

8.1.7 Windows Information

A representative number of windows were visually inspected and operated during the inspection. This included evaluating window condition, operation, alignment, hardware, and visible signs of air leakage or damage. Windows that were obstructed, inaccessible, or otherwise difficult to operate were not tested and may require further evaluation if concerns exist.

8.1.8 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.

8.1.9 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

8.1.10 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.

8.2 Floors

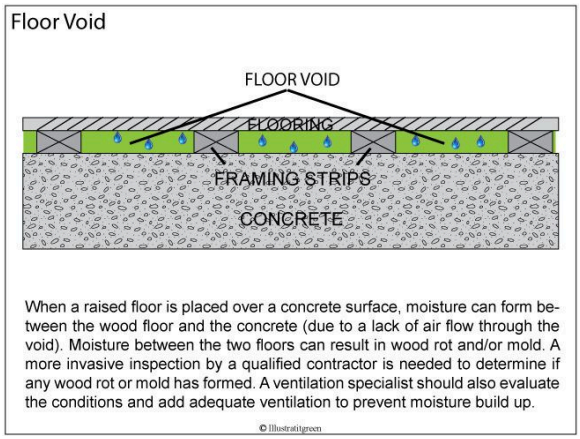
Information

8.2.1 Material: Laminate, Carpet, Vinyl

8.2.2 Condition: Repair/Replace

8.2.3 Floor Voids

The inspector noted that some flooring materials may be installed over concrete surfaces. This condition can conceal moisture intrusion and potential microbial growth beneath the flooring, which may not be visible during a standard inspection. Further invasive evaluation by a qualified specialist may be necessary to fully assess concealed conditions.



8.3 Walls & Ceilings

Information

8.3.1 Wall Material: Drywall

8.3.2 Condition: Repair/Replace

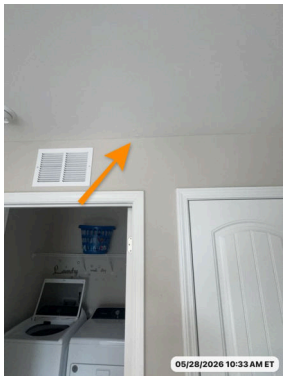
Defects/ Deficiencies

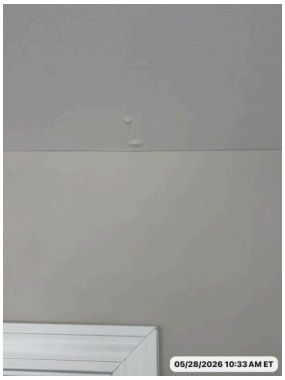
8.3.3 Drywall/ Ceiling Deficiencies

Recommendations

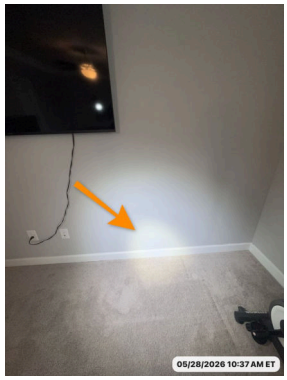
Service: Qualified Professional

Drywall/ Ceiling 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.

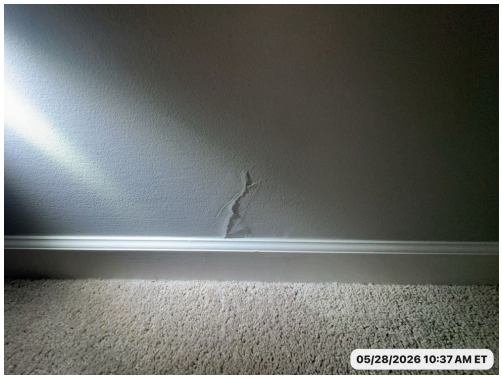


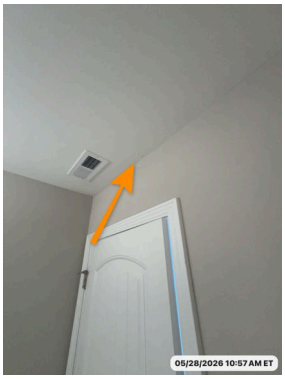


Loft

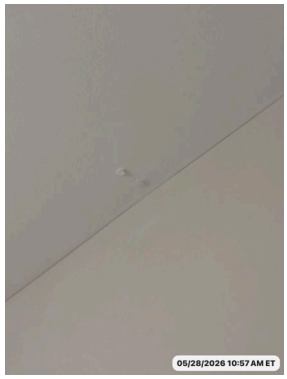


Master Bedroom





2. Bathroom



8.4 Steps, Stairways & Railings

Information

8.4.1 **Condition:** Satisfactory

8.5 Doors

Information

8.5.1 **Condition:** Satisfactory

8.5.2 **Material:** Wood

8.5.3 **Door types:** Hinged

8.5.4 Door Testing FYI

During the inspection, a representative number of doors are tested to ensure their functionality and safety. This includes testing interior and exterior doors, as well as any doors that provide access to the attic, garage, or other areas of the property.

The inspector will visually check the doors for any signs of damage, such as cracks, warping, or rot. They will also check the door frame to ensure that it is securely mounted and that there are no visible gaps or damage. Additionally, the inspector will check the door hinges, locks, and latches to ensure that they are functioning properly and securely.

To test the functionality of the doors, the inspector will open and close them several times to ensure that they operate smoothly and do not stick or bind. They will also check the door for proper alignment and ensure that it closes securely and without any gaps that could compromise energy efficiency or security.

It's important to note that while a representative number of doors are tested during the inspection, not all doors may be tested. Doors that are locked, obstructed, or otherwise inaccessible may not be tested, and any issues or concerns with these doors may require further evaluation by a qualified contractor or locksmith.

8.6 Windows

Information

8.6.1 Window Type: Sliding

8.6.2 Window Height

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

8.6.3 Condition: Satisfactory

8.6.4 Window Testing FYI

During the inspection, a representative number of windows are tested to ensure their functionality, energy efficiency, and safety. This includes testing both interior and exterior windows, as well as any windows that provide egress or access to the attic or other areas of the property.

The inspector will visually check the windows for any signs of damage, such as cracks, chips, or warping. They will also check the window frame to ensure that it is securely mounted and that there are no visible gaps or damage. Additionally, the inspector will check the window hardware, such as locks and latches, to ensure that they are functioning properly and securely.

To test the functionality of the windows, the inspector will open and close them several times to ensure that they operate smoothly and do not stick or bind. They will also check the window for proper alignment and ensure that it closes securely and without any gaps that could compromise energy efficiency or security.

In addition to testing the functionality of the windows, the inspector will also check for any signs of drafts, air leaks, or other energy efficiency issues. They may use a thermal imaging camera to detect temperature differences around the windows and identify any areas where energy is being lost.

It's important to note that while a representative number of windows are tested during the inspection, not all windows may be tested. Windows that are obstructed, inaccessible, or otherwise difficult to reach may not be tested, and any issues or concerns with these windows may require further evaluation by a qualified contractor or window specialist.

8.7 Fireplace

Information

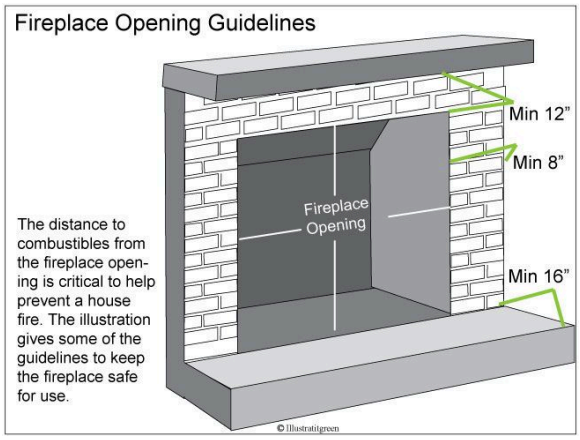
8.7.1 Pictures

8.7.2 Description: Gas Burning

8.7.3 Condition: Repair/Replace

8.7.4 Fireplace Information

The fireplace and surrounding areas are inspected visually for any signs of defects such as cracking in the firebox, damaged bricks, missing mortar, and any other significant defects. The inspector cannot inspect the inside of chimneys and flues, however a cleaning by qualified chimney sweep is always recommended.



Defects/ Deficiencies

8.7.5 Gas Fireplace – Moisture Inside

Recommendations

Gas Fireplace – Moisture Inside

Moisture was observed inside the gas fireplace. This condition can indicate water intrusion at the venting system, exterior termination, or surrounding components, and it may contribute to corrosion, staining, and deterioration of fireplace parts. Moisture inside a gas fireplace can also affect safe operation and may lead to concealed damage over time. I recommend evaluation and repair by a qualified fireplace contractor or appropriate specialist to determine the source of the moisture and correct the condition.

8.8 Interior deficiencies

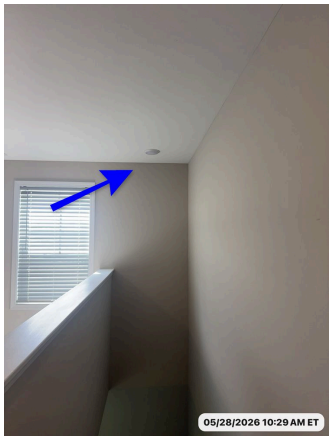
Defects/ Deficiencies

8.8.1 Light Not Functioning

Maintenance Items

Service: Qualified Professional

The referenced light(s) did not respond to switch(es) at the time of inspection. This could be as simple as burned out or missing bulb. This could also be more extensive and represent a deficiency with the fixture, wiring, and/or switch. I recommend having the seller(s) replace the bulb(s) and confirm proper operation prior to the end of your inspection contingency period, if the fixture(s) can not be confirmed to be functional, repairs are recommended to be performed as needed for proper operation by a licensed electrician.



Stairway

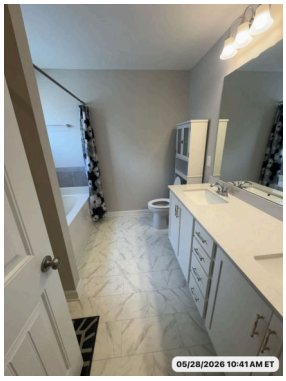
9.0 Master Bathroom

SUBSECTION	# DEFECTS/ DEFICIENCIES
9.1 General	—
9.2 Sinks	—
9.3 Toilet	1
9.4 Bath Tub / Shower	—
9.5 Tub / Shower Walls	—
9.6 Venting	—
9.7 Electrical	—

9.1 General

Information

9.1.1 Pictures



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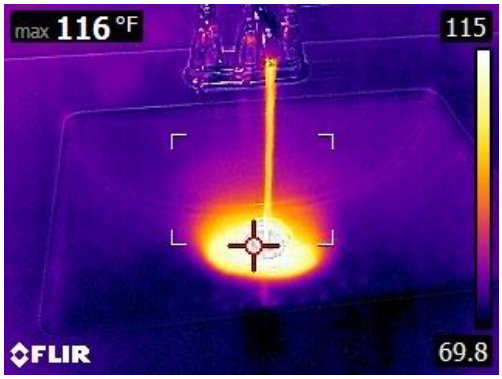

Right

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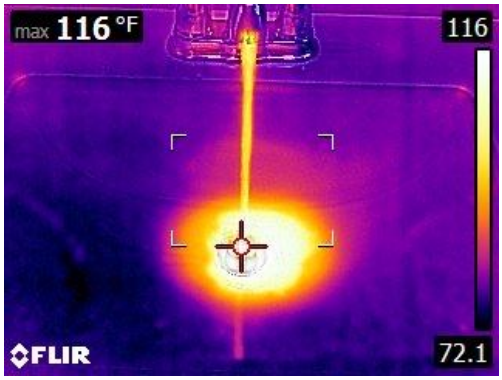

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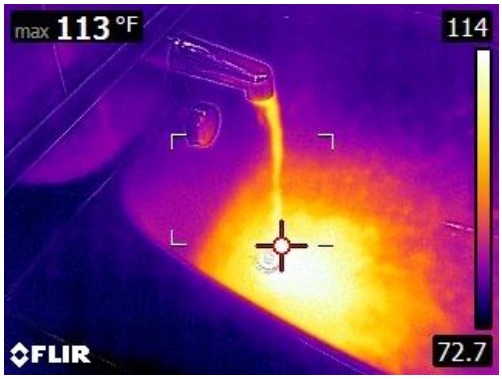
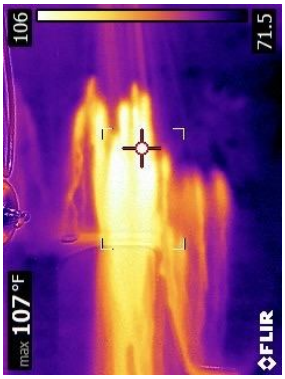




9.2 Sinks

Information

9.2.1 **Vanity & Sink Types:** Double Vanity

9.2.2 **Condition:** Satisfactory

9.3 Toilet

Information

9.3.1 **Condition:** Repair/Replace

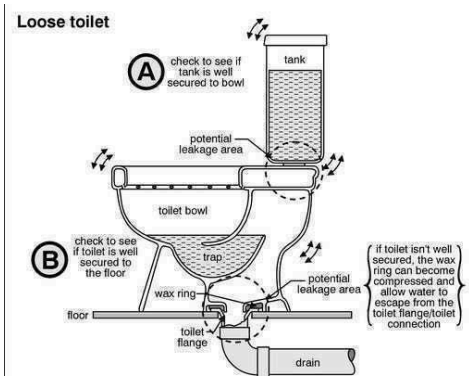
Defects/ Deficiencies

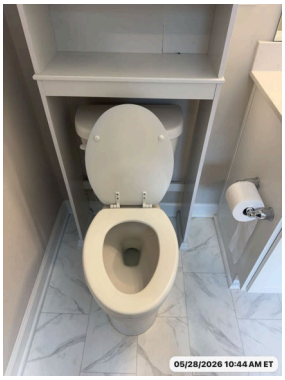
9.3.2 Toilet: Loose From Flange

Recommendations

Service: Plumbing Contractor

During the inspection, it was noted that the toilet in the bathroom was loose from the flange, which is the ring that attaches the toilet to the floor. This can be caused by a variety of factors, such as the flange being improperly installed, the toilet being installed too tightly, or the flange being damaged or corroded. This condition can cause leaks and even the toilet to become unstable and potentially tip over, so it is recommended that a plumber be called to assess and repair the situation. Additionally, it is important to check the seal between the toilet and the floor to ensure that it is not allowing water to seep out and cause damage.





9.4 Bath Tub / Shower

Information

9.4.1 **Bathtub type:** Recessed

9.4.2 **Shower Type:** Stall

9.4.3 **Condition:** Satisfactory

9.5 Tub / Shower Walls

Information

9.5.1 **Material Used:** Fiberglass

9.5.2 **Condition:** Satisfactory

9.6 Venting

Information

9.6.1 **Vent types:** Vent fan

9.6.2 **Condition:** Satisfactory

9.7 Electrical

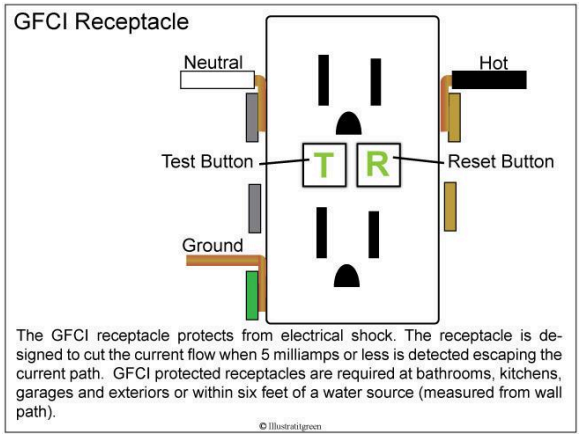
Information

9.7.1 **Condition:** Satisfactory

9.7.2 GFCI FYI

Electrical – GFCI FYI

Ground-fault circuit interrupter (GFCI) protection is present or noted at applicable bathroom electrical receptacles. This type of protection is an important safety feature designed to reduce the risk of electrical shock in wet areas such as bathrooms. GFCI devices should be tested periodically using the built-in test and reset buttons to help confirm proper operation. Continued routine monitoring and maintenance is recommended as part of normal homeownership.



The GFCI receptacle protects from electrical shock. The receptacle is designed to cut the current flow when 5 milliamps or less is detected escaping the current path. GFCI protected receptacles are required at bathrooms, kitchens, garages and exteriors or within six feet of a water source (measured from wall path).

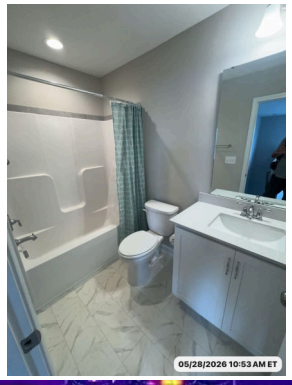
10.0 Bathroom #2

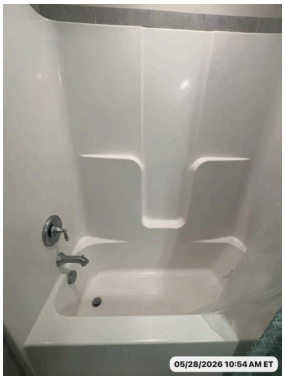
SUBSECTION	# DEFECTS/ DEFICIENCIES
10.1 General	—
10.2 Sinks	—
10.3 Toilet	1
10.4 Bath Tub / Shower	—
10.5 Tub / Shower Walls	—
10.6 Venting	—
10.7 Electrical	—

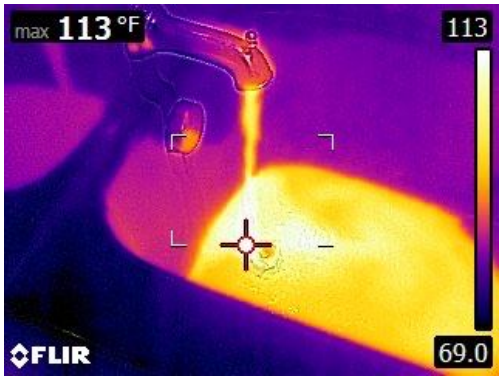
10.1 General

Information

10.1.1 Pictures







10.2 Sinks

Information

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

10.2.2 **Condition:** Satisfactory

10.3 Toilet

Information

10.3.1 **Condition:** Repair/Replace

Defects/ Deficiencies

10.3.2 **Toilet: Rocking**

Recommendations

Service: Qualified Professional

The toilet in the bathroom rocks when pressure is applied, indicating it is not securely fastened to the floor. This issue may be due to loose bolts, an uneven floor, or a deteriorated wax seal. Immediate repair is recommended to prevent potential water leaks and further damage to the flooring.

10.4 Bath Tub / Shower

Information

10.4.1 **Bathtub type:** Recessed

10.4.2 **Shower Type:** In tub

10.4.3 **Condition:** Satisfactory

10.5 Tub / Shower Walls

Information

10.5.1 **Material Used:** Fiberglass

10.5.2 **Condition:** Satisfactory

10.6 Venting

Information

10.6.1 **Vent types:** Vent fan

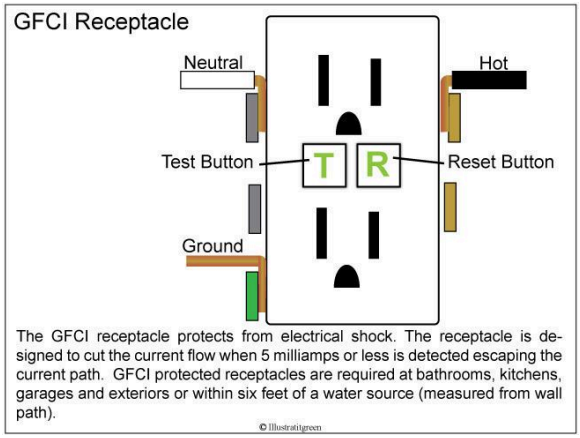
10.6.2 **Condition:** Satisfactory

10.7 Electrical

Information

10.7.1 GFCI Satisfactory FYI

During the inspection, the inspector will be checking for the presence and proper functioning of Ground-Fault Circuit Interrupter (GFCI) protection in the bathrooms. GFCI protection is an important safety feature that helps to prevent electrical shock by quickly shutting off power when it detects an imbalance in the electrical current. The inspector will be checking to see if the GFCI outlets are properly installed, in good condition, and that they trip when tested. The inspector will also be checking to see if there are GFCI breakers installed in the electrical panel to protect the bathroom circuits. The inspector will be reporting any issues with the GFCI protection, such as missing or non-functioning devices, which may pose a safety hazard and need to be addressed by a licensed electrician.



10.7.2 **Condition:** Satisfactory

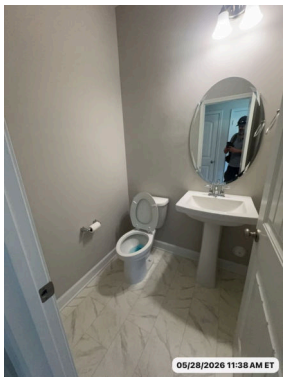
11.0 Bathroom 1/2

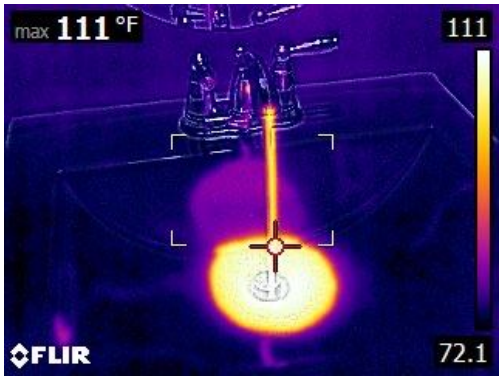
SUBSECTION	# DEFECTS/ DEFICIENCIES
11.1 General	—
11.2 Sinks	—
11.3 Toilet	—
11.4 Venting	—
11.5 Electrical	—

11.1 General

Information

11.1.1 Pictures





11.2 Sinks

Information

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

11.2.2 **Condition:** Satisfactory

11.3 Toilet

Information

11.3.1 **Condition:** Satisfactory

11.4 Venting

Information

11.4.1 **Vent types:** Vent fan

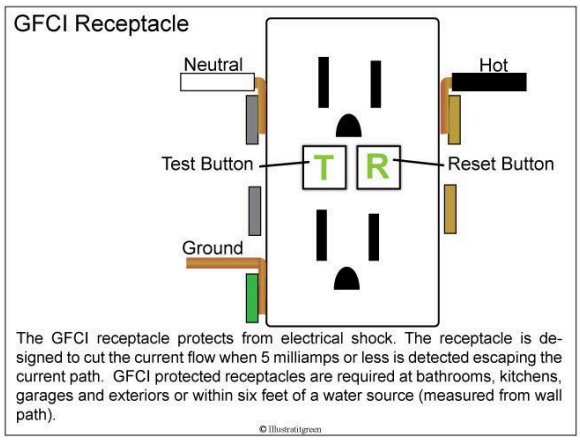
11.4.2 **Condition:** Satisfactory

11.5 Electrical

Information

11.5.1 **GFCI Satisfactory FYI**

During the inspection, the inspector will be checking for the presence and proper functioning of Ground-Fault Circuit Interrupter (GFCI) protection in the bathrooms. GFCI protection is an important safety feature that helps to prevent electrical shock by quickly shutting off power when it detects an imbalance in the electrical current. The inspector will be checking to see if the GFCI outlets are properly installed, in good condition, and that they trip when tested. The inspector will also be checking to see if there are GFCI breakers installed in the electrical panel to protect the bathroom circuits. The inspector will be reporting any issues with the GFCI protection, such as missing or non-functioning devices, which may pose a safety hazard and need to be addressed by a licensed electrician.



11.5.2 **Condition:** Satisfactory

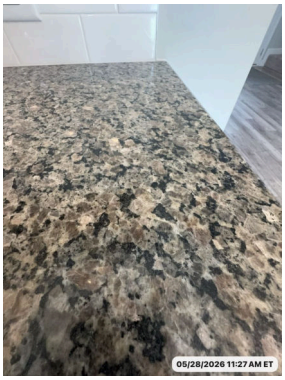
12.0 Kitchen

SUBSECTION	# DEFECTS/ DEFICIENCIES
12.1 General	—
12.2 Cabinets	—
12.3 Countertops	—
12.4 Sink	—
12.5 GFCI protection	—

12.1 General

Information

12.1.1 Pictures



12.2 Cabinets

Information

12.2.1 **Material:** Wood

12.2.2 **Condition:** Satisfactory

12.2.3 Cabinets & Counters

Kitchen cabinet inspections typically include a visual evaluation of cabinet condition, operation, installation, and safety. This includes checking doors, drawers, hinges, countertops, and visible plumbing areas for signs of damage, wear, leaks, loose components, or other conditions that may affect functionality or safety.

12.3 Countertops

Information

12.3.1 **Material:** Stone

12.3.2 **Condition:** Satisfactory

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

- Material: The inspector will check the material of the countertops, including laminate, granite, marble, quartz, etc. and assess its condition, durability, and resistance to scratches, heat and moisture.

- Seams and Joints: The inspector will look for any gaps or seams in the countertop surface that may indicate water damage or other issues.

- Sinks: The inspector will check if the sinks are properly installed and integrated with the countertop and if there is any leakage or water damage around the sink.

- Backsplash: The inspector will examine the backsplash area to ensure it is properly installed and functioning, and that there are no gaps or cracks in the area.

- Surface: The inspector will look for any cracks, chips, or other signs of damage to the surface of the countertop.

- Functionality: The inspector will check if the countertop is level and if there is enough space for cooking and food preparation.

- Cleanliness: The inspector will assess if the countertops are clean and free from food particles, grease, or other substances that may attract rodents.

12.4 Sink

Information

12.4.1 **Description:** Double

12.4.2 **Condition:** Satisfactory

12.5 GFCI protection

Information

12.5.1 **Description:** 2 or more GFCI circuits present

The inspection includes a visual evaluation and basic testing of GFCI protection in the kitchen. GFCI outlets near water sources are tested, when accessible, to verify proper operation and help reduce the risk of electrical shock hazards.

12.5.2 GFCI circuits

Kitchen electrical systems should include at least two dedicated 20-amp small appliance circuits with GFCI protection, as commonly recommended for modern safety standards. During the inspection, accessible GFCI protection and visible kitchen receptacles are evaluated for proper operation and general safety. Any deficiencies or concerns observed at the time of inspection should be corrected by a qualified electrical contractor.

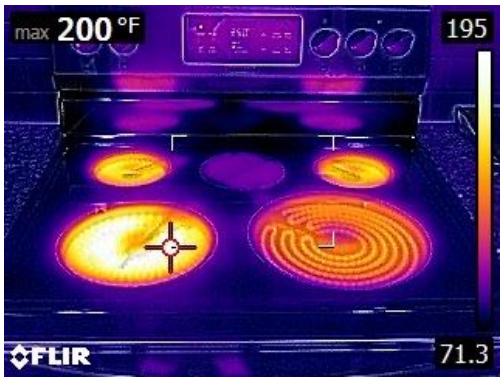
13.0 Built-in Appliances

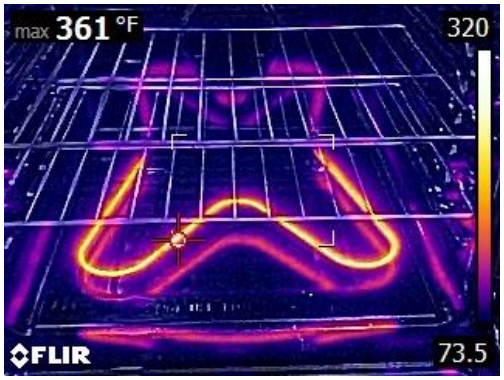
SUBSECTION	# DEFECTS/ DEFICIENCIES
13.1 Range/Oven/Cooktop/Hood	—
13.2 Microwave	—
13.3 Dishwasher	—
13.4 Refrigerator	—
13.5 Garbage Disposal	—

13.1 Range/Oven/Cooktop/Hood

Information

13.1.1 Pictures





13.1.2 Range/Cooktop Brand: Frigidaire

13.1.3 Range/Oven Energy Source: Electric

A range or stove can be powered by either electricity or natural gas. The energy source for a range or stove typically depends on the location of the appliance and the availability of the energy source in the area.

Electric ranges and stoves are powered by electricity and typically have a smooth, flat surface for cooking. They are commonly used in homes where there is no natural gas connection or where the homeowner prefers to use electricity for cooking.

Gas ranges and stoves are powered by natural gas and typically have burners for cooking. They are commonly used in homes where natural gas is readily available and where the homeowner prefers the quick heating and consistent heat output of gas burners.

13.1.4 Condition: Satisfactory

During a home inspection, the inspector will evaluate the garbage disposal unit to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a garbage disposal:

- Functionality: The inspector will turn on the disposal to assess its ability to grind food waste and to listen for any unusual noises or vibrations.

- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.

- Mounting: The inspector will check to see if the unit is securely mounted to the sink and that there are no signs of looseness or instability.

- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.

- Age: The inspector may determine if the age of the unit and may provide recommendations for replacement if the unit is relatively older and may need to be replaced in the near future.

- Operation: The inspector will evaluate the overall operation of the unit and may provide recommendations for maintenance or repairs if necessary.

13.1.5 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.

13.1.6 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.

Limitations

13.1.7 Range: oven, limited inspection

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

13.2 Microwave

Information

13.2.1 Pictures

13.2.2 **Brand:** Fridgedare

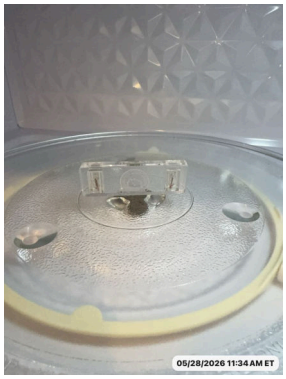
13.2.3 **Condition:** Satisfactory

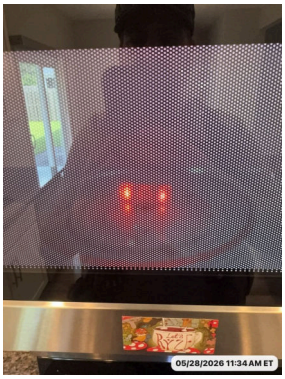
13.2.4 Microwave Information

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.

13.2.5 Microwave Oven Detector

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

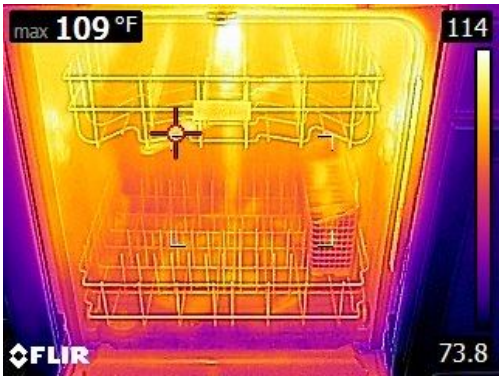


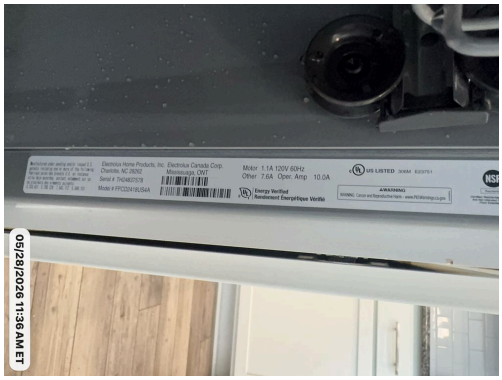


13.3 Dishwasher

Information

13.3.1 Pictures





13.3.2 **Brand:** Frigidaire

13.3.3 **Condition:** Satisfactory

During a home inspection, the inspector will evaluate the dishwasher to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a dishwasher:

- Functionality: The inspector will turn on the dishwasher to assess its ability to fill with water and to listen for any unusual noises or vibrations.

- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.

- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.

- Door Operation: The inspector will evaluate the operation of the dishwasher door to ensure that it is properly sealing and that there are no signs of damage or wear.

- Spray Arms: The inspector will check the operation of the spray arms to ensure that they are rotating properly and that there are no signs of damage or clogging.

- Drain and Disposal: The inspector will evaluate the dishwasher's ability to drain and properly dispose of waste water.

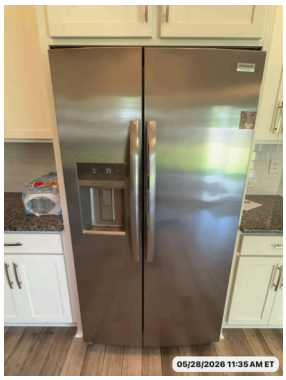
13.3.4 Dishwasher Inspection Information

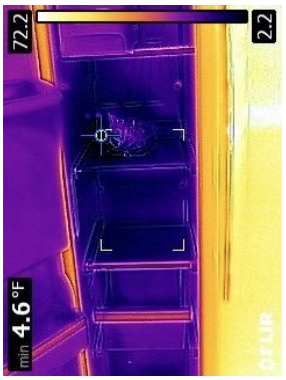
Any installed dishwasher is tested using a short or rinse cycle, when possible, to verify basic operation. The dishwasher’s cleaning performance is beyond the scope of a standard home inspection. Visible components, including the drain line high loop or air gap configuration, are visually evaluated, and any deficiencies observed at the time of inspection will be noted in the report.

13.4 Refrigerator

Information

13.4.1 Pictures





13.4.2 Refrigerator Brand:: Frigidaire

13.4.3 Installation: Present

13.5 Garbage Disposal

Information

13.5.1 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.

13.5.2 **Condition:** Satisfactory

During a home inspection, the inspector will evaluate the garbage disposal unit to determine its overall condition and functionality. The following are some of the key things that are looked for when inspecting a garbage disposal:

- Functionality: The inspector will turn on the disposal to assess its ability to grind food waste and to listen for any unusual noises or vibrations.

- Leaks: The inspector will check for any signs of water or other types of leaks around the unit or in the surrounding area.

- Mounting: The inspector will check to see if the unit is securely mounted to the sink and that there are no signs of looseness or instability.

- Electrical Connections: The inspector will check the electrical connections to the unit to ensure that they are secure and that there are no signs of corrosion or damage.

- Age: The inspector will determine the age of the unit and may provide recommendations for replacement if the unit is relatively older and may need to be replaced in the near future.

- Operation: The inspector will evaluate the overall operation of the unit and may provide recommendations for maintenance or repairs if necessary.

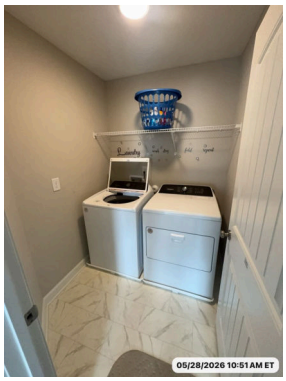
14.0 Laundry

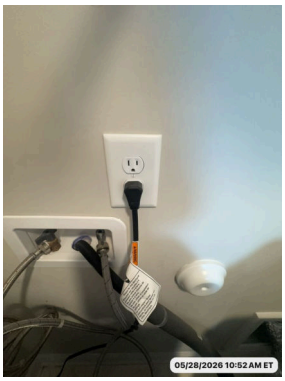
SUBSECTION	# DEFECTS/ DEFICIENCIES
14.1 General	—
14.2 Dryer Venting	1
14.3 Laundry Electric	—
14.4 Laundry Hookups	1

14.1 General

Information

14.1.1 Pictures





14.2 Dryer Venting

Information

14.2.1 Description: To exterior

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

14.2.2 Condition: Repair/Replace

14.2.3 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.

Defects/ Deficiencies

14.2.4 Backdraft Damper: Stuck Open

Recommendations

Service: Qualified Professional

The backdraft damper was stuck open from the exterior cover. This can allow for wildlife or insect infiltration into the vent duct. Replacement of the flap and/or cover as needed is recommended by a qualified person.

14.3 Laundry Electric

Information

14.3.1 GFCI Present: Present

14.3.2 Why Is A GFCI Important

Laundry areas should have GFCI protection to help reduce the risk of electrical shock in locations where water and electricity may be present. Accessible receptacles in the laundry area were visually inspected and tested, when possible, for proper GFCI protection and operation.

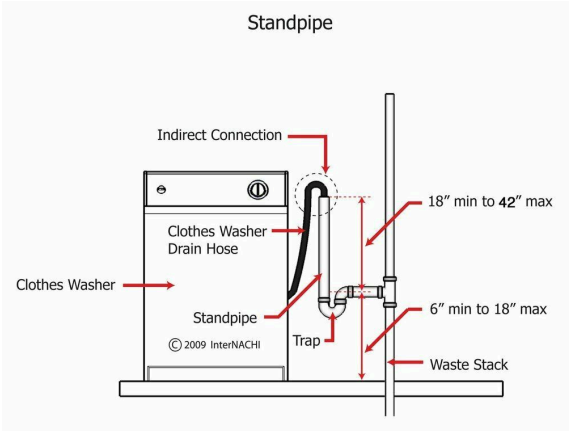
14.4 Laundry Hookups

Information

14.4.1 Description: Not properly labeled

14.4.2 Laundry Information

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



Defects/ Deficiencies

14.4.3 Hookup: Not Labeled Properly

Maintenance Items

Service: Qualified Professional

During the inspection, the laundry hookup was observed to have improperly labeled hot and cold water connections, which could lead to confusion during operation. Correct labeling is crucial to prevent potential damage to the washing machine or discomfort to users due to incorrect water temperatures. It is advised to clearly mark the hot and cold water connections for accurate and safe use during laundry activities.

Limitations

14.4.4 Plumbing Information - Washer Present

LMT - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

15.0 Attic

SUBSECTION	# DEFECTS/ DEFICIENCIES
15.1 General	—
15.2 Attic Entry	—
15.3 Roof Framing (Framing Method)	—
15.4 Roof Deck (Sheathing)	—
15.5 Ventilation	1
15.6 Insulation	—

15.1 General

Information

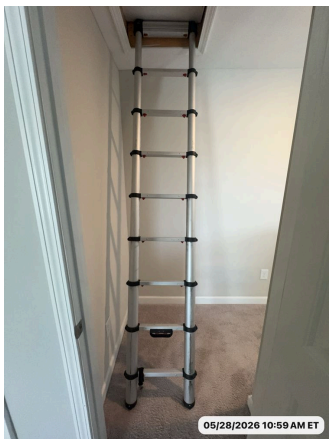
15.1.1 Pictures

15.2 Attic Entry

Information

15.2.1 **Location:** Hallway

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



15.2.2 **General Info**

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

15.3 Roof Framing (Framing Method)

Information

15.3.1 **Description:** Trusses

15.3.2 **Condition:** Satisfactory

15.4 Roof Deck (Sheathing)

Information

15.4.1 **Material:** Plywood/OSB

15.4.2 **Condition:** Satisfactory

15.5 Ventilation

Information

15.5.1 **Ventilation Type:** Soffit Vents, Ridge Vents

Adequate roof venting is important for the attic and framing components of a home for several reasons.

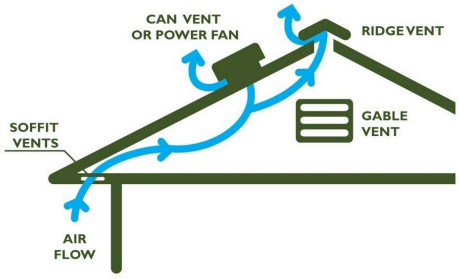
Firstly, proper roof ventilation helps to prevent the buildup of heat and moisture in the attic. This can help to extend the life of the roofing materials, as well as reduce the risk of mold and mildew growth. Additionally, proper ventilation can help to prevent ice dams from forming during the winter months, which can cause water damage to the attic and framing.

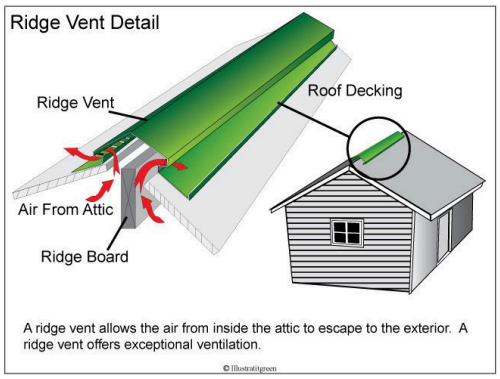
Secondly, proper ventilation can help to increase the energy efficiency of the home by allowing hot air to escape from the attic, which can reduce the load on the air conditioning system. This can help to lower energy bills and make the home more comfortable to live in.

Thirdly, proper ventilation can help to prevent the framing components from rotting and warping. When the attic is too hot or humid, the framing can be damaged, which can cause structural problems.

Lastly, Proper ventilation can also help to prevent pests, such as rodents and insects, from entering the attic and causing damage.

In conclusion, proper roof ventilation is crucial to maintain the longevity of the roofing materials, prevent mold and mildew, increase energy efficiency, protect framing components, and prevent pests from entering the attic space. It is recommended to have a professional inspect the attic and roofing system to ensure that it is properly ventilated.





15.5.2 **Condition:** Repair/Replace

Defects/ Deficiencies

15.5.3 Attic Sheathing Nails Rusted

Recommendations

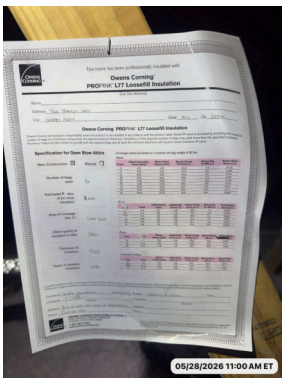
Service: Qualified Professional

Rusted nail tips were observed protruding through the roof sheathing within the attic. This condition is commonly associated with elevated moisture levels, condensation, or inadequate attic ventilation and may also be influenced by HVAC-related humidity conditions. Prolonged moisture exposure can contribute to wood deterioration and potential concealed damage over time. Recommend further evaluation and corrective measures by a qualified contractor.

15.6 Insulation

Information

15.6.1 **Material:** Blown Fiberglass



15.6.2 **Condition:** Satisfactory

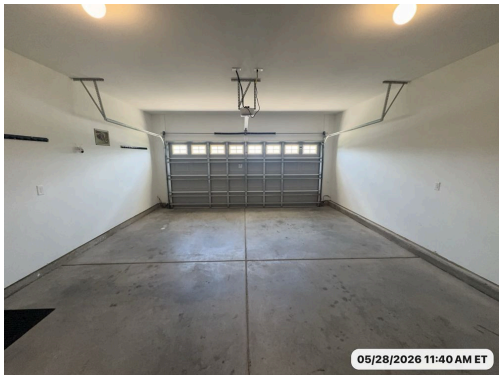
16.0 Garage

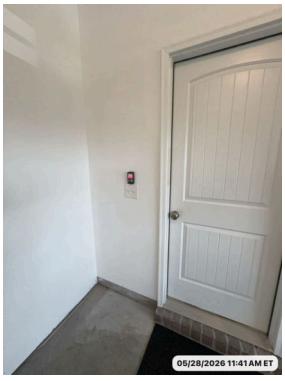
SUBSECTION	# DEFECTS/ DEFICIENCIES
16.1 Garage Door And Opener	—
16.2 Garage Type And Size	—
16.3 Walls / Home Entry Door	1

16.1 Garage Door And Opener

Information

16.1.1 Pictures





16.1.2 **Door Opener:** Chain Drive

16.1.3 **Opener Safety Features:** Force Sensitive, Light Beam

16.1.4 **Condition:** Satisfactory

16.1.5 **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.

16.2 Garage Type And Size

Information

16.2.1 **Description:** Attached

16.2.2 **Size:** 2 Car

16.2.3 **Condition:** Satisfactory

16.3 Walls / Home Entry Door

Information

16.3.1 **Home Entry Door:** Solid Core

It is important for garages to have fire-rated doors that automatically close in order to help prevent the spread of fire in case of an emergency. This helps to ensure the safety of the occupants of the home and the surrounding area. A lack of this type of door in a garage can increase the risk of fire damage and harm to individuals. It is recommended that a fire-rated door be installed if one is not already present.

16.3.2 **Condition:** Repair/Replace

Defects/ Deficiencies

16.3.3 **Non Self Closing**

Recommendations

Service: Qualified Professional

The garage home entry door does not have a mechanism in place that would cause it to close automatically. This can pose a security risk as the door may be left open, as well as increase energy usage as the garage is not properly sealed from the outside environment. It is recommended to install a self-closing mechanism, such as a door closer, to ensure the door closes automatically and securely.

17.0 Electrical

SUBSECTION	# DEFECTS/ DEFICIENCIES
17.1 General	—
17.2 Type of service	—
17.3 Service Grounding/Bonding	—
17.4 Service Panel Information	—
17.5 Service line material	—
17.6 Branch circuit wiring	—
17.7 Breaker	—
17.8 AFCI/GFCI	—
17.9 Smoke Detectors	—
17.10 Electrical Deficiencies	1

17.1 General

Information

17.1.1 Service Entrance FYI

Service Entrance – FYI

Information regarding the service entrance was noted at the time of inspection. The service entrance is the portion of the electrical system where utility power enters the home and supplies the main electrical equipment. This item is provided for general awareness and documentation purposes. No specific deficiency was indicated as part of this observation.

17.2 Type of service

Information

17.2.1 Pictures

17.2.2 **Description:** Underground

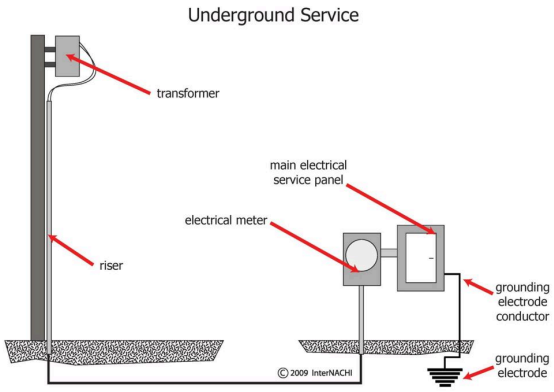
The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. Inspector will not remove outlet face-plates or fixtures as this exceeds the standards of practice. The 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.

17.2.3 **Main Disconnect Location:** Service Panel

17.2.4 **Condition:** Satisfactory

17.2.5 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.



17.2.6 Service Entrance FYI

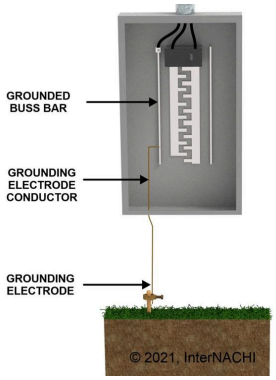
Service Entrance – FYI

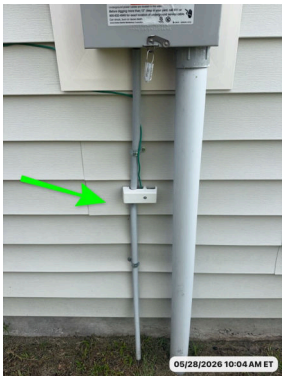
Information regarding the service entrance was noted at the time of inspection. The service entrance is the portion of the electrical system where utility power enters the home and supplies the main electrical equipment. This item is provided for general awareness and documentation purposes. No specific deficiency was indicated as part of this observation.

17.3 Service Grounding/Bonding

Information

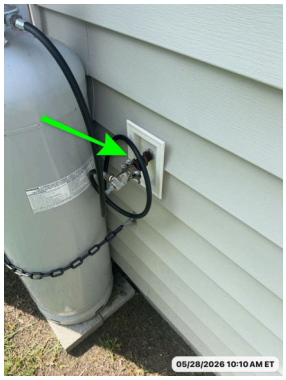
17.3.1 **GEC Present:** Yes





17.3.2 **Grounding Electrode Type:** Ground Rod

17.3.3 **Gas Pipe Bonding Present:** Yes



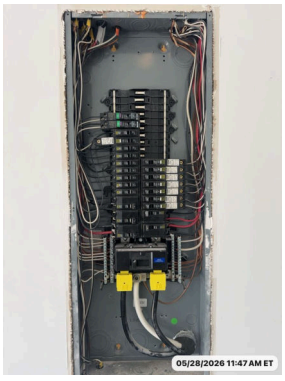
17.3.4 GEC Information

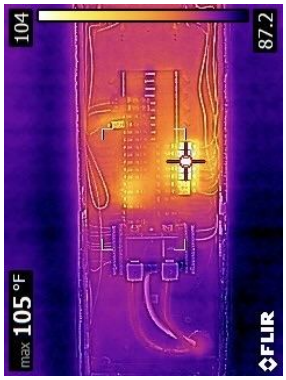
The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible. No indications of deficiencies were observed at visible portions unless otherwise noted in this report.

17.4 Service Panel Information

Information

17.4.1 Picture

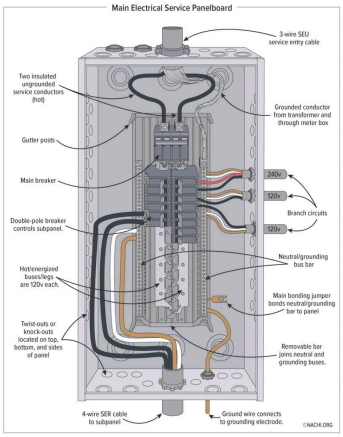




17.4.2 **Service Panel Location:** Garage

17.4.3 **Manufacturer:** Square-D

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.



17.4.4 **Service Amperage:** 200 amps

17.4.5 **Service Voltage:** 220/240

17.4.6 **Condition:** Satisfactory

17.5 Service line material

Information

17.5.1 **Material:** Aluminium

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.

17.5.2 **Condition:** Satisfactory

17.6 Branch circuit wiring

Information

17.6.1 **Material:** Non-Metallic Shielded Copper

17.6.2 **Condition:** Satisfactory

17.7 Breaker

Information

17.7.1 **Description:** Breakers

17.7.2 **Condition:** Satisfactory

17.8 AFCI/GFCI

Information

17.8.1 **Condition:** Satisfactory

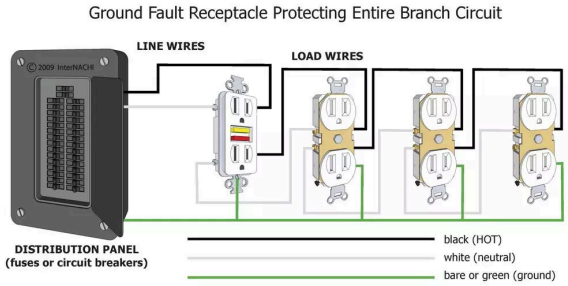
17.8.2 AFCI Breakers

Arc-Fault Circuit Interrupters (AFCIs) are safety devices designed to help reduce the risk of electrical fires caused by arcing faults in wiring and electrical components. AFCI protection is commonly required in many modern residential living areas and is intended to disconnect power when potentially hazardous arcing conditions are detected. Accessible AFCI devices were visually inspected and tested, when possible, during the inspection.

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

17.8.3 GFCI - FYI

Ground-Fault Circuit Interrupter (GFCI) devices are designed to help protect occupants from electrical shock by quickly disconnecting power when a ground fault is detected. GFCI protection is commonly installed in areas where water and electricity may be present, such as kitchens, bathrooms, garages, exterior locations, and laundry areas. Accessible GFCI receptacles and breakers were visually inspected and tested, when possible, during the inspection.



17.9 Smoke Detectors

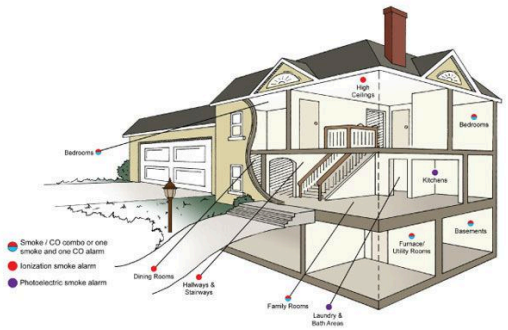
Information

17.9.1 CPSC Recommendation

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

17.9.2 Smoke Alarm Installation

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



17.9.3 Alarm System

EXCL - The smoke detector(s) present were probably part of the home's central alarm system and are not tested. I recommend confirming proper operation of the smoke detector(s) with the monitoring company as soon as moving into the home for fire safety. Independent battery-powered alarms are recommended to be installed as well in case of service interruption with the

monitoring company.

17.10 Electrical Deficiencies

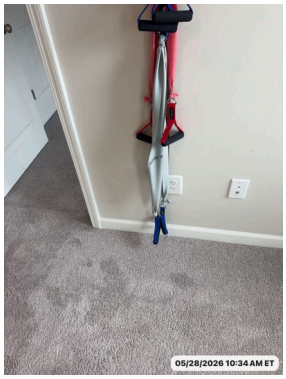
Defects/ Deficiencies

17.10.1 Receptacle(s): Loose

Recommendations

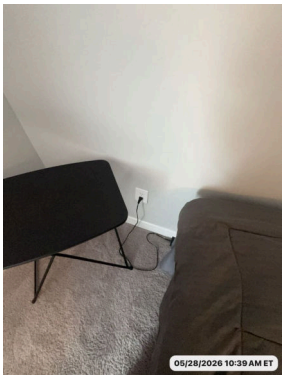
Service: Qualified Professional

Multiple electrical outlets throughout the home were loose, causing instability when plugging and unplugging devices. Loose outlets can lead to poor electrical connections, arcing, and potential fire hazards. This condition may also result in damaged wiring over time. The documented outlets are examples only—there may be additional loose outlets not pictured. Recommend a qualified professional inspect all outlets in the home, secure any that are loose, and ensure safe and proper function throughout.

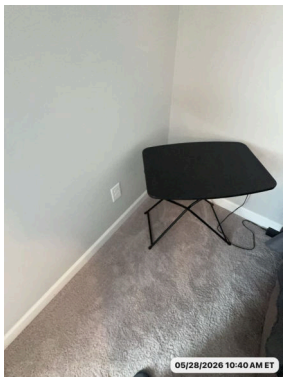


Loft

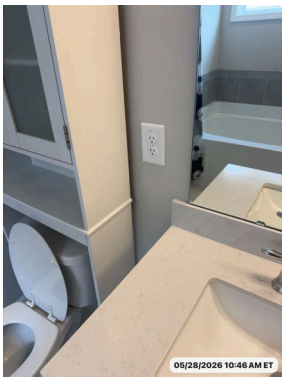
Loft



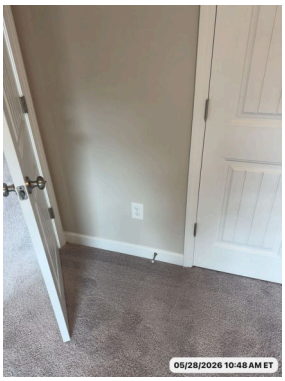
Master Bedroom



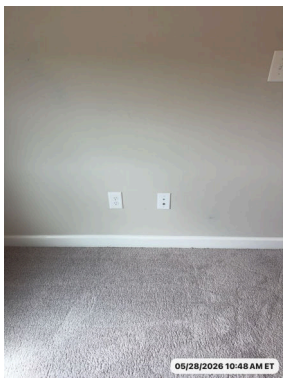
Master Bedroom



Master Bathroom



2. Bedroom



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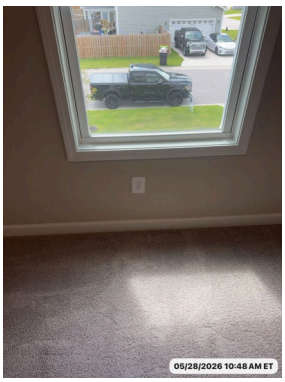
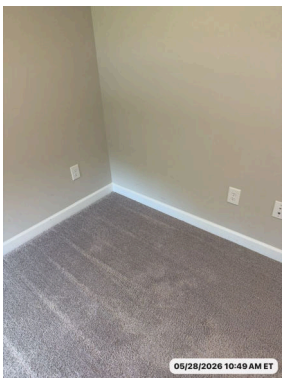
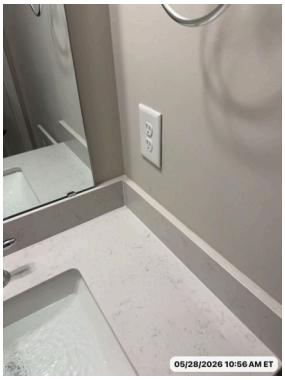


2. Bedroom

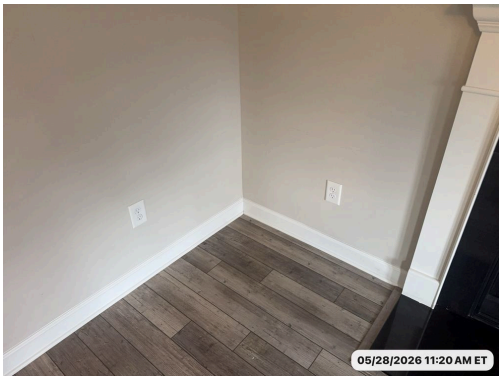


3. Bedroom

3. Bedroom



2. Bathroom



Living Room

Living Room

18.0 Plumbing

SUBSECTION	# DEFECTS/ DEFICIENCIES
18.1 General Information	—
18.2 Water Pressure	—
18.3 Main Cleanout	—
18.4 Supply Pipe Material	—
18.5 Waste Pipe Material	—
18.6 Functional Flow	—
18.7 Functional Drainage	—

18.1 General Information

Information

18.1.1 **Water Meter Location:** Front Yard

Plumbing – Water Meter Location

The water meter was identified as part of the home's plumbing system information. Its location is important for monitoring water usage and for quick access if a leak or plumbing emergency occurs. Homeowners should be familiar with the meter location so it can be accessed when needed. This entry is provided for general reference as part of the inspection report.

18.1.2 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.

Limitations

18.1.3 Slab Foundation Plumbing Information

LMT - The majority of the plumbing is not visible on homes with a slab foundation as the pipes are ran under the slab and behind finished walls. Any mention of water distribution pipes or waste and drain pipes relates to visual portions only.

18.2 Water Pressure

Information

18.2.1 Water Pressure (Approx.): 60-70psi

The home's water pressure was checked at the time of the inspection and recorded as an approximate reading. Water pressure can vary depending on municipal supply, well system performance, fixture use, and other conditions present at the time of testing. This information is provided as a general reference for the client and reflects conditions observed during the inspection only. If water pressure concerns develop, further evaluation by a qualified plumbing contractor is recommended.

18.3 Main Cleanout

Information

18.3.1 Picture

18.3.2 Cleanout Location: left side of home

Main Cleanout – Location

The main plumbing cleanout location was identified at the property. Knowing the cleanout location is helpful for future maintenance, drain clearing, and emergency plumbing service. This access point allows a plumber to service the main drain line more directly if a blockage occurs. The cleanout should remain accessible and not be covered or obstructed.

18.3.3 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.

18.4 Supply Pipe Material

Information

18.4.1 Material: PEX

Supply Piping – Material

The visible water supply piping material was observed at the time of the inspection. Identification of piping materials helps provide a general understanding of the plumbing system and its typical performance characteristics. Only readily visible portions were inspected, and concealed piping could not be confirmed. Additional evaluation may be appropriate if more information about hidden piping materials is desired.

18.4.2 Condition: Satisfactory

18.4.3 Distribution Piping

Plumbing – Distribution Piping

The home is equipped with visible distribution piping that supplies water to plumbing fixtures and appliances throughout the structure. Only readily accessible portions of the piping were visible at the time of inspection. The distribution piping appeared to be present and installed to serve the home's plumbing system. Concealed piping within walls, ceilings, or floors was not visible and could not be inspected.

18.4.4 Functional Flow

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

18.4.5 Private Wells & Springs

The testing of water supplies on private wells and springs is beyond the scope of a residential home inspection in the State of North Carolina. While 2theCore Home Inspections, LLC or its inspectors do not offer the testing of private water supply systems, we highly recommended you contact a qualified professional in your area to have these inspected if you are connected to one of these systems.

18.5 Waste Pipe Material

Information

18.5.1 Material: PVC

The visible waste piping material was identified during the inspection. Waste pipe materials can vary by location and may include different types within the same home. Only readily visible portions were observed at the time of inspection. Concealed piping was not visible and could not be confirmed.

18.5.2 Condition: Satisfactory

18.5.3 Waste Pipe Inspection

It is strongly recommended that a qualified plumber use a sewer camera to inspect waste lines that connect to any public sewer, and private septic systems. While these inspections are not cheap, they can potentially help you save thousands of dollars should a major problem arise in the future.

18.6 Functional Flow

Information

18.6.1 Functional Flow: Yes

18.6.2 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.

18.7 Functional Drainage

Information

18.7.1 Functional Drainage: Yes

18.7.2 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.).

19.0 Water Heater

SUBSECTION	# DEFECTS/ DEFICIENCIES
19.1 Capacity/General Information	—
19.2 TPR Discharge Pipe	—
19.3 Water Pipes	—
19.4 Disconnect	—

19.1 Capacity/General Information

Information

19.1.1 Picture

19.1.2 Water Heater Manufacturer: Bradford White

19.1.3 Capacity: 50 Gallons

19.1.4 Manufacture Year: 2022

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

19.1.5 Energy Source: Electric

19.1.6 Water Heater Location: Garage

19.1.7 Water Heater Information

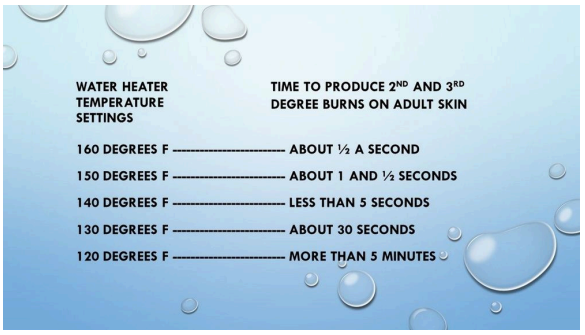
The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

19.1.8 Annual Servicing

Annual servicing of the water heater is recommended to help extend its expected service life and maintain proper performance. Routine maintenance typically includes flushing sediment from the tank through the drain valve using a standard garden hose connection. If you are not comfortable performing maintenance yourself, consult a qualified plumbing contractor.

Additional maintenance information can be found at Lowe's Water Heater Maintenance Guide

19.1.9 **Water Temperature:** 110-120 Degrees



19.1.10 **Condition:** Satisfactory

19.2 TPR Discharge Pipe

Information

19.2.1 **Material:** CPVC

19.3 Water Pipes

Information

19.3.1 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.

19.3.2 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/

Limitations

19.3.3 Wrapped With Pipe Insulation

LMT - The water pipes were wrapped with pipe insulation at the time of inspection and were not fully visible for evaluation. No deficiencies were observed at visual portions unless otherwise noted in this report.

19.4 Disconnect

Information

19.4.1 **Description:** In same room

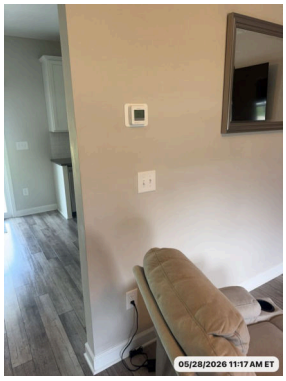
20.0 HVAC System Controls

SUBSECTION	# DEFECTS/ DEFICIENCIES
20.1 Thermostat	—

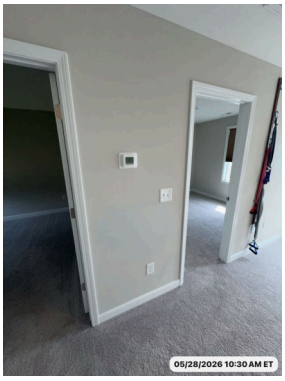
20.1 Thermostat

Information

20.1.1 Picture



Living Room



2nd Floor

20.1.2 Thermostat Location: Living Room, Loft

20.1.3 Type Of Thermostat: Digital

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

20.1.4 Thermostat(s) Information

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

21.0 Heating, Cooling

SUBSECTION	# DEFECTS/ DEFICIENCIES
21.1 General Info	—
21.2 Exterior Unit(s) - Split System	—
21.3 Interior Unit(s) - Split System	2
21.4 Auxiliary Drain Pan	—
21.5 Condensate Drain Pipe	1
21.6 Refrigerant Lines	—
21.7 Air Filter/Return Plenum	—
21.8 Return Air Temp (Main Level)	—
21.9 Return Air Temp (Upstairs)	—
21.10 Air Supply Differential (Main Level)	—
21.11 Air Supply Differential (Upstairs)	—
21.12 HVAC Supply Registers	—
21.13 Visible Ductwork	—
21.14 Cooling Source In Each Habitable Room	—
21.15 Heating Source In Each Habitable Room	—

21.1 General Info

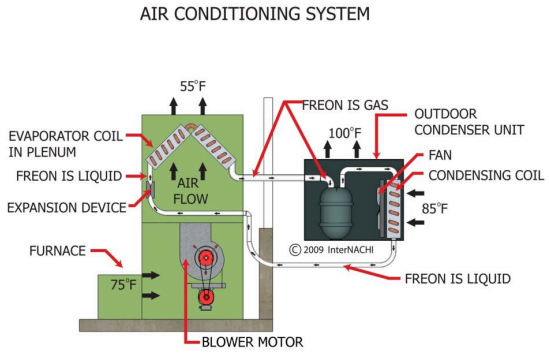
Information

21.1.1 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.

21.1.2 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.



21.1.3 Cycles of a Heat Pump

A heat pump is an HVAC system that provides both heating and cooling by transferring heat between the interior and exterior of the home. Heat pumps also utilize a defrost cycle during colder weather to prevent ice buildup on the outdoor unit. During the inspection, the system was operated using normal controls and visually inspected for basic functionality, temperature differential, and overall condition of accessible components.

21.1.4 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

21.1.5 FYI

HVAC systems over approximately five years old should be serviced annually by a qualified HVAC contractor to help maintain proper operation and extend service life. Heating systems are mechanical components subject to normal wear and unexpected failure, and no warranty or guarantee of future performance is implied by the inspection.

Baseboard and in-wall heaters, when present, are considered older heating methods and may present elevated safety concerns. These units are not tested during the inspection and are recommended to be evaluated and addressed by a qualified electrical contractor before use.

Limitations

21.1.6 Heat Unit Not Tested: Temperature

The interior HVAC components were visually inspected with no significant deficiencies observed at the time of inspection unless otherwise noted in this report. The heating function was not tested due to outdoor temperatures exceeding approximately 65°F, as operating the system under these conditions may damage the equipment.

The heating system is therefore excluded from functional testing during this inspection. It is recommended to consult the seller regarding prior system performance and maintenance history, and to have the system evaluated by a qualified HVAC contractor if additional assurance is desired.

21.2 Exterior Unit(s) - Split System

Information

21.2.1 Pictures

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor

should be consulted if in question. Annual servicing is recommended to extend the life of the cooling unit. The air conditioner cannot be operated when the outside air temperature is below 65 degree Fahrenheit; operating the air conditioner below 65 degrees can damage the system. The inspector is not equipped to inspect nor required to inspect concealed portions of evaporator and condensing coils. The inspector is not required to inspect humidifiers and de-humidifiers; even if comments are made, these items are not to be considered inspected

21.2.2 **Exterior Unit Location:** Left side of home

21.2.3 **Exterior Unit Energy Source & Type:** Electric Condensing Unit (Heat Pump)

21.2.4 **Exterior Unit Manufacturer:** DAIKIN, Durastar

21.2.5 **Exterior Unit Manufacture Year:** 2022

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

21.2.6 **Exterior Unit Max Circuit Breaker Amperage:** 30amps

21.2.7 **Exterior Unit Overcurrent Protection Amperage:** 30 amps

21.2.8 **Exterior Unit Information**

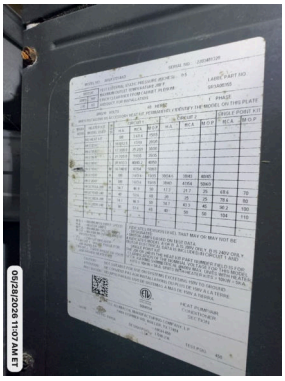
The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

21.3 Interior Unit(s) - Split System

Information

21.3.1 **Pictures**

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.



21.3.2 **Interior Unit(s) Location:** Attic

21.3.3 **Interior Unit(s) Energy Source and Distribution:** Electric Forced Air

21.3.4 **Interior Unit Manufacturer:** U.S. Alumacoil

21.3.5 **Interior Units Manufacture Year:** 2022

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

21.3.6 **Interior Unit(s) Information**

The heating system was visually inspected and operated using normal controls to evaluate general functionality at the time of inspection. Determining system life expectancy, heating adequacy, efficiency, refrigerant charge, concealed heat exchanger conditions, duct performance, or long-term reliability is beyond the scope of a standard home inspection.

Only readily accessible components and manufacturer-access panels intended for routine homeowner maintenance are inspected. The inspection does not include dismantling equipment, testing safety devices, calibrating thermostats, pressure testing refrigerant lines, or evaluating concealed components. Annual servicing by a qualified HVAC contractor is recommended.

Defects/ Deficiencies

21.3.7 Service Recommended

Recommendations

Service: Qualified Professional

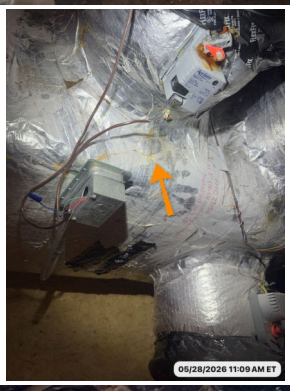
The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.

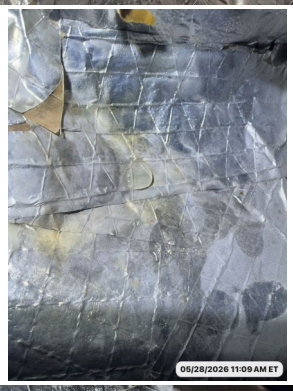
21.3.8 Moisture At Supply Duct

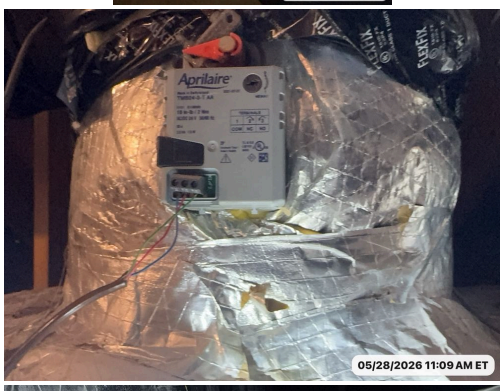
Recommendations

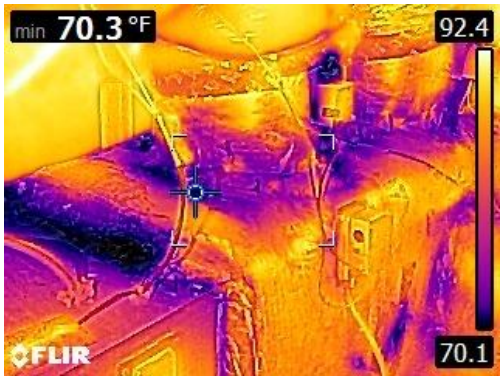
Service: Qualified Professional

During the home inspection, moisture was observed at the air handler where the supply duct connects. This suggests a potential condensation issue that could lead to mold growth or damage if not addressed promptly. Further evaluation by a qualified HVAC technician is recommended to assess and resolve the source of moisture infiltration.









21.4 Auxiliary Drain Pan

Information

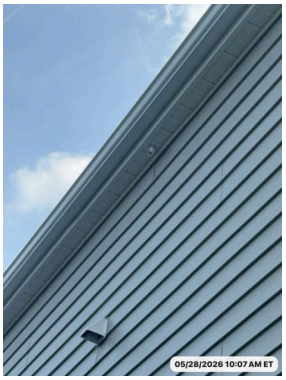
21.4.1 Auxiliary Drain Pan Present: Yes

21.4.2 Auxiliary Drain Pan Information

The interior HVAC unit(s) were visually inspected for the presence of an auxiliary drain pan where installed above or adjacent to finished areas. Visible portions of the drain pan and associated components appeared functional at the time of inspection unless otherwise noted in this report. Float switches and drain line functionality were not tested.

21.4.3 Auxiliary Drain Pan - Drain Pipe

An auxiliary drain pan was observed with a drain line routed to the exterior. No deficiencies were noted at the time of the inspection unless otherwise indicated elsewhere in this report.



21.5 Condensate Drain Pipe

Information

21.5.1 Condensate Drain Termination Point: Left Side of Home

The condensate drain termination point was observed at the time of inspection. This is the location where moisture removed from the cooling system is discharged. Proper termination helps direct water to an appropriate area and can reduce the chance of moisture-related concerns. The visible termination point should be monitored and maintained to help ensure continued drainage performance.

21.5.2 Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Defects/ Deficiencies

21.5.3 Condensate Drain - Terminated Near Foundation

Recommendations

Service: Qualified Professional

The condensate drain pipe or tubing terminated at or near the foundation of the home. This can allow water to saturate the soil in this area, possibly entering back into or under the structure. Extending the drain, away from the foundation, is recommended to be conducted by a qualified person.

21.6 Refrigerant Lines

Information

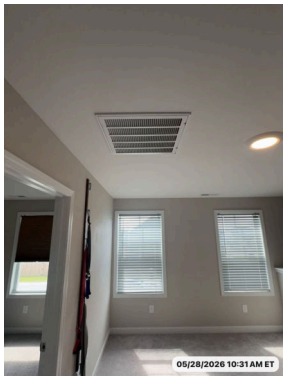
21.6.1 Refrigerant Line Information

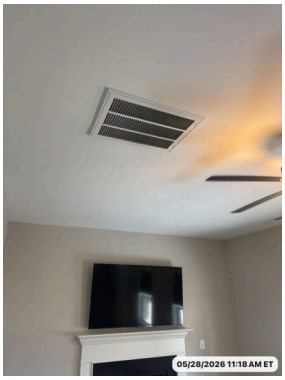
The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

21.7 Air Filter/Return Plenum

Information

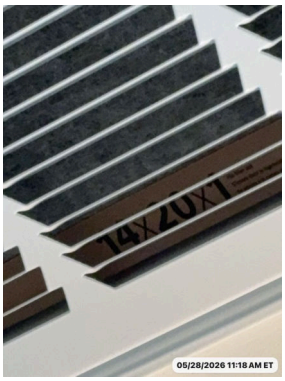
21.7.1 Filter Location(s): Loft Area





Loft

21.7.2 Filter Size: 20 X 20, 14 X 20



21.7.3 Filter/Plenum Information

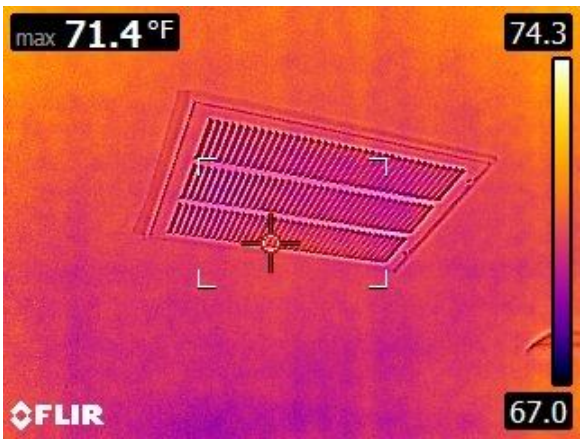
The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This 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.

21.8 Return Air Temp (Main Level)

Information

21.8.1 Return Air Temp - Main Level: 70-75

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.

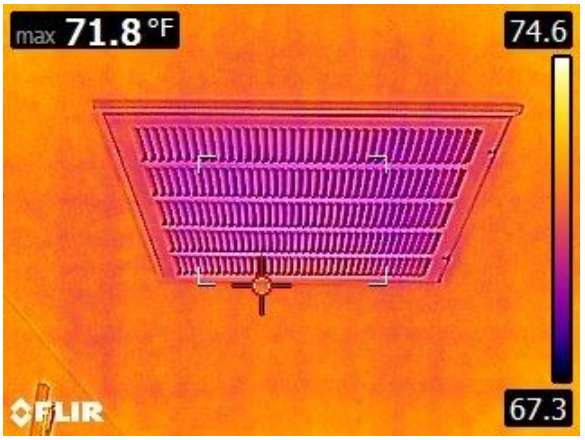


21.9 Return Air Temp (Upstairs)

Information

21.9.1 Return Air Temp - Upstairs: 70-75

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.

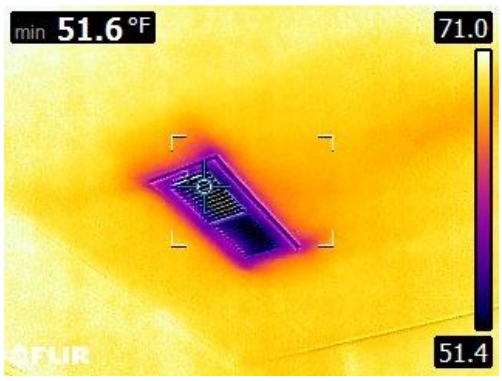


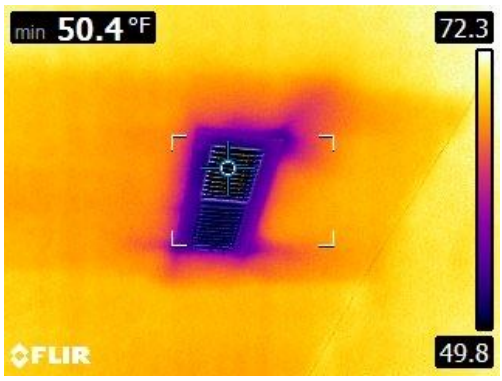
21.10 Air Supply Differential (Main Level)

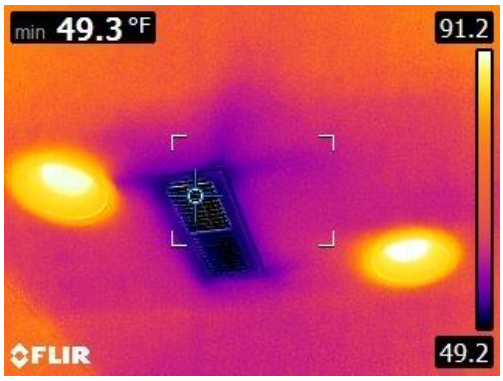
Information

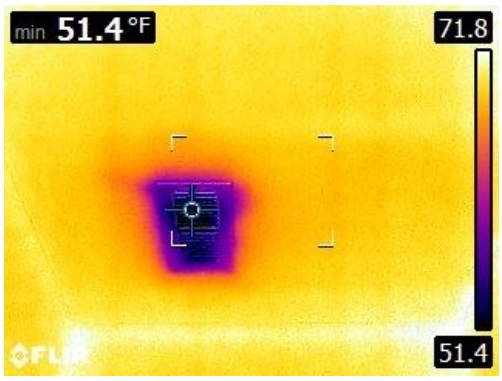
21.10.1 Temperature Differential - Cooling Mode (Main Level): 20+ Degrees

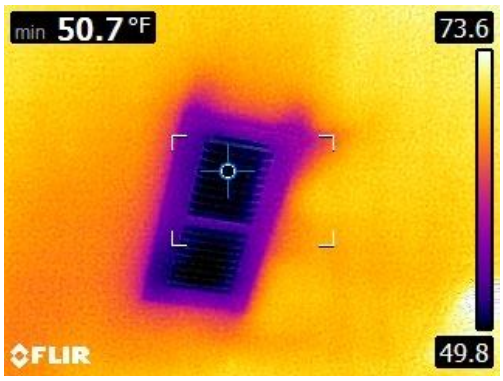
An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection. HVAC 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.











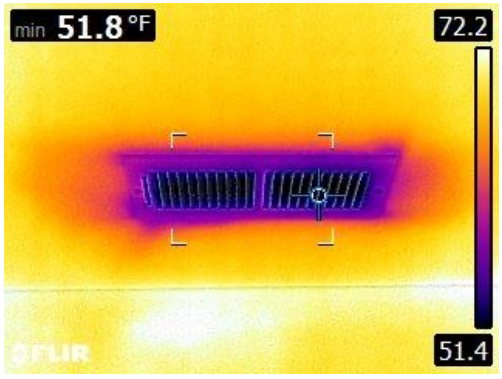
21.10.2 Temperature Differential - Heating Mode (Main Level): Not Tested

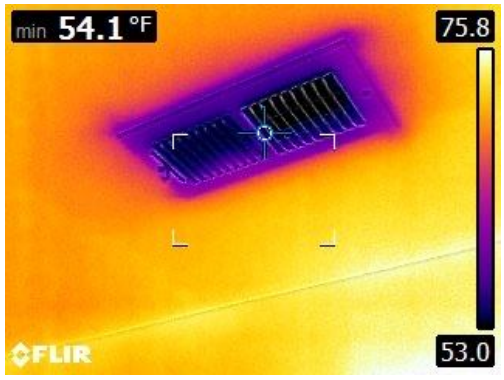
An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection. HVAC 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.

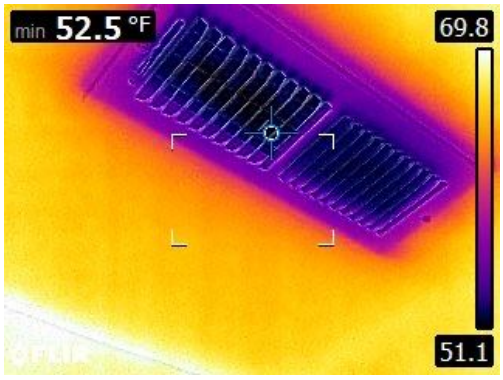
21.11 Air Supply Differential (Upstairs)

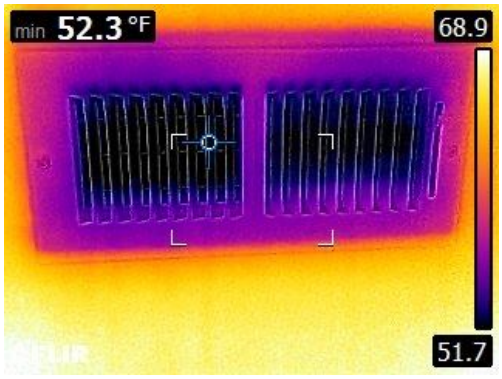
Information

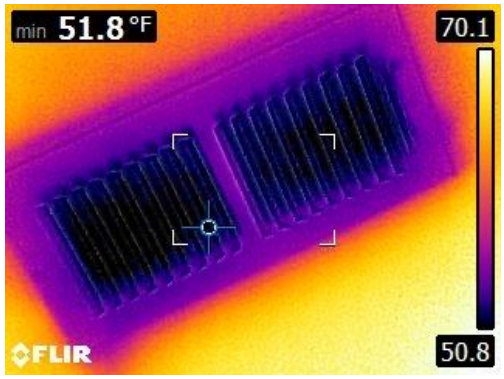
21.11.1 Temperature Differential Cooling Mode - Upstairs: 20+ Degrees

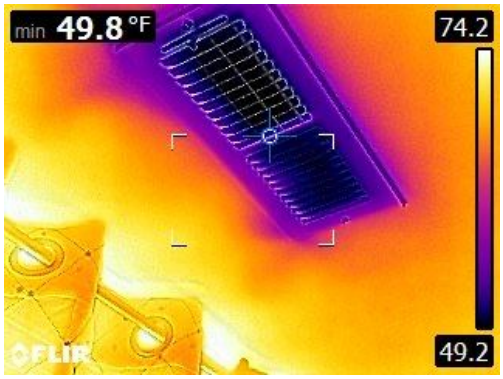


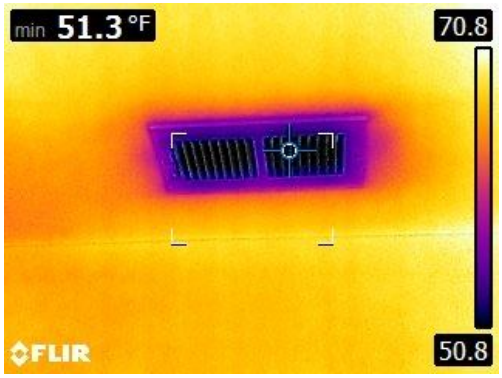












21.11.2 Temperature Differential Heating Mode - Upstairs: Not Tested

21.12 HVAC Supply Registers

Information

21.12.1 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.

21.13 Visible Ductwork

Information

21.13.1 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.

21.14 Cooling Source In Each Habitable Room

Information

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

21.15 Heating Source In Each Habitable Room

Information

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

22.0 Environmental Information

SUBSECTION	# DEFECTS/ DEFICIENCIES
22.1 Odors Present	—
22.2 Fungal Growth	—
22.3 Pest/Insect/Wildlife Concerns	—

22.1 Odors Present

Information

22.1.1 **Odor(s) Present in the Home:** No Discernible Odors

22.1.2 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.

22.2 Fungal Growth

Information

22.2.1 **Fungal Growth Present:** Not at Visible Portions

22.2.2 Fungal Growth and Mold Information

Mold and indoor air quality evaluations are beyond the scope of a standard home inspection. Any visible signs of suspected fungal growth noted in the report are provided as a courtesy and should not be considered a complete evaluation of all possible mold conditions within the property. Concealed mold or microbial growth may exist in areas not visible or accessible at the time of inspection. If mold is a concern, further evaluation and testing by a qualified mold inspector or industrial hygienist is recommended.

22.3 Pest/Insect/Wildlife Concerns

Information

22.3.1 WDI-Termite Inspection Recommended

Inspection for wood-destroying organisms (WDI), including termites, carpenter ants, powder post beetles, and similar pests, is beyond the scope of a standard home inspection and was not performed. Any comments regarding possible WDI activity noted in this report are provided as a courtesy only and should not be considered a complete pest inspection. Further evaluation by a licensed pest control contractor is recommended.

23.0 Final Checklist

SUBSECTION	# DEFECTS/ DEFICIENCIES
23.1 Oven/Cooktop	—
23.2 Water Fixtures	—
23.3 GFCI Receptacles	—
23.4 Dishwasher	—
23.5 Thermostat	—
23.6 Lights Off	—
23.7 Gate(s)	—
23.8 Doors Locked	—

23.1 Oven/Cooktop

Information

23.1.1 **Oven/Cooktop Turned Off:** Yes

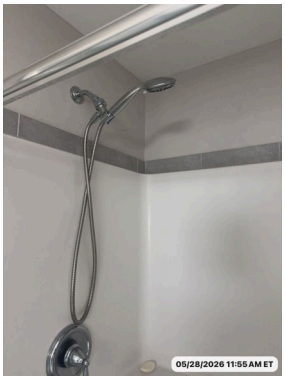
Photo of Oven/Cooktop in Off Position

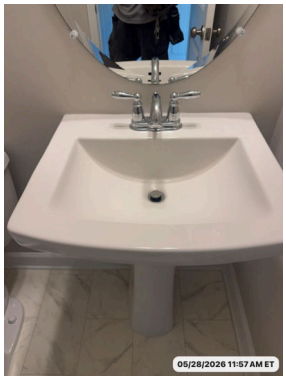
23.2 Water Fixtures

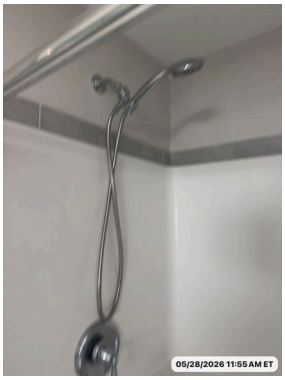
Information

23.2.1 **Water Fixtures Off**

All water fixtures in the home were left in the off position after testing.







23.3 GFCI Receptacles

Information

23.3.1 **All GFCI Receptacles Reset?:** Yes

23.4 Dishwasher

Information

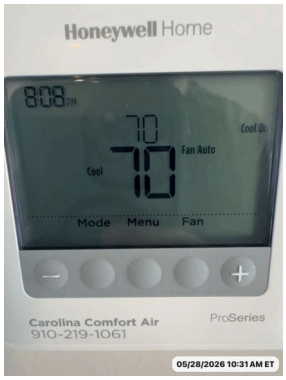
23.4.1 Dishwasher Final Check

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

23.5 Thermostat

Information

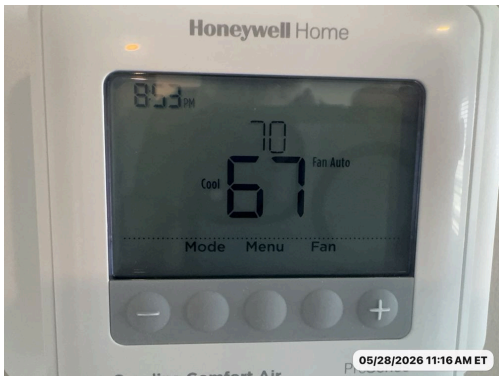
23.5.1 Photo Of Thermostat Before Testing



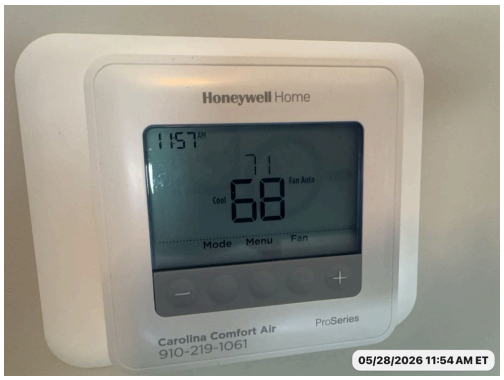
2nd Floor

1st Floor

23.5.2 Photo Of Thermostat After Testing



2nd Floor



1st Floor

23.6 Lights Off

Information

23.6.1 All Lights Turned Off?: Yes

23.7 Gate(s)

Information

23.7.1 Gate(s) Closed: Yes

23.8 Doors Locked

Information

23.8.1 All Exterior Doors Locked?: Yes

23.8.2 Photo of Supra/Lockbox When Leaving