**Binsr Home Inspections**
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# STANDARD HOME INSPECTION

**123 Main Street**
Tempe, Arizona 12345

INSPECTION DATE
**April 29, 2026**

PREPARED FOR
**Trace Riter**



INSPECTOR
**Mark Garcia**
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MG

AGENT
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# SUMMARY

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Limitations/Exclusions | Moderate Concerns | Significant Defects | Low-Level Concerns | Recommendations


## INSPECTION INFORMATION

1.2.1 Structure Over 50 Years Old
1.2.7 Fixer-Upper Information

## GROUNDS & APPURTENANCES

3.2.1 Voids/Undermining Present
3.6.2 Ledger - Not Present
3.6.3 Joist(s) - Overspanned
3.6.4 Joist Hangers - Missing Fasteners
3.6.5 Joist Hangers - Improper Fasteners
3.6.6 Support Post(s) - Improper Rim Joist Attachment/Bearing
3.6.7 Beam - Single Member Beam on Edge of Deck
3.6.8 Wood - Weathered/Aged Components
3.7.2 Stairs - Rise, Tread, and/or Nosing Design Deficiencies
3.8.2 Guard - Spacing Exceeded
3.8.3 Guard - Height Less Than 36"
3.8.4 Stair Guard - Spacing Exceeded
3.8.5 Handrail - Not Graspable
3.8.6 Handrail - Not Graspable
3.9.2 Carport Attachment to Main Structure - Improper Flashing
3.10.3 Masonry - Spalling
3.11.2 Gate Not Functioning Properly

## ROOF & RELATED COMPONENTS

4.4.4 Pitch - Installed on Less Than 2/12
4.7.1 Crown - Improper Design
4.7.4 Crown - Cracking
4.7.5 Flue Liner(s) - Cracking
4.7.6 Flue Liner(s) - Rain Cap/Spark Arrestor Missing

## EXTERIOR WALLS & COMPONENTS

5.2.5 Wall Protrusion(s) - Not Sealed/Flashed Properly

- 5.3.2 Aluminum Siding - Damaged
- 5.4.2 Wood - Water Damage to Component(s)
- 5.4.3 Flashing - Improper Installation
- 5.6.3 Soffit - Unsecured
- 5.8.1 Safety - Landing Missing (Main Egress Door)
- 5.8.3 Operation - Door Binding
- 5.8.4 Glass - Seal Failure
- 5.8.5 Storm Door Defects

### KITCHEN APPLIANCES

- 6.2.2 Safety - Anti-Tip Bracket Not Installed

### INTERIOR AREAS AND ITEMS

- 7.1.2 Multiple Cosmetic Concerns
- 7.3.4 Windows - Aged
- 7.3.6 Glass - Single Pane Present
- 7.3.7 Glass - Cracked Glass Present
- 7.3.8 Safety - Glass Within 5 Feet of Tub/Shower Safety Glazing Missing
- 7.6.2 Stairs - Inadequate Height Clearance
- 7.6.3 Handrail - Missing
- 7.6.4 Stairway - Light Not Present
- 7.7.2 Ceiling Clearance - Areas with Height Under 6 Feet

### LAUNDRY AREA

- 8.2.4 Dryer Vent - Within 5 Feet of Exterior HVAC Unit

### HEATING, COOLING, AND VENTILATION

- 9.2.1 Exterior Unit - Aged
- 9.2.11 Cooling Fins - Damage (Minor)
- 9.3.1 Interior Unit - Aged
- 9.4.1 Drain Pan - Not Present
- 9.5.3 Condensate Drain - Termination Not Found
- 9.6.2 Pipe Insulation - Deteriorated
- 9.13.1 Exhaust Fan - Not Present (Kitchen)
- 9.13.3 Exhaust Fan - Not Present (Bathroom)
- 9.14.6 Flue Vent - Improper Connection Orientation
- 9.14.7 Wood Stove - Unknown Clearance from Combustibles

- 9.15.1 Not Tested - Aged

### WATER HEATER

- 10.2.2 TPRV Pipe - Missing
- 10.3.2 Expansion Tank - Within 18" of Water Heater Inlet or Pressure Regulator

### PLUMBING SYSTEM & FIXTURES

- 11.1.2 Plumbing Fixtures - Not Sealed
- 11.2.1 Undersink Moisture Damage - Moderate to Heavy
- 11.3.2 Spigot(s) - Not Secured at Wall
- 11.3.3 Spigot(s) - Not Functional
- 11.6.1 General - Sealant Gaps/Missing
- 11.9.2 Toilet - Inadequate Clearance
- 11.11.5 Cast Iron/Galvanized - Aged Waste and Drain Pipes

### ELECTRICAL SYSTEM & COMPONENTS

- 12.5.1 Cover - Incomplete, Incorrect, or Missing Legend
- 12.5.7 Panel - Inadequate Working Clearance
- 12.7.5 Wiring - Braided Cloth NM Present
- 12.7.6 Electrical Box(es) - Missing Cover
- 12.7.7 Loose Receptacles and Switches - Improper Securement
- 12.8.1 AFCI - Upgrade Recommended
- 12.9.2 GFCI - Did Not Trip
- 12.10.2 Polarity Tester - Open Ground
- 12.12.1 Smoke Alarms - Not Present at all Recommended Locations
- 12.13.2 CO Alarm(s) - Not Present at Recommended Locations

### ATTIC, ROOF STRUCTURE, & VENTILATION

- 13.2.4 Pull Down Stairs - Not Insulated
- 13.6.3 Insulation - Additional Insulation Recommended
- 13.8.2 Masonry - Indications of Moisture

### FOUNDATION AREA

- 14.3.3 Foundation Walls - Painted with Masonry Sealant Paint
- 14.4.5 Subfloor - Moisture Staining Present (Area(s) of Plumbing)
- 14.4.6 Joists - Improper Boring of Holes
- 14.8.2 Insulation - Not Present Between Joists

### WATER, MOISTURE, & CONDENSATION (WMC)

- 15.3.2 Walls - Moisture Staining
- 15.3.3 Floor(s) - Water Stains/Damage
- 15.3.4 Door - Indications of Water Infiltration

### CRACKING, SETTLEMENT, & MOVEMENT (CSM)

- 16.2.1 Cracking - Minor

### ENVIRONMENTAL INFORMATION

- 18.2.2 Fungal Growth - Present on Surface(s)

# 1. INSPECTION INFORMATION

## INFORMATION

1.1.1 · General Info

### In Attendance

- Inspector

1.1.2 · General Info

### Type of Building

- Single-Family

1.1.3 · General Info

### Occupancy

- Vacant

1.1.4 · General Info

### Construction Year (Pulled From Online Sources)

1960

1.1.5 · General Info

### Inspection Type

- Pre-purchase

1.1.6 · General Info

### Applicable Standards of Practice

- State of Tennessee

1.1.7 · General Info

### Weather Conditions

- Clear

1.1.8 · General Info

### Temperature at the Time of Inspection

- 60-70 Degrees

1.1.9 · General Info

### Precipitation in the Last 48 hrs?

- No

1.1.10 · General Info

### Ground Condition

- Dry

1.1.11 · General Info

### Services Not Requested

***EXCL -*** *The client was offered these services during scheduling and through email communications prior to the inspection and did not elect to have these inspections or tests performed. Therefore, any and all concerns, defects, or hazards related to these additional services are* ***EXCLUDED*** *from this inspection.*

- **Radon Testing**
- **Indoor Air Quality Testing (Mold Testing)**

1.1.12 · General Info

### Structure Orientation

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

1.2.2 · Important Information/Limitations

### Inspection Scope & Limitations

Professional Home Inspections LLC performs all inspections in substantial compliance with the Tennessee Standards of Practice. This inspection of 123 Main Street, Tempe, Arizona 12345 for Tracer Riter included the readily accessible, visually observable, installed systems and components defined within those standards.

If a system or component listed in the Standards of Practice was present but not inspected, the reason will be stated in the report. This inspection is visual-only, non-invasive, not technically exhaustive, and not quantitative.

At times, the report may include comments that exceed the minimum Standards. These are provided as a courtesy when appropriate experience or supporting evidence allows, but they should not create an expectation that the Standards will be exceeded throughout the report. Any such comments will still include recommendations for evaluation or repairs by qualified professionals.

This report documents items that were, in my professional judgment, unsafe, significantly deficient, or not functioning as intended at the time of inspection. **All items noted as needing repair, replacement, maintenance, or further evaluation should be reviewed by qualified tradespeople during your contingency period to assess repair costs and to check for concealed issues not visible during a visual inspection.**

A home inspection cannot reveal every condition or latent defect. It reflects the property as it appeared at the time of inspection only. Weather changes, use, time, and occupant activity may reveal issues not present during the inspection, including but not limited to roof leaks, foundation moisture, plumbing leaks, or damage occurring during moving.

Please refer to the Tennessee Standards of Practice and your signed Inspection Agreement for the full scope and limitations of this inspection.

This inspection **does not provide a warranty or guarantee**, expressed or implied, regarding future performance of any system or component. The report should be used alongside the Seller's Disclosure, any Wood-Destroying Insect report, and estimates from qualified contractors to fully understand the home's condition and any associated repair costs.

Some level of risk is inherent in every property purchase. Unexpected repairs should be anticipated as a normal part of homeownership. A one-year home warranty is strongly recommended; if one is not included in the purchase, your Realtor can assist in obtaining one.

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1.2.3 · Important Information/Limitations

### Items Not Inspected and Other Limitations

**EXCL** – A home inspection includes only the visible and readily accessible components of the structure. Access to certain areas may be limited by vegetation, personal belongings, furnishings, stored items, floor coverings, finishes, or other conditions present at the time of inspection. **The inspector does not move ANY personal belongings, including but not limited to: furniture, rugs, stored items, or disturb any materials to gain access to any areas, items, or components.** When access is restricted, the ability to evaluate surfaces, electrical receptacles, closets, cabinet interiors, air registers, under-sink plumbing, or other items may be limited. Clients are encouraged to review these areas during their final walk-through or once full access is available.

The following items are outside the inspection scope: fences and gates, pools and spas, outbuildings or detached structures, refrigerators, washers/dryers, storm doors and windows, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm or intercom systems, and any item not permanently installed. Drop-ceiling tiles are not removed, and subterranean systems such as sewer lines, septic components, water service lines, and underground storage tanks are excluded.

Water and gas shutoff valves are ***not operated***, and any unplugged or shut-down component or appliance is ***not activated***, as the reason for its status is unknown, and activation may cause damage.

This inspection ***does not*** determine causes of defects; methods, materials, or costs of correction; manufacturer recalls; suitability for specialized uses; code compliance; market value; marketability; insurability; or the installation quality of inaccessible systems. The inspection does not require entering unsafe areas, performing

actions that may cause damage, operating systems that do not respond to normal controls, or moving insulation, personal items, furniture, equipment, vegetation, soil, snow, or debris that obstruct visibility.

**Environmental concerns are excluded**, including but not limited to asbestos, lead or lead-based paint, radon, mold, wood-destroying insects or organisms, rodents, pesticides, fungus, treated-lumber issues, Chinese drywall, mercury, or carbon monoxide.

1.2.4 · Important Information/Limitations

### Recommended Contractors & Professionals Information

All repairs, replacements, or further evaluations referenced in this report are strongly recommended to be performed by licensed professionals. Obtain copies of their receipts or invoices, as this documentation verifies that the work was completed by appropriately qualified individuals and preserves your protection. Licensed professionals are required to provide a one-year labor warranty, which may be void without proper documentation.

Professional Home Inspections LLC does not perform re-inspections of repairs. Most repairs involve invasive work beyond the visual scope of a home inspection. Contractor documentation and warranties provide stronger protection and appropriately shift responsibility for workmanship and defect resolution to the licensed professional performing the work.

In this report, the term “Qualified Professional” or “Qualified Person” refers to a contractor, company, or individual licensed and/or certified in the relevant field. The term "evaluation” indicates that, during their work, the professional may discover additional issues that fall outside the limitations of a visual inspection.

A “full evaluation” is recommended when a broader review of an entire system, component, or area is necessary. In these situations, the professional is expected to examine all associated parts and pieces to identify and quantify any and all concerns. Defects noted in the report for systems requiring a full evaluation should not be considered comprehensive; only a licensed professional performing an invasive examination can fully determine the extent of issues.

A list of recommended contractors can be found here:

**http://www.prohitn.com/recommended-pros/**

Any statements in this report regarding possible causes of damage or suggested repair methods are provided solely as a courtesy. These comments are based on visible conditions only and should not be relied upon as definitive. The licensed contractor performing the work is responsible for determining the true cause of a defect and the appropriate corrective measures. Their findings and recommendations supersede the information provided in this report.

A home inspection is ***qualitative, not exhaustive or quantitative***. It provides a general overview based on what was visible and accessible at the time of inspection. Some conditions may not be visible, accessible, or detectable, and contractors may uncover additional issues during their focused, invasive evaluations. For this reason, it is essential that clients follow all recommendations for evaluations, further evaluations, and full evaluations as outlined in the report.

1.2.5 · Important Information/Limitations

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Representative have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part,** to any third parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations, exclusions, and the conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

1.2.6 · Important Information/Limitations

### Detached Structures and/or Other Excluded Item(s) Present

**EXCL** - There were detached structures and/or excluded components present at this property. Detached garages, carports, outbuildings, and their related electrical systems were not inspected, as they fall outside the scope of a standard home inspection per the Standards of Practice and the signed inspection agreement.

Additional excluded items may include detached patios, decks, stairs, retaining walls, outdoor fireplaces, water features (such as koi ponds), pools, spas, and associated equipment or systems. Any components not directly and permanently attached to the main structure are not included in this inspection. If observations or comments are made about any excluded items, they are provided strictly as a courtesy and should not be interpreted as a comprehensive inspection or assessment. If any detached structures or components are of concern, an evaluation is recommended to be performed by qualified individuals prior to the end of your inspection contingency period.



1.2.8 · Important Information/Limitations

### Other Notes - Important Info

**INACCESSIBLE AREAS:** Some areas or components may have been inaccessible or only partly accessible at the time of inspection. No representations can be made regarding the condition of areas that could not be viewed. When full access is later available, additional concerns or hidden damage may be discovered; these conditions are excluded from this inspection.

**QUALITATIVE VS. QUANTITATIVE:** A home inspection is qualitative, not quantitative or technically exhaustive. When multiple similar deficiencies are present, they will be reported in general terms such as “multiple present.”

Exact counts are not provided. The repairing contractor must determine the full extent of any deficiency or damage.

**REPAIRS VS. UPGRADES:** This report references current safety and building standards. Some recommendations may involve items that were not required when the structure was built and could be considered non-conforming. Building standards evolve for safety and performance. Any upgrades noted in this report are not a complete list of all potential improvements. To identify all possible upgrades to today's standards, exhaustive evaluations by qualified tradespeople would be required.

**COMPONENT LIFE EXPECTANCY:** Components may function properly at the time of inspection yet fail later due to age or limited maintenance history. A life expectancy chart is available at: **http://prohitn.com/component-life-expectancies/**

**SPECIALTY TOOL LIMITATIONS:** Specialty tools or meters may have been used as a courtesy to provide additional insight. Their use is beyond the scope of a standard home inspection. Quantitative readings (such as moisture, temperature, or electrical load) are not documented, and values visible in photos should not be solely relied upon, as readings may vary with differing conditions.

**PHOTOGRAPHS:** Photos included in this report are for general reference and do not capture every instance of a defect.

**TYPOGRAPHICAL ERRORS:** While proofread, typographical errors may be present. Please contact me if clarification is needed.

**ACKNOWLEDGMENT:** Please acknowledge once you have completed reading this report, so I may assist with any questions.

1.2.9 · Important Information/Limitations

### Defect Categorization and Standards of Practice

In accordance with the Tennessee Standards of Practice, home inspectors are required to report on ***Significant Defects, defined as items or components that are unsafe or not functional***. While the primary focus is on identifying these **Significant Defects**, this report may also include **Moderate** or **Minor** concerns noted during the inspection. These additional comments are **provided as a courtesy** to offer a more comprehensive understanding of the structure's condition.

These categorizations reflect my professional judgment based on visible conditions at the time of inspection. However, the recommendation provided in each narrative is more important than its color or category. You may personally consider certain items more or less significant based on your experience or comfort level.

Neglecting repairs, servicing, or maintenance can allow "**Minor**" items to become "**Moderate**," and "**Moderate**" to become "**Significant**." Categorization is simply a tool for context, not a substitute for careful review.

**PLEASE NOTE**: The inclusion of **Moderate** or **Minor** issues does not imply that all such issues have been identified. This inspection is **not exhaustive**, and some non-significant items may go undocumented. The primary goal is to focus on **Significant** defects, while still offering added value through broader observations when appropriate.

## LIMITATIONS/EXCLUSIONS

1.2.1 · Important Information/Limitations

### Structure Over 50 Years Old

**AGED/LMT** - This structure was over 50 years old at the time of inspection. All building systems and components have finite life spans, and due to age alone, repairs or replacements of various items should be expected over time. Structures of this era were not constructed to today's standards, and the inspection of their components is based on current functionality and visible condition, not on how they compare to modern code requirements.

While safety and performance upgrades may be recommended in this report, the inspection should not be expected to identify all possible improvements based on current construction practices. Home inspections do not constitute code-compliance evaluations, and today's building standards have changed significantly since this structure was built. Clients wishing to assess potential modernization or code upgrades should consult with a licensed general contractor, electrician, or other qualified professional for further evaluation.

Older structures may also contain concealed or latent defects that are not visible during a non-invasive inspection, such as deterioration behind walls, under insulation, or beneath floor coverings. These concealed areas are excluded from the scope of this inspection. Future renovations or repairs may reveal additional conditions that could require further corrective work. Every reasonable effort was made to identify visible concerns during the inspection; however, it is not possible to detect every issue, particularly in structures of this age.

MODERATE CONCERNS | AGED

1.2.10 · Important Information/Limitations

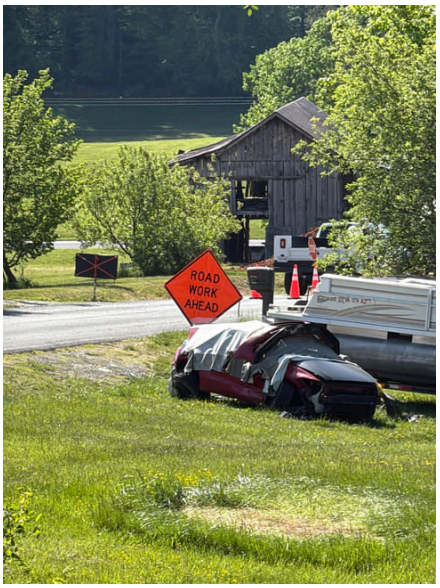
### Water Supply - Inspection Limited Due to Municipal Work

General

The municipality was performing waterline work at the time of the inspection, resulting in no water service to the structure.

Consequently, all systems and components that depend on water supply (e.g., faucets, toilets, water heater, irrigation) were not tested or observed. This limitation prevents verification of their condition or functionality.

Any defects or deficiencies that may exist in these water-dependent components could not be identified and should be evaluated once water service is restored.




## RECOMMENDATIONS

1.2.7 · Important Information/Limitations

### Fixer-upper Information

This structure appeared to be in a "fixer-upper" condition. Numerous items and components were aged, incomplete, deteriorated, and/or in need of repair, replacement, or upgrade. Due to the extent and nature of the observed conditions, it is highly likely that additional issues may exist beyond those identified in this limited, visual inspection, especially in concealed areas or areas not fully accessible.

It is recommended to obtain evaluations and cost estimates from qualified contractors across all relevant trades to better understand the scope of needed repairs and updates. Renovation costs can vary significantly, and careful budgeting and planning should be considered before proceeding with the purchase of this property.

⚠ MODERATE CONCERNS

# 2. UTILITY SHUTOFF LOCATIONS

## INFORMATION

2.1.1 · Electric Service Shutoff

### Main Breaker / Service Disconnect Location

- **At Main Breaker in the Electrical Panel**

2.1.2 · Electric Service Shutoff

### Electrical Service Disconnect Information

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



2.2.1 · Water Shutoff

### Water Shutoff Valve Location

- **Water Heater Area**

2.2.2 · Water Shutoff

### Water Shutoff Valve Information

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



# 3. GROUNDS & APPURTENANCES

## INFORMATION

3.1.1 · General Information

### Grounds Inspection Overview

The grounds and related exterior site components were inspected at visible and accessible areas, including driveways, walkways, grading and drainage, vegetation, porches, patios, exterior flatwork, decks, balconies, stairs, ramps, guards, railings, retaining walls, appurtenant roofs, sunrooms or screened-in areas, carports, and gas meter or LP tank areas where present.

The inspection consisted of a visual evaluation of conditions that may impact drainage, structural performance of site-built improvements, or safe access to and around the structure. This inspection does not include engineering analysis of soil conditions, grading design, structural capacity of site-built components, or future performance of site features.

**LMT** – Portions of the grounds may have been concealed by vegetation, finishes, stored items, or seasonal conditions. Subsurface drainage systems, buried utilities, underground structures, and concealed components are excluded from this evaluation.

3.2.2 · Driveway And Walkway Condition

### Driveway Material

- Gravel

3.2.3 · Driveway And Walkway Condition

### Walkway Material

- Concrete

3.2.4 · Driveway And Walkway Condition

### Driveway/walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present, such as cracking, displacement, or other damage, will

also be reported as a courtesy. These comments are not intended to represent an all-inclusive listing, as the Standards of Practice only require reporting of conditions that may affect the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

3.3.1 · Grading/Lot Drainage

### Grading/drainage Conditions

- **Satisfactory Grading**

3.3.2 · Grading/Lot Drainage

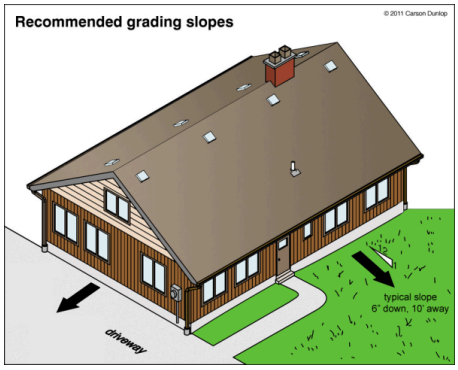
### Grading/drainage Overview

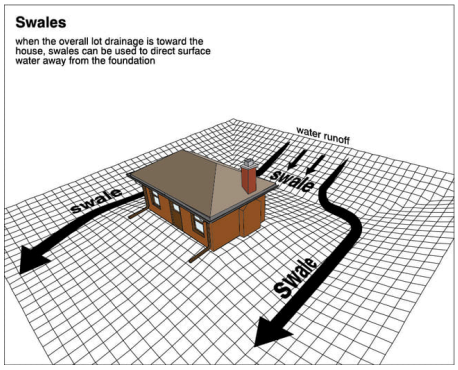
The grounds adjacent to the structure were inspected to assess slope and drainage conditions. Proper grading is essential to direct rainwater away from the foundation and reduce the risk of moisture intrusion. Ideally, the soil should slope away from the structure with approximately a 6-inch drop in the first 10 feet (5% grade). When this slope cannot be achieved, the use of swales, drains, or other water management systems may be necessary to effectively divert runoff.

Any flat or low-lying areas near the foundation should be backfilled and regraded as needed to reduce the risk of water pooling, foundation settlement, and potential moisture intrusion into below-grade areas. No significant grading deficiencies were visible at the time of inspection unless otherwise noted in this report.

**LMT**: The evaluation of grading and lot drainage was limited to conditions observed at the time of inspection. The effectiveness of these conditions can vary over time based on weather, seasonal changes, landscaping modifications, or site alterations. Heavy rainfall, snowmelt, or prolonged wet conditions may reveal deficiencies not visible during the inspection, including those related to poor soil drainage, erosion, or malfunctioning downspouts and gutters. It is also important to note that dry weather can mask active drainage problems, and signs of moisture intrusion may only appear during or after significant rainfall events.

**For a more complete understanding of the property's drainage history, it is strongly recommended to review the Seller's Disclosure for any known moisture-related issues and to consult directly with the seller(s) for additional information.**




3.4.1 · Vegetation Observations

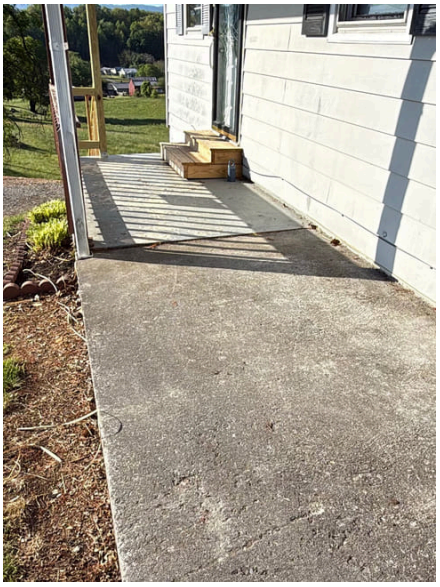
### Vegetation Information

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

3.5.1 · Porch(es), Patio(s), & Flatwork

### Porch, Patio, & Flatwork Information

Any porches, stoops, patios, and/or other applicable masonry or concrete surfaces were inspected for damage and other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



3.6.1 · Decks

### Deck Information

The deck and related components were inspected at visible and accessible areas for indications of moisture-related damage, structural concerns, and safety issues. No reportable conditions were present unless otherwise noted in this report.

Deck construction varies widely, and many decks are not built by specialists. As a result, important details related to support, connections, flashing, and safety are sometimes overlooked. Additionally, building standards for decks have evolved over time, and older decks may not meet current safety practices.

The evaluation performed during this inspection was limited to a visual assessment of readily observable conditions. It does not confirm compliance with current building standards or guarantee structural performance. If further assurance of the deck's condition or safety is desired, evaluation by a qualified contractor experienced in deck construction is recommended.

3.7.1 · Stairs, Steps, & Ramps

### Stairs, Steps, & Ramps Information

The stairs, steps, and/or ramps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

3.8.1 · Guards & Rails

### Guards & Rails Information

The guards and rails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant defects or safety concerns. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

3.9.1 · Carport Area

### Carport Information

The carport area was inspected by examining the concrete slab or asphalt, and the roof and it's related support looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



3.10.1 · Retaining Wall

### Retaining Wall Material (Visible Portions)

- **CMU Block**

3.10.2 · Retaining Wall

### Retaining Wall Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.



## LIMITATIONS/EXCLUSIONS

3.11.1 · Fence

### Fences Not Inspected

**EXCL -** A fence was present at the property. Fences and gates fall outside the scope of a home inspection and are not inspected per the Standards of Practice. The condition and functionality of the fence are excluded from this inspection. Any comments made regarding the fence are provided solely as a courtesy and should not be interpreted as a complete evaluation or an all-inclusive list of deficiencies.

## RECOMMENDATIONS

3.2.1 · Driveway And Walkway Condition

### Voids/undermining Present

FRONT WALKWAY

Void(s) or some degree of undermining were present beneath portions of the referenced concrete slab(s)/flatwork. This condition is typically the result of soil settlement, consolidation, or erosion beneath the slab. Undermined areas may lead to cracking, displacement, or further settlement of the concrete over time. Repairs or stabilization of the affected area(s) as needed to ensure proper support of the slab(s) is recommended to be performed by a qualified concrete contractor.

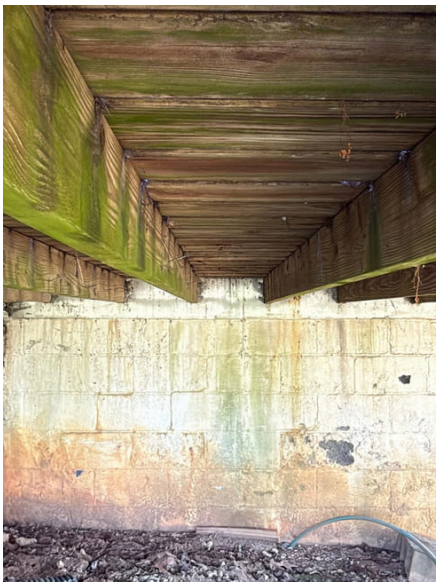


MODERATE CONCERNS

3.6.2 · Decks

### Ledger - Not Present

The deck did not contain a true ledger board in all areas. A ledger is required when a deck is connected to the structure for proper bearing and attachment. Repairs to the deck as needed, including adding a proper ledger is recommended to be performed by a qualified contractor.



MODERATE CONCERNS

3.6.3 · Decks

### Joist(s) - Overspanned

There were deck joists that were overspanned, meaning the distance between supports exceeded what is typically allowed for the size and spacing of the joists. Overspanning can lead to excessive deflection, bounce, or long-term structural issues. An evaluation of the joist spans with repairs, reinforcement, or replacement as needed is recommended to be conducted by a qualified deck contractor. This is typically addressed with the installation of a girder mid-span.

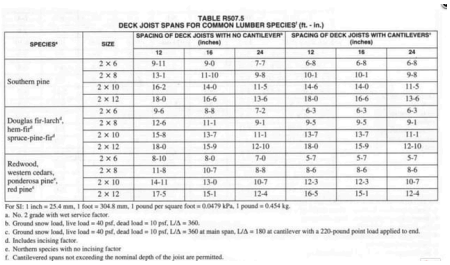


TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES[f] (ft. - in.)

| SPECIES[a] | SIZE | SPACING OF DECK JOISTS WITH NO CANTILEVER[b] (inches) | | | SPACING OF DECK JOISTS WITH CANTILEVERS[c] (inches) | | |
|---|---|---|---|---|---|---|---|
| | | 12 | 16 | 24 | 12 | 16 | 24 |
| Southern pine | 2 × 6 | 9-11 | 9-0 | 7-7 | 6-8 | 6-8 | 6-8 |
| | 2 × 8 | 13-1 | 11-10 | 9-8 | 10-1 | 10-1 | 9-8 |
| | 2 × 10 | 16-2 | 14-0 | 11-5 | 14-6 | 14-0 | 11-5 |
| | 2 × 12 | 18-0 | 16-6 | 13-6 | 18-0 | 16-6 | 13-6 |
| Douglas fir-larch[d], hem-fir[d] spruce-pine-fir[d] | 2 × 6 | 9-6 | 8-8 | 7-2 | 6-3 | 6-3 | 6-3 |
| | 2 × 8 | 12-6 | 11-1 | 9-1 | 9-5 | 9-5 | 9-1 |
| | 2 × 10 | 15-8 | 13-7 | 11-1 | 13-7 | 13-7 | 11-1 |
| | 2 × 12 | 18-0 | 15-9 | 12-10 | 18-0 | 15-9 | 12-10 |
| Redwood, western cedars, ponderosa pine[e], red pine[e] | 2 × 6 | 8-10 | 8-0 | 7-0 | 5-7 | 5-7 | 5-7 |
| | 2 × 8 | 11-8 | 10-7 | 8-8 | 8-6 | 8-6 | 8-6 |
| | 2 × 10 | 14-11 | 13-0 | 10-7 | 12-3 | 12-3 | 10-7 |
| | 2 × 12 | 17-5 | 15-1 | 12-4 | 16-5 | 15-1 | 12-4 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. No. 2 grade with wet service factor.
b. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360.
c. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied to end.
d. Includes incising factor.
e. Northern species with no incising factor
f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.



⚠ MODERATE CONCERNS

3.6.4 · Decks

### Joist Hangers - Missing Fasteners

There were joist hangers present where not all manufacturer-required fastener locations were utilized to secure the joists. Joist hangers are designed to perform properly only when all specified fasteners are installed. Missing fasteners can reduce the load-carrying capacity of the connection and may contribute to movement or failure over time.

Installation of the proper fasteners in all required locations, in accordance with manufacturer installation requirements, is recommended to be performed by a qualified contractor.

⚠ MODERATE CONCERNS

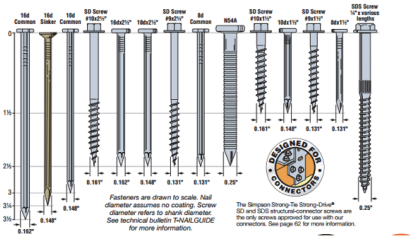
3.6.5 · Decks

### Joist Hangers - Improper Fasteners

Improper fasteners were used to secure the joist hanger(s) on the deck. Joist hangers require manufacturer-approved fasteners (such as Simpson-Strong-Tie nails or structural screws) to achieve the necessary shear strength for safe load transfer. The use of improper nails, drywall screws, or other fasteners can compromise the connection, increasing the risk of joist movement, loosening, or structural failure under load.

The installation of proper, manufacturer-approved fasteners is recommended to be performed by a qualified contractor to help ensure the deck framing is adequately supported.

https://www.youtube.com/watch?v=FXvNpa81hxc



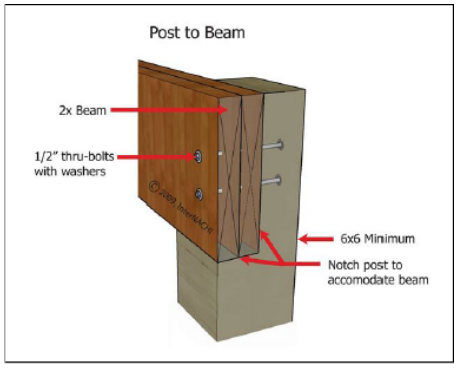


⚠ MODERATE CONCERNS

3.6.6 · Decks

### Support Post(s) - Improper Rim Joist Attachment/Bearing

There were support posts for the deck that were positioned alongside the rim joists, with fasteners used to carry the load rather than the rim joists bearing directly on the posts. Building standards require rim joists to bear properly on support posts, either by resting directly on the post or by being notched into it, rather than relying on fasteners for vertical support. Repairs to achieve proper bearing of the rim joists are recommended to be performed by a qualified contractor.



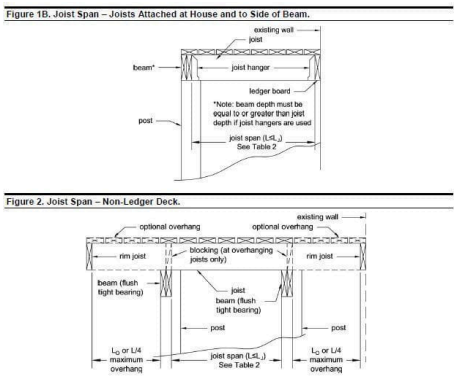



⚠ MODERATE CONCERNS

3.6.7 · Decks

### Beam - Single Member Beam on Edge of Deck

The deck was constructed without the use of beams or girders supporting the joists along their span. In such designs, the outer band joist functions structurally as a beam and should consist of a doubled member for adequate load support. A single band joist was present here. An evaluation with any necessary repairs or modifications are recommended to be performed by a qualified deck contractor to ensure the deck is properly supported and compliant with current standards.



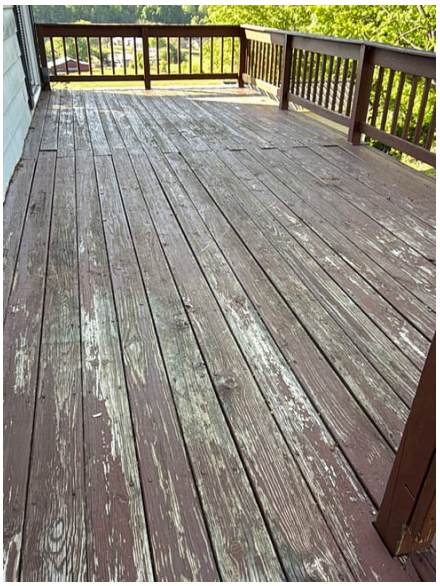



⚠ MODERATE CONCERNS

3.6.8 · Decks

### Wood - Weathered/Aged Components

There was weathered wood present on the deck(s), stairs, and/or other related components. This can include splitting, bowing, or damage of the decking boards, guards, and/or framing. An evaluation of the deck with repairs or replacement of any damaged or compromised wood is recommended to be performed by a qualified contractor.



⚠ MODERATE CONCERNS

3.7.2 · Stairs, Steps, & Ramps

### Stairs - Rise, Tread, and/or Nosing Design Deficiencies

FRONT OF STRUCTURE

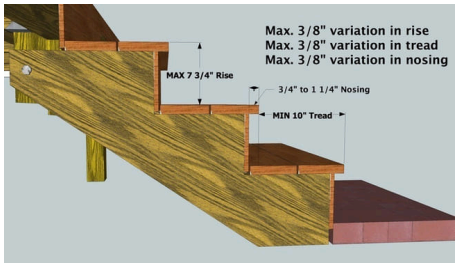
**SFTY** - The stairs contained one or more conditions that do not meet current safety guidelines and may present a potential trip hazard. One or more of the following conditions may be present:

- Riser heights in excess of 7 3/4″.
- Tread depths less than the recommended 10″.
- Tread nosing projections greater than 1 1/4″ or less than 3/4″.
- Non-uniform risers, treads, and/or nosings, with variations exceeding the allowable 3/8″ between adjacent components.

These conditions can increase the likelihood of slips, trips, or falls. Consultation with a contractor who specializes in stair construction is recommended to discuss possible repairs or modifications for improved safety.

For more context on the risks associated with stair-related injuries, refer to this article:

[Injuries on Stairs Occur in All Age Groups and Abilities – Reuters]





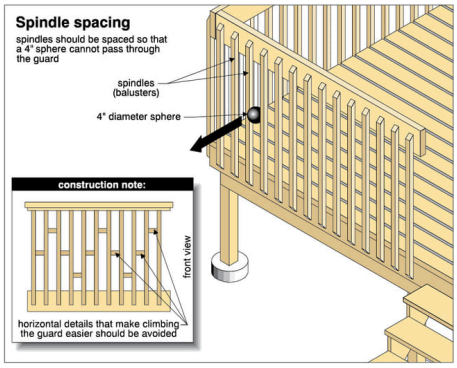

MODERATE CONCERNS | SAFETY CONCERN

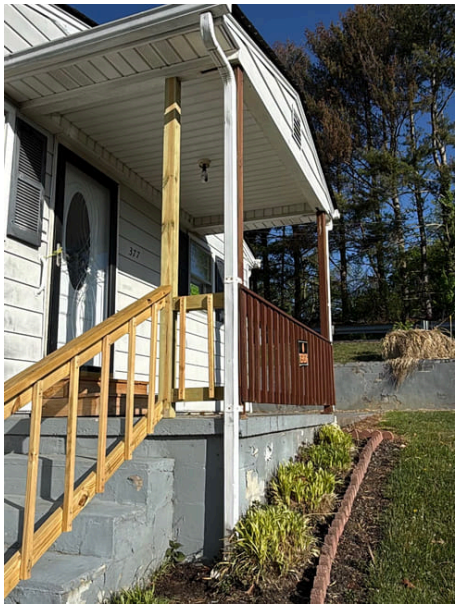
3.8.2 · Guards & Rails

### Guard - Spacing Exceeded

FRONT OF STRUCTURE - REAR OF STRUCTURE

**SFTY** - The referenced guard had spacing present that would allow the passage of a 4-inch sphere. Current safety standards require that guards be designed so as not to allow the passage of a 4-inch sphere through them. Safety upgrades or modifications are recommended to be conducted here by a qualified person.



MODERATE CONCERNS SAFETY CONCERN

3.8.3 · Guards & Rails

## Guard - Height Less Than 36"

FRONT OF STRUCTURE - REAR OF STRUCTURE

**SFTY** - The guard height was lower than 36 inches. Current standards require guards to be at least 36 inches in height for safety. Safety upgrades or modifications are recommended to be performed as needed by a qualified person to achieve the proper height.

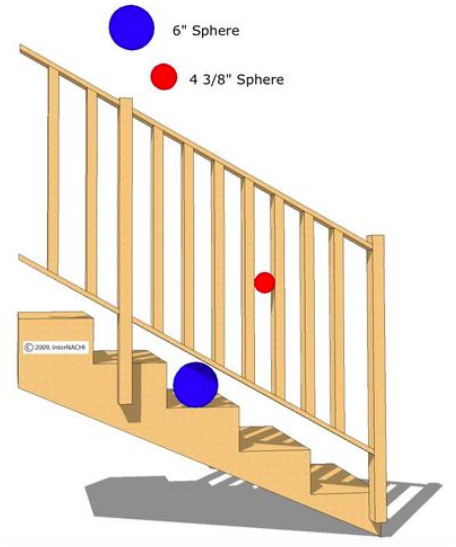
MODERATE CONCERNS SAFETY CONCERN

3.8.4 · Guards & Rails

## Stair Guard - Spacing Exceeded

FRONT OF STRUCTURE

**SFTY** - The stair guard had spacing that would allow the passage of a 4⅜-inch sphere through the balusters and/or a 6-inch sphere beneath them. Current safety standards prohibit openings of these sizes to reduce the risk of child entrapment or falls. Safety upgrades or repairs are recommended to be performed by a qualified contractor.






MODERATE CONCERNS | SAFETY CONCERN

3.8.5 · Guards & Rails

### Handrail - Not Graspable

FRONT OF STRUCTURE

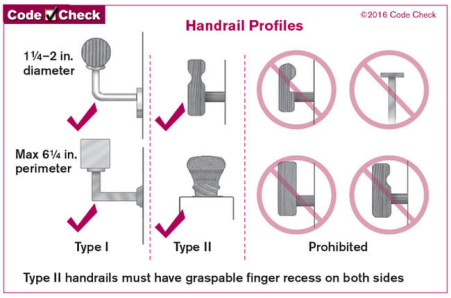
**SFTY** - The handrail at the referenced stairway or ramp was not considered “graspable” by today’s safety standards. Modern building guidelines require handrails to meet specific dimensional and clearance criteria to allow for a secure grip while ascending or descending. Improperly sized or shaped handrails can reduce stability and increase the risk of falls. Safety upgrades to install a properly graspable handrail are recommended to be performed by a qualified person.

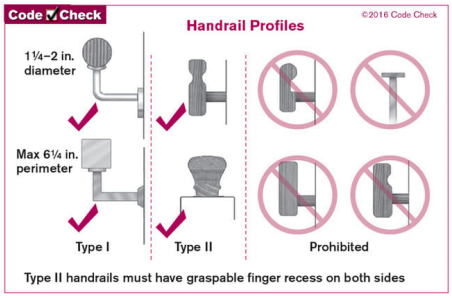
MODERATE CONCERNS | SAFETY CONCERN

3.8.6 · Guards & Rails

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MODERATE CONCERNS | SAFETY CONCERN

3.9.2 · Carport Area

## Carport Attachment to Main Structure - Improper Flashing

CARPORT

There were **unconventional attachment methods** used to connect the carport to the main structure, and the connection **lacked proper flashing**. The absence of flashing may permit water infiltration at the junction, potentially leading to moisture intrusion and corrosion of fasteners.

Repair or replacement of the attachment with code-compliant flashing and secure fasteners, as required by building standards, is recommended to prevent future water damage.

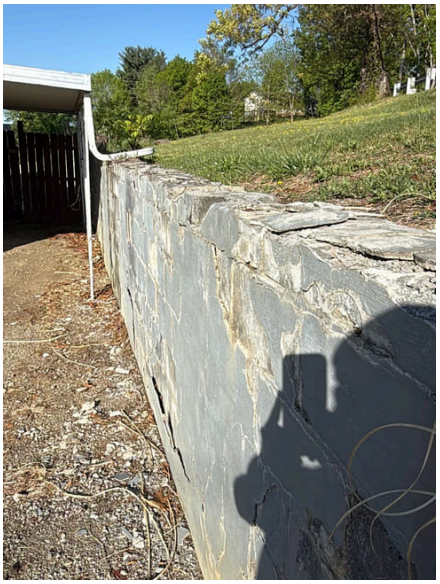


MODERATE CONCERNS | INSTALLATION DEFECT

3.10.3 · Retaining Wall

### Masonry - Spalling

Spalling of the masonry was present on portions of the retaining wall. This is most likely due to moisture/water infiltrating the masonry, and as this moisture freezes in winter months damage to the masonry occurs. Repairs or replacement of any damage is recommended to be performed as needed by a qualified mason.



⚠ MODERATE CONCERNS

3.11.2 · Fence

### Gate Not Functioning Properly

RIGHT SIDE OF STRUCTURE

The referenced gate(s) were damaged and/or not functioning properly at the time of inspection. Issues may include sagging, misalignment, or hardware deficiencies that can hinder proper operation. Repairs or adjustments as needed to restore proper function and security are recommended to be performed by a qualified contractor.



⚠ MODERATE CONCERNS

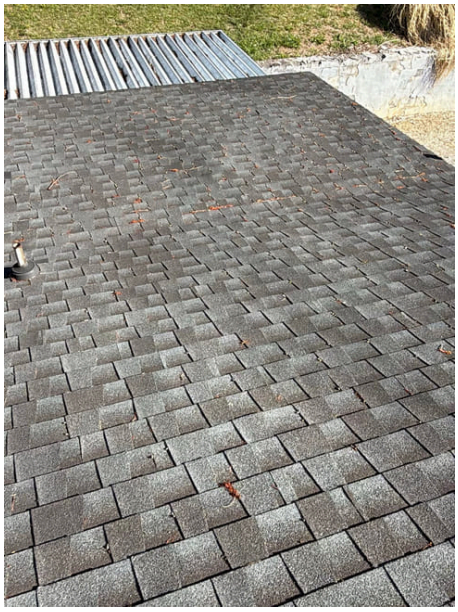
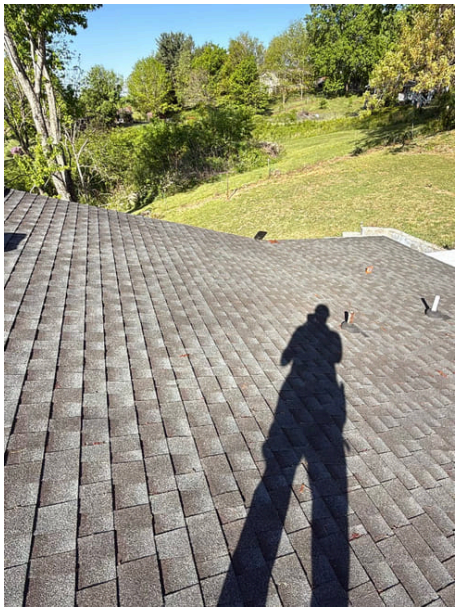
# 4. ROOF & RELATED COMPONENTS

## INFORMATION

4.1.1 · General Info

### Roof Views



4.1.2 · General Info

### Roof Covering Material

- **Architectural Composition Shingles**

4.1.3 · General Info

### Roof Inspection Overview

The roof inspection included a visual evaluation of the roof covering, flashings, penetrations, chimneys, skylights, plumbing vents, and other roof protrusions, as applicable. Accessible portions of the gutter and downspout systems were also reviewed. Where accessible, visible portions of the roof structure were observed from within the attic, and interior ceilings were viewed for indications of past or present moisture intrusion that may be related to the roofing system.

Roof systems are exposed to weather and environmental conditions and are subject to gradual wear over time. Some roof-related conditions, including intermittent leaks or moisture intrusion, may only become apparent during

or after certain weather events and may not be observable during a visual inspection. The inspection reflects the visible conditions present on the day of the inspection only.

4.2.1 · Inspection Method

**Inspection Method(s)**

- Walked the Roof

4.2.2 · Inspection Method

**Amount of Roof Safely Walkable**

- 90+%

4.2.3 · Inspection Method

**Roof Walking Limitations**

- N/A

4.2.4 · Inspection Method

**Inspection Method Information**

The roof was inspected using the method(s) referenced above. Roof inspections are visual in nature and are limited to conditions that could be safely accessed and viewed using the selected inspection method. When the roof was not walked or fully walked, the inspection was limited to the portions that could be safely accessed and viewed from the selected method (ladder, drone, or ground). These viewing methods provide a more restricted perspective than a full walkable inspection and may not reveal conditions visible at close range. Any limitations were due to factors noted in the above-referenced “Roof Walking Limitations.”

**LMT –** All comments regarding the roof covering and any roof area components should be interpreted in the context of the inspection method used. Conditions may exist in areas not walked or not safely accessible. Portions of the roof covering and its related components may not have been fully visible due to viewing angle, distance, roof height, pitch, or other accessibility limitations. Conditions may exist in areas that were not observable during this inspection. ***If a more intensive evaluation is desired, consultation with a qualified roofing contractor before the end of your inspection contingency is recommended.***

4.3.1 · Roof Surface Condition

**Roof Surface Information**

This section focuses on the condition of the underlying roof plane and deck rather than the roof covering material itself. This evaluation included looking for visible sagging, concaved areas, uneven or inconsistent planes, ridge irregularities, or other conditions that may indicate movement, deflection, or structural concerns beneath the roof covering. No indications of significant roof surface irregularities were visible at the time of inspection unless otherwise noted in this report.

**LMT** - This assessment is limited to conditions that were visually apparent at the time of inspection. The roof covering was not removed, and concealed conditions within the roof structure or decking may not be visible. No conclusions are made regarding the cause of any surface irregularities unless specifically noted elsewhere in this report.

4.4.1 · Shingles

**Shingles Stage of Life Estimation**

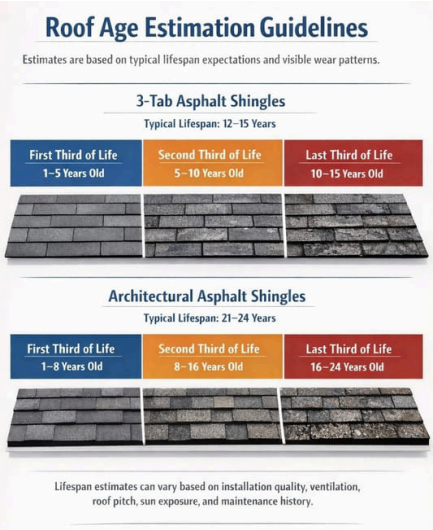
- **First to Second Third of Life**

4.4.2 · Shingles

### Shingles Stage of Life Information

As part of the inspection process, an estimate was made regarding the stage of service life the roof covering appeared to be in at the time of inspection. This estimate was based on typical lifespan expectations and visible wear patterns and should not be interpreted as a precise determination of age or a guarantee of remaining service life.

These estimates are intended as general guidelines only. Actual roof lifespan can vary significantly based on factors such as material quality, installation quality, ventilation, roof pitch, sun exposure, weather conditions, and maintenance history.




4.4.3 · Shingles

### Shingles Information

The roof covering was comprised of asphalt composition shingles, as identified above (*3-tab or Architectural)*. Asphalt shingles are manufactured using a fiberglass reinforcement mat, layered with asphalt, and finished with ceramic-coated granules that provide color and protection against wind, rain, and ultraviolet (UV) exposure. *Architectural (dimensional) shingles* are generally thicker and heavier than traditional *3-tab shingles* and typically offer enhanced durability, wind resistance, and service life; however, performance and longevity vary based on multiple factors.

In accordance with the Standards of Practice, the remaining lifespan of the roof covering was not estimated due to the numerous variables that influence wear and aging. These variables include shingle quality, number of installed layers, roof orientation, roof pitch, climate conditions, shingle color, attic ventilation, and the presence of overhanging vegetation or debris accumulation.

The visible portions of the shingles were inspected using the above-referenced inspection method. The shingles were viewed for indicators of improper installation, damage or advanced aging, including granule loss, curling, delamination, loss of adhesion, exposed fiberglass mat, and other conditions that may affect performance. No significant defects were observed at visible areas unless noted elsewhere in this report.

**LMT** – Asphalt shingles are required to be installed in accordance with the manufacturer's specifications to maintain warranty coverage. Verification of proper fastening, underlayment installation, and flashing details is not possible without invasive inspection methods, which fall outside the scope of a standard visual home inspection.

4.5.1 · Vents/Roof Protrusions

### Roof Protrusion Type(s)

- **Plumbing Stack Vent(s)**

4.5.2 · Vents/Roof Protrusions

### Roof Protrusions Information

The visible roof protrusions, including plumbing stack vents, associated rain boots, exhaust vents, and other roof penetrations, were inspected using the above-referenced inspection method. These components were viewed for proper installation, clearance, securement, boot integrity, and any indicators of damage, deterioration, or moisture entry. Interior attic areas (if accessible) were also viewed for any signs of leakage associated with these penetrations. No significant defects were observed at visible areas unless noted elsewhere in this report.



4.6.1 · Roof Flashings

### Roof Flashing Information & Limitations

The visible portions of roof-related flashings, including drip edge, sidewall, headwall, counter, and step flashings, as applicable, were inspected using the above-referenced inspection method. These components were viewed for proper installation, securement, and any indications of damage, deterioration, or moisture entry. Because most flashing materials are concealed beneath roof coverings or wall claddings, only limited portions of these assemblies are visible during a home inspection. Their performance is often evaluated indirectly by observing for evidence of moisture intrusion on interior ceilings or on the roof decking from within the attic, where accessible. No significant defects were observed at visible areas unless noted elsewhere in this report.

**LMT** - Most flashing materials are concealed and cannot be evaluated without invasive measures. Conditions may exist in covered or inaccessible areas that were not visible at the time of inspection.

4.7.2 · Chimney

### Chimney Material

- **Brick**

4.7.3 · Chimney

### Chimney Information

The visible portions of the chimney(s) were inspected using the above-referenced inspection method. The chimney crown or chase cover, exterior masonry or cladding, chimney flashings, and visible portions of the flue liner(s) were viewed for indications of damage, deterioration, improper installation, or moisture entry. Because chimney flashing is often concealed beneath roof coverings on masonry chimneys, and wall claddings typically obscure flashing on framed chases, only limited portions of these components were visible. The interior attic area (if accessible) and adjacent interior ceilings were also viewed for indications of leakage related to the chimney assembly. No significant defects were observed at visible portions unless noted elsewhere in this report.

**LMT** - Large portions of chimney flashing are concealed beneath roofing materials or behind claddings and cannot be evaluated without invasive measures. Because chimney flashings are among the most common sources of roof leaks, ongoing monitoring of interior ceilings around the chimney is recommended, and evaluation by a

qualified roofing contractor, initially or as part of routine annual maintenance, is recommended if a more comprehensive assessment is desired.



4.8.1 · Gutters/Downspouts

### Gutters & Downspouts Information

The gutter and downspout systems were inspected for proper securement, visible damage, debris accumulation, and adequate diversion of rainwater away from the structure. While no deficiencies were observed at visible areas at the time of inspection unless otherwise noted in this report, gutters require ongoing maintenance. Regular cleaning is recommended to prevent clogs that could lead to overflow, which may cause damage to fascia, roof sheathing, or saturate soil near the foundation.

**LMT** - Testing for leaks, blockages, the internal condition of drainpipes, or the exact termination point of any downspout(s) is beyond the scope of a home inspection. If there were downspout(s) present that terminated below grade, their connection to a drain tube or underground piping could not be confirmed. The condition or performance of any such below-grade drainage components was not visible and could not be evaluated.

## LIMITATIONS/EXCLUSIONS

4.8.2 · Gutters/Downspouts

### Gutter Guard Present

**LMT** - A gutter covering system was present. These covers prevent leaves and organic debris from entering the gutters and clogging downspouts. Leaves and debris will still cover this "guard" and should be cleaned as a part of routine maintenance. This "guard" also prevented visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

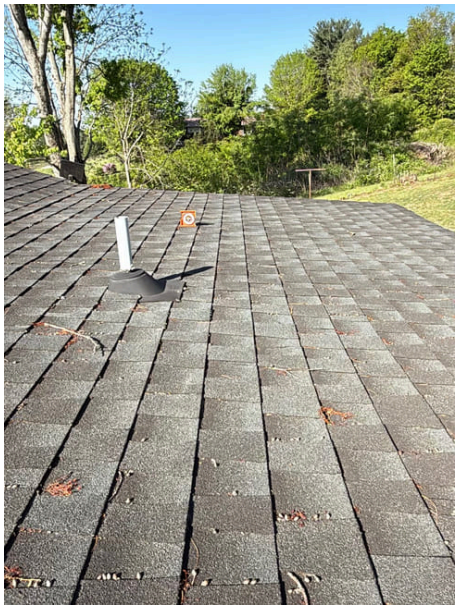
## RECOMMENDATIONS

4.4.4 · Shingles

### Pitch - Installed on Less Than 2/12

RIGHT SIDE OF STRUCTURE

Shingles were installed on a roof slope of less than 2/12 pitch. Standard asphalt shingles are not approved for installation on slopes below 2/12, as these low-slope conditions can allow water to infiltrate between the shingles due to reduced runoff and capillary action. Roofing materials specifically rated for low-slope applications, such as standing seam metal panels, EPDM rubber membranes, TPO, or other approved coverings, are recommended in these areas. An evaluation and replacement of the shingles with an appropriate low-slope roofing material is recommended to be performed by a qualified roofing contractor.

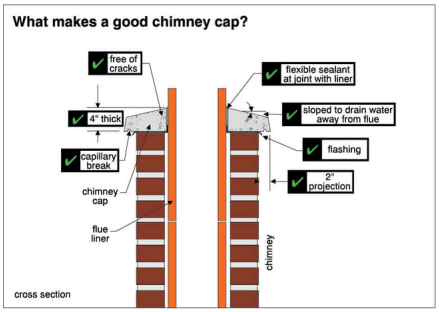





SIGNIFICANT DEFECTS

4.7.1 · Chimney

### Crown - Improper Design




There were deficiencies present at the chimney crown that limited its ability to properly shed and divert rainwater away from the masonry chimney. Chimney crowns are commonly found to be improperly constructed and should be designed to promote drainage, extend beyond the chimney walls, and include proper detailing to reduce moisture intrusion (capillary breaks). Deficiencies at the crown can allow water penetration and contribute to masonry deterioration, cracking, or freeze–thaw damage over time. Evaluation of the chimney crown, with repairs or replacement made as needed, is recommended to be performed by a qualified chimney professional.

MODERATE CONCERNS

4.7.4 · Chimney

### Crown - Cracking

There were cracks present in the chimney crown. Openings in the crown can allow rainwater to penetrate the masonry below, which may freeze and expand during colder temperatures, leading to accelerated deterioration, spalling, and moisture intrusion into the structure. An evaluation of the chimney crown is recommended to be performed by a qualified chimney sweep or masonry professional, with repairs or replacement made as needed to help protect the chimney and structure from moisture-related damage.



⚠ MODERATE CONCERNS

4.7.5 · Chimney

### Flue Liner(s) - Cracking

Cracks were present on visible portions of the clay flue liner(s). When subjected to heat during use, these cracks can expand, potentially compromising the flue's ability to safely contain combustion gases and protect the surrounding structure from heat or flame. Evaluation and any necessary repairs are recommended to be performed by a qualified chimney sweep. For more information regarding cracking in flue liners, see the following resource:
https://www.youtube.com/watch?v=uAkg0-RDGCA



⚠ MODERATE CONCERNS

4.7.6 · Chimney

### Flue Liner(s) - Rain Cap/Spark Arrestor Missing

The flue liner(s) were not protected by a rain cap and/or spark arrestor as required by building standards. A properly installed rain cap helps prevent rainwater from entering the flue, which can cause internal moisture damage, cracking of the flue liner, or deterioration of the chimney structure. It also helps prevent the entrance of debris, birds, and other wildlife. A spark arrestor helps reduce the risk of embers exiting the flue and igniting nearby combustible materials.

Installation of a properly fitted chimney rain cap and spark arrestor, as applicable, is recommended to be performed by a qualified chimney sweep or contractor in accordance with current building standards.

LOW-LEVEL CONCERNS

# 5. EXTERIOR WALLS & COMPONENTS

## INFORMATION

5.1.1 · General Info

### Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)









5.1.2 · General Info

### Exterior Inspection Overview

Exterior components of the structure were inspected at visible and accessible areas, including wall coverings, exterior doors, windows, trim, soffits, fascia, overhangs, flashings, exterior penetrations, vents, and other related appurtenances.

The inspection consisted of a visual evaluation for indications of damage, deterioration, moisture intrusion, improper installation, or other reportable conditions affecting performance or durability.

**LMT** - In accordance with industry standards, a representative sample of similar exterior components was inspected when multiple comparable elements were present, such as wall coverings, windows, trim, soffits, and overhangs. Some areas may not have been fully visible due to height, vegetation, stored items, or other obstructions.

When indications of moisture-related deterioration were suspected at exterior wood components, probing was performed where permitted by the Standards of Practice. Hidden damage may exist beyond visible surfaces and could not be determined during a visual inspection.

Elevated exterior areas that were not safely accessible were viewed from the ground or other available vantage points only. Reportable conditions may exist in locations that could not be safely reached for closer evaluation.

5.2.1 · Walls/Cladding

**Cladding Material**

- Aluminum Siding

5.2.2 · Walls/Cladding

**Wall Construction Type**

- Wood Framed

5.2.3 · Walls/Cladding

**Vegetation/belongings Obscuring Wall(s) Visibility?**

- No

5.2.4 · Walls/Cladding

**Wall and Cladding Information**

The walls and wall cladding were inspected for significant damage, proper flashing details, potential water entry points, and related concerns. No visible deficiencies were observed at the time of inspection unless otherwise noted in this report.

**LMT** - Where vegetation or stored items were present, these materials may have limited visual accessibility of some exterior wall surfaces and could have obscured spigots, receptacles, or other components. **Plants, shrubbery, and belongings are not moved** during the inspection; therefore, the inspection of such areas was limited to visible portions only.

5.3.1 · Aluminum Siding

**Aluminum Siding Information**

Aluminum siding was present at the structure. Aluminum siding was commonly installed in residential construction from the 1940s through the 1970s and is generally considered a durable exterior cladding when properly maintained. Due to its age and material characteristics, it is common for aluminum siding to contain minor dents, dings, waviness, surface oxidation, or fading. These conditions are often cosmetic in nature and may not significantly affect performance.

Aluminum siding is thinner and more susceptible to impact damage than modern vinyl or fiber cement products. Care should be taken when performing exterior work, landscaping, or maintenance activities to avoid additional deformation. Periodic inspection and maintenance of fasteners, seams, and sealants can help prolong the service life of the cladding.

No reportable conditions were present at visible areas unless otherwise noted in this report.

5.4.1 · Window Exteriors

### Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected for visible damage, improper flashing, clearance from grade, and other reportable conditions. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

**EXCL** – Window screens are not required to be inspected, and their presence, absence, and/or condition are excluded from the scope of a home inspection. If window screens are important to you, it is recommended to consult with the seller(s) regarding their presence and condition.

---

5.5.1 · Wall Flashings

### Wall Flashing Information & Limitations

Visible portions of exterior flashings (such as Z-flashings, drip caps, and others, as applicable) were inspected for significant deficiencies. No reportable conditions were observed at accessible and visible areas at the time of inspection unless otherwise noted in this report.

**LMT - In most cases, flashings are concealed beneath wall claddings and are not fully visible**. As a result, their functionality must often be inferred by checking for signs of moisture intrusion or damage in areas where flashings should be, or are presumed to be, present.

---

5.6.1 · Eaves/Overhangs/Fascia

### Soffit & Fascia Material

- **Aluminum-Clad Fascia**
- **Aluminum Soffit**

---

5.6.2 · Eaves/Overhangs/Fascia

### Overhangs Information

Visible portions of the roof overhangs were inspected, looking for water damage or other significant defects. No reportable conditions were present at visible areas unless otherwise noted in this report.

**LMT** – Portions of the underlying wood components may not have been visible where fascia and/or soffit were clad with vinyl or aluminum. Hidden damage may exist in concealed areas that could not be visually inspected.

---

5.7.1 · Sealant/Paint Overall

### Paint and Sealant Information

Exterior paints and sealants are intended to provide a protective barrier against moisture intrusion, ultraviolet exposure, and weather-related deterioration of underlying materials. Visible portions of exterior paint and sealant were inspected for conditions such as wear, peeling, cracking, failed caulking, inadequate coverage, and other readily observable deficiencies at accessible areas.

Maintenance of exterior paint and sealants is an ongoing responsibility and is often an annual or periodic task, depending on exposure, materials, and climate. This maintenance may be performed by the homeowner or by qualified professionals as needed to maintain proper protection of exterior components.

**LMT** - Due to the nature of paint and sealant maintenance, this report should not be relied upon as a comprehensive listing of all areas that may require application, reapplication, or upkeep. It should be expected that some areas are currently in need of maintenance or will require attention in the near future, even if not specifically identified in this report.

---

5.8.2 · Exterior Doors

### Doors Information

All exterior doors were inspected for damage, proper flashing, overall condition, and operation. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**LMT**: Handlesets (deadbolts and door handles) are not tested for functionality using keys, as re-keying or replacement is typically recommended for new homeowners due to security concerns. Evaluation of deadbolts and handles is therefore limited to alignment and operation only (i.e., latching, locking, and fit within the frame).

## RECOMMENDATIONS

5.2.5 · Walls/Cladding

### Wall Protrusion(s) - Not Sealed/Flashed Properly

ELECTRICAL GEC - HVAC LINESET

There were item(s) protruding through the exterior wall that were not properly sealed or flashed. Unsealed or improperly flashed penetrations can allow moisture and insect infiltration into the wall cavity, which may result in concealed damage or deterioration over time. Repairs to properly seal or flash all exterior wall penetrations as needed to prevent moisture intrusion and pest entry are recommended to be performed by a qualified contractor.





⚠ MODERATE CONCERNS

5.3.2 · Aluminum Siding

### Aluminum Siding - Damaged

RANDOM AREAS AROUND THE STRUCTURE

Portions of the aluminum siding were damaged, loose, and/or had holes present from past modifications. Repairs or replacement of the siding as necessary to prevent moisture infiltration is recommended to be performed by a qualified professional.





MODERATE CONCERNS

5.4.2 · Window Exteriors

### Wood - Water Damage to Component(s)

LEFT SIDE OF STRUCTURE

There were indications of water damage present at the exterior window trim, sills, jambs, and/or sash(es) of the referenced window(s). This type of deterioration is commonly associated with prolonged moisture exposure and can contribute to further material decay, air or water infiltration, and reduced energy efficiency over time.

An evaluation of the affected window(s), with repairs or replacement of damaged components made as needed to restore proper function and weather resistance, is recommended to be performed by a qualified exterior contractor.



SIGNIFICANT DEFECTS

5.4.3 · Window Exteriors

### Flashing - Improper Installation

RANDOM AREAS AROUND THE STRUCTURE

There were windows that were not flashed, sealed, and/or finished off properly. This can allow water to infiltrate the building envelope, potentially leading to moisture damage to interior finishes or framing. Repairs or replacement are recommended to be performed by a qualified exterior contractor as needed for proper water management



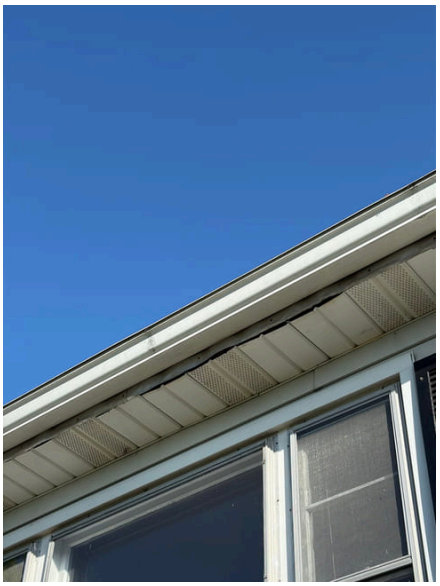

MODERATE CONCERNS | INSTALLATION DEFECT

5.6.3 · Eaves/Overhangs/Fascia

### Soffit - Unsecured

LEFT SIDE OF STRUCTURE

Soffit material was present that was not properly secured at the referenced area(s). Unsecured soffit can allow for pest intrusion and further displacement during high winds. Proper securement of any loose soffit is recommended to be performed as needed by a qualified professional.

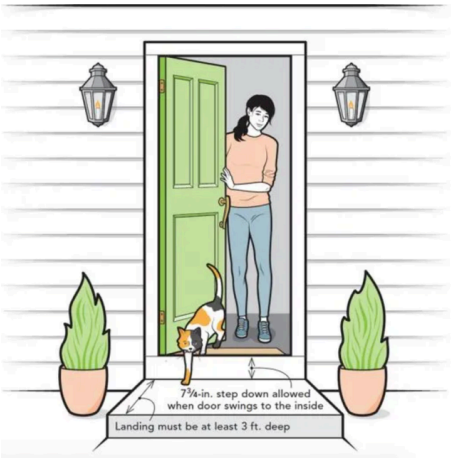


LOW-LEVEL CONCERNS

5.8.1 · Exterior Doors

### Safety - Landing Missing (Main Egress Door)

**SFTY** - A proper landing was not present outside of the main egress door. Current building standards recommend a landing at least 36 inches deep outside of the main egress door to provide space for a person to safely open and unlock the door. The installation of a proper landing at the main egress door is recommended to be performed as an upgrade or repair as applicable by a qualified contractor.







MODERATE CONCERNS

5.8.3 · Exterior Doors

### Operation - Door Binding

REAR OF STRUCTURE

The referenced door was binding against the jamb, threshold, and/or floor. This condition can impact proper operation and may lead to wear or damage over time. Adjustments or modifications are recommended to be performed as needed by a qualified person to ensure smooth and functional operation.

LOW-LEVEL CONCERNS

5.8.4 · Exterior Doors

### Glass - Seal Failure

REAR OF STRUCTURE

Seal failure was present on the referenced door glass. This is where the double pane glass loses its adhesion with the spacer, allowing moisture/debris to enter in between the panes. This affects energy efficiency and impairs visibility. Replacement of the glass is recommended to be conducted by a window or glazing contractor.



MODERATE CONCERNS

5.8.5 · Exterior Doors

### Storm Door Defects

FRONT OF STRUCTURE

Though the condition of storm doors are not included in a home inspection, this narrative will be included when functional issues exist with the door. An evaluation of the door with repairs or replacement made as needed for proper functionality is recommended to be performed by a qualified professional.



MODERATE CONCERNS

# 6. KITCHEN APPLIANCES

## INFORMATION

6.1.1 · Dishwasher

### Dishwasher Information

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

6.2.1 · Oven, Range, & Cooktops

### Energy Source

- Electric

6.2.3 · Oven, Range, & Cooktops

### Range Anti-tip Bracket Presence

- Not Present

6.2.4 · Oven, Range, & Cooktops

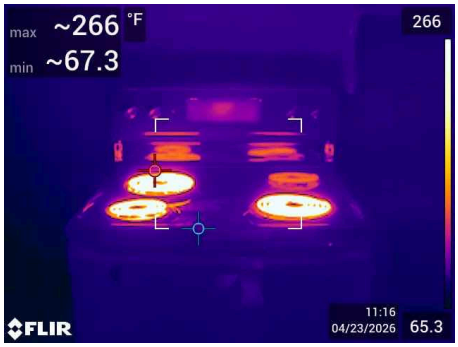
### Oven, Range, & Cooktop Information

The range, cooktop, and/or oven were operated using normal user controls to verify basic functionality. Electric heating elements were activated, and gas burners were ignited where applicable, to confirm that heat was produced. The oven was operated in “Bake” mode to verify basic heating operation.

This inspection is limited to confirming response at normal operating controls. Temperature calibration, self-cleaning functions, convection features, timers, safety interlocks, and other advanced or specialty functions were not tested. No disassembly was performed.

No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report. If additional performance verification or testing of advanced features is desired, further evaluation by a qualified appliance professional is recommended.









6.2.5 · Oven, Range, & Cooktops

### Range Anti-Tip Bracket Information

Range appliances are recommended to be secured with an anti-tip bracket designed to prevent the appliance from tipping forward if weight is placed on the open oven door. These brackets are an important safety device intended to reduce the risk of serious injury, particularly to children, that can occur if a range tips forward while in use. Anti-tip brackets typically secure one of the rear legs of the appliance to the floor or wall and are generally not visible without partially moving or tilting the appliance.

**LMT** – Confirmation of the presence and proper engagement of an anti-tip bracket may be limited by several conditions. Verification typically requires carefully tilting or pulling the appliance away from the wall, which may not be performed when doing so could disturb gas piping, damage flooring, or cause personal belongings located on or around the appliance to fall. In some installations, design features such as lower storage drawers may also prevent visual confirmation of the bracket. Because of these limitations, the presence or engagement of the anti-tip device may not always be verified during a home inspection. ***Confirmation of proper installation and engagement of the anti-tip bracket is recommended prior to closing or after taking ownership of the structure.***

## LIMITATIONS/EXCLUSIONS

6.1.2 · Dishwasher

### Dishwasher Controls - Taped, Unable to Test

Kitchen

The dishwasher controls were found to be taped, preventing operation of the unit. Because the controls could not be disengaged, the dishwasher was not tested for functional performance. Consequently, the operational condition of the dishwasher could not be verified at the time of inspection. A functional test should be performed after the tape is removed to determine proper operation.



MONITOR (SUBSEQUENT OBSERVATION) INQUIRE W/SELLER

6.3.1 · Refrigerator

### Refrigerators Not Inspected

**EXCL** - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them or the cabinetry around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.



## RECOMMENDATIONS

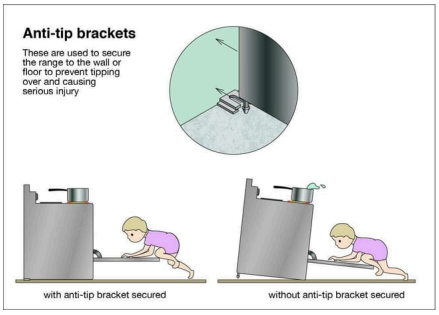
6.2.2 · Oven, Range, & Cooktops

### Safety - Anti-Tip Bracket Not Installed

**SFTY** - An anti-tip bracket was either not installed for the range or was not functioning to prevent tipping. An anti-tip bracket is designed to prevent the range from tipping over if weight is applied to the open oven door, such as a child stepping or sitting on it. Ranges typically contain a warning label inside the oven door with additional information. Anti-tip brackets are available at home improvement stores for approximately ten dollars. Installation of an anti-tip bracket is recommended to be performed by a qualified person for safety.

http://www.sears.com/ search=anti%20tip%20bracket%20for%20oven

⚠ MODERATE CONCERNS




# 7. INTERIOR AREAS AND ITEMS

## INFORMATION

7.1.1 · General Info

### Room Views









7.1.3 · General Info

### Bedroom Locations

Bedrooms are identified beginning with the master bedroom. Bedroom 2 is designated as the bedroom located the shortest distance from the master, with subsequent bedrooms numbered based on their relative distance from the master as applicable.

7.2.1 · Cabinetry, Countertops, & Associated Finishes

### Cabinetry, Countertops, and Associated Finishes Information

Kitchen cabinetry, kitchen island cabinetry (if present), countertops, bathroom cabinetry, and bathroom mirrors were inspected at visible and accessible areas. A representative number of cabinet doors and drawers were operated to evaluate general condition and operation. No reportable conditions were present unless otherwise noted in this report.

7.3.1 · Windows

### Window Glazing

- Double Pane

7.3.2 · Windows

### Personal Belongings Blocking Window Operability?

- No

7.3.3 · Windows

### Windows Information

The windows were inspected by operating a representative number to evaluate functionality, overall condition, and the presence of any visible defects such as damage, broken glass, or failed seals. Their operation was tested where accessible, and no reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**LMT**: Access to some windows may be limited by furnishings, personal belongings, or other obstructions. The inspection of these areas is limited to visible and accessible portions only.

Reporting on double-pane (insulated) glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection. Seal failure may not be visibly apparent at the time of inspection due to temperature, humidity, or lighting conditions, and desiccant materials within the spacer can temporarily mask the condition. When present, visible indications of seal failure, such as condensation, debris, or haze between panes, are reported; however, this should not be considered a comprehensive list of affected windows.

***If insulated glass seal failure is a concern, consultation with a licensed window or glass repair contractor is recommended for further evaluation.***

7.4.1 · Closets

### Closet Surfaces Visually Obstructed?

- **No**

7.4.2 · Closets

### Closets Information

The closets were inspected by testing the operation of their doors and visually reviewing accessible wall, ceiling, and floor surfaces for significant defects or damage. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

**LMT**: Visibility within some closets may be limited by personal belongings, shelving systems, or stored materials in occupied homes, and by built-in shelving in vacant ones. Inspection of these areas is therefore limited to visible and accessible portions only.

7.5.1 · Interior Doors

### Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

7.6.1 · Stairs, Rails, & Guards

### Stairs Information

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

7.7.1 · Wall & Ceiling Surfaces

### Wall and Ceiling Surfaces Information

Visible portions of the interior walls and ceilings were inspected for indications of moisture intrusion, structural movement, or other significant defects. No reportable conditions were present unless otherwise noted in this report.

**LMT** - The condition of wall and ceiling coverings is evaluated only at visible and accessible areas. Components located behind finishes, such as framing, insulation, vapor barriers, or concealed moisture damage, are not visible and are excluded from this inspection. If suspended (drop) ceiling tiles were present, **the tiles were not removed** to allow visual access to overhead components or concealed areas. As a result, conditions above ceilings or behind wall coverings could not be fully evaluated. Additionally, decorative finishes or minor cosmetic conditions (such as paint blemishes, nail pops, minor settlement cracks, or normal wear) fall outside the scope of this inspection and are not considered reportable defects.

7.8.1 · Floor Condition

### Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies such as structural movement, visible damage, or safety concerns. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

The condition or cosmetic appearance of floor coverings (such as carpet, tile, laminate, or vinyl) is not within the scope of a home inspection and is therefore excluded, except where obvious signs of a significant defect are present (e.g., major cracking, loose sections, or safety hazards).

**LMT** - Additionally, the condition of building components located beneath floor coverings, including subflooring, framing, or underlayment materials, is not visible and excluded from this inspection.

## LIMITATIONS/EXCLUSIONS

7.3.5 · Windows

### Windows Covered Over

Downstairs

**LMT** - The referenced window(s) were covered and could not be accessed for inspection. As a result, functionality and condition could not be determined. These window(s) are excluded from this inspection. It is recommended that the client confirm proper operation prior to closing.

## RECOMMENDATIONS

7.1.2 · General Info

### Multiple Cosmetic Concerns

**LMT** - Cosmetic defects, general wear and tear, and other aesthetic imperfections were present throughout the structure. These may include scuffs, stains, small holes, surface cracks, scratches, dents, worn finishes, displaced trim, and similar conditions. Such imperfections may occur on visible surfaces, including, but not limited to, walls, ceilings, floors, cabinetry, and other finish materials.

Cosmetic defects are surface-level conditions that affect appearance but do not impact the function of the structure or its systems. These items fall outside the scope of a standard home inspection. Any cosmetic conditions mentioned in this report are noted as a courtesy and should not be interpreted as a comprehensive list. If cosmetic concerns are important to the client, obtaining repair or replacement estimates from the applicable qualified tradespeople is recommended.

SIGNIFICANT DEFECTS

7.3.4 · Windows

### Windows - Aged

**AGED** - The functionality of the window(s) in the structure was impaired due to their age. Various age-related deficiencies were present; the conditions listed in this report should not be considered an all-inclusive accounting of potential issues. A comprehensive evaluation by a qualified window contractor is recommended to assess the condition of all windows and perform any necessary repairs or replacements to ensure proper operation.

MODERATE CONCERNS

7.3.6 · Windows

### Glass - Single Pane Present

**AGED** - Windows with single-pane glass were present in the structure. While single-pane glass is not inherently considered a defect, it is significantly less energy efficient than modern insulated glazing units and has largely been phased out of residential construction for this reason. Consultation with a contractor familiar with energy-efficient upgrades is recommended to explore potential window replacement options.

MODERATE CONCERNS

7.3.7 · Windows

### Glass - Cracked Glass Present

LIVING ROOM - DOWNSTAIRS BEDROOM - UPSTAIRS BEDROOM(S)

Cracked glass was present at the referenced window(s). Cracked or broken window glass can present safety hazards, reduce energy efficiency, and allow for potential water intrusion if not properly sealed. Replacement of the affected glass or the entire window, as needed, is recommended to be performed by a qualified window company or glazing contractor.





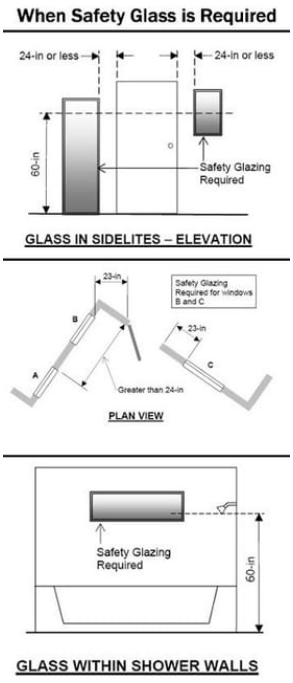
MODERATE CONCERNS

7.3.8 · Windows

## Safety - Glass Within 5 Feet of Tub/Shower Safety Glazing Missing

DOWNSTAIRS BATHROOM

**SFTY** - Window glass was present over the tub or shower, or within 5 feet horizontally of the tub or shower, and was not visibly designated as tempered. Current safety standards require that glass located within 5 feet vertically or horizontally of a tub or shower be tempered or otherwise safety-rated to reduce the risk of injury if broken. Consultation with a window installation contractor is recommended to evaluate options, which may include replacement with tempered glass or the application of approved safety window film.



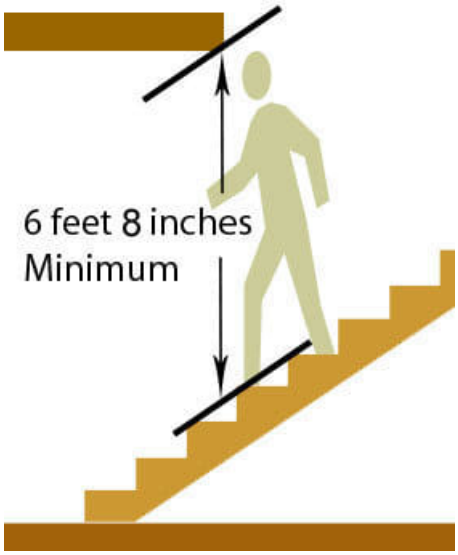


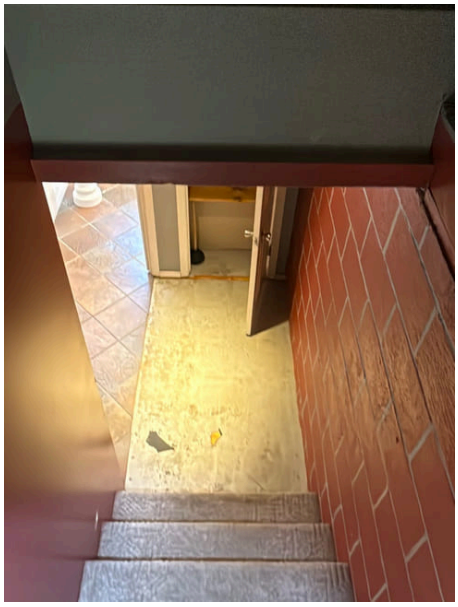

MODERATE CONCERNS

7.6.2 · Stairs, Rails, & Guards

### Stairs - Inadequate Height Clearance

**SFTY** - The stairway had inadequate height/head clearance in areas. 6'8" of clearance is recommended for safety. I recommend consulting with a qualified contractor regarding any improvements that could be made.



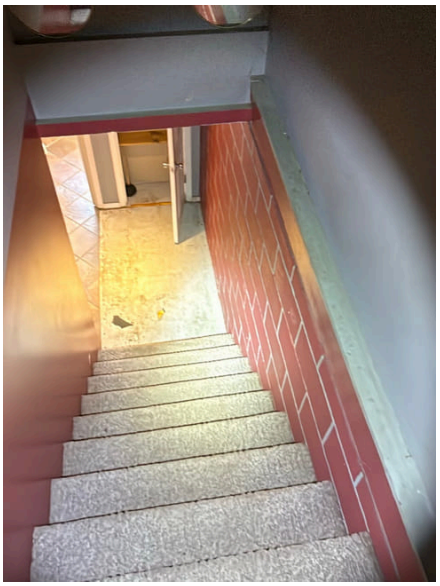
MODERATE CONCERNS

7.6.3 · Stairs, Rails, & Guards

### Handrail - Missing

**SFTY** -There was no handrail installed along the stairway at the time of inspection. Handrails are an important safety feature that provide stability and support while ascending or descending stairs, helping to reduce the risk of slips and falls.

The installation of a continuous handrail is recommended to be performed by a qualified person. The handrail should extend from a point directly above the top stair tread nosing to a point directly below the bottom stair tread nosing to provide proper support throughout the full travel path.



MODERATE CONCERNS SAFETY CONCERN

7.6.4 · Stairs, Rails, & Guards

### Stairway - Light Not Present

**SFTY** - A light fixture was not present to illuminate the stairway, creating a potential trip and fall hazard. Building standards require stairways to be provided with an artificial light source controlled by a 3-way switch at both the top and bottom landings for safety. The installation of a properly wired light fixture and 3-way switch control is

recommended to be performed by a licensed electrician to ensure adequate illumination for safety.

MODERATE CONCERNS SAFETY CONCERN

7.7.2 · Wall & Ceiling Surfaces

### Ceiling Clearance - Areas with Height Under 6 Feet

REFERENCED AREAS DOWNSTAIRS HALLWAY

There were areas where the ceiling clearance measured less than 6 feet in height.

These low-clearance zones were identified at the referenced locations within the structure. Occupants should be aware of the reduced headroom to avoid potential head injuries when moving through or performing activities in these areas. Safe navigation of these spaces is recommended.



SAFETY CONCERN

# 8. LAUNDRY AREA

## INFORMATION

8.1.1 · Laundry Area & Related Plumbing

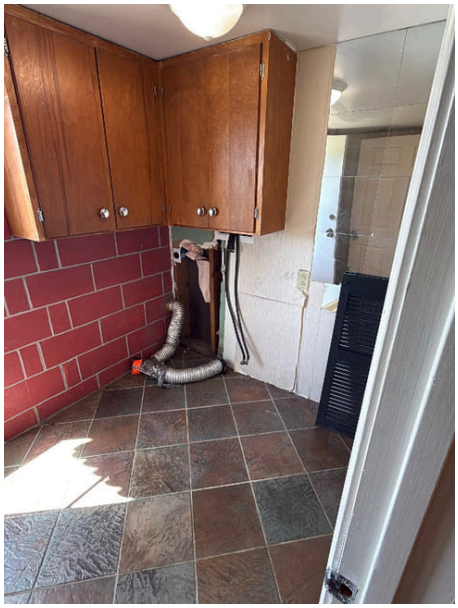
### Laundry and Related Plumbing Information

The laundry area was inspected at visible portions only. The inspection included the surrounding wall and floor surfaces, accessible electrical receptacles, the water supply valves, the drain connection, and other visible components. If a washer and/or dryer were present, the inspection focused on the accessible portions around the appliances.

Washing machines and dryers (*if present*) were not operated during the inspection. These appliances are considered transient, non–built-in equipment and fall outside the required operating scope under the Standards of Practice. If no washing machine was present, the supply valves were briefly operated to check for visible leakage. The standpipe drain could not be tested under load, as proper drainage testing requires a washing machine to discharge water into the drain.

No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

**LMT** – Large portions of the laundry plumbing, electrical connections, and wall/floor surfaces may be concealed by installed appliances. Washers and dryers were not moved (*if present*), and connected hoses prevented the operation of supply valves and the testing of the standpipe under load. The inspection was limited to visible and accessible areas only.





8.2.1 · Dryer Energy Source & Venting

**Dryer Energy Source**

- Electric

8.2.2 · Dryer Energy Source & Venting

**Dryer Vent Termination Point**

- Exterior

8.2.3 · Dryer Energy Source & Venting

**Dryer Vent Information**

The dryer vent was inspected to confirm proper exterior termination. No visible defects were present at the accessible portions unless otherwise noted in this report. **It is highly recommended to have the entire dryer duct professionally cleaned prior to dryer use, as this maintenance is often neglected by homeowners.** Lint buildup or blockages within dryer vent systems are a leading cause of residential fires each year.

**LMT** – The full length of the dryer duct is typically not visible or fully accessible during a standard home inspection, as much of the vent system is concealed within wall cavities or ceilings.

## LIMITATIONS/EXCLUSIONS

8.1.2 · Laundry Area & Related Plumbing

**Water Off**

**EXCL** - The water supply was off and the water valves were not inspected for functionality. I recommend confirming proper operation prior to closing.

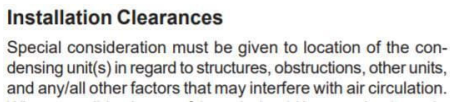
## RECOMMENDATIONS

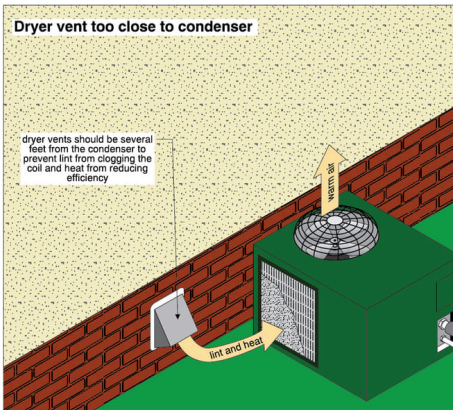
8.2.4 · Dryer Energy Source & Venting

**Dryer Vent - Within 5 Feet of Exterior HVAC Unit**

LEFT SIDE OF STRUCTURE

The dryer vent was located within five feet of the exterior HVAC unit. This condition can allow lint accumulation on the cooling fins and may reduce the efficiency of the HVAC system due to warm air discharge near the unit. A minimum of five feet of clearance between the dryer vent and the HVAC unit is recommended. Repairs to achieve the proper clearance are recommended to be performed by a qualified contractor.






⚠ MODERATE CONCERNS

# 9. HEATING, COOLING, AND VENTILATION

## INFORMATION

9.1.1 · General Info

### HVAC System Inspection Overview

The inspection of the HVAC system was limited to a non-invasive visual observation of accessible components and the system's response to normal operating controls (the thermostat) in heating and cooling modes (**when weather conditions permitted**). The inspection did not include disassembly, invasive testing, refrigerant analysis, or verification of internal component condition. Access panels intended for homeowner removal and not requiring tools were removed when accessible.

The most common residential HVAC systems in this area are ***split systems*** and ***package units***.

• ***Split systems*** typically consist of an exterior condenser or heat pump and an interior air handler or furnace connected by refrigerant lines, electrical wiring, and ductwork.

• ***Package units*** are self-contained exterior systems that combine heating and cooling components into a single cabinet, commonly used where interior space is limited.

The system type present was visually identified and noted in this report; however, operational testing and performance evaluation were limited to normal user controls only, and no technically exhaustive evaluation was performed.

HVAC manufacturers recommend **annual servicing** to help maintain system efficiency, reliability, and longevity. Routine servicing typically includes inspection of electrical components, refrigerant levels, airflow, safety controls, condensate management, and overall system operation.

Because servicing history cannot be confirmed during a visual inspection, it is **strongly recommended** that the client inquire with the seller(s) regarding:

• The date of the most recent professional HVAC service

• Any available maintenance or repair records

• Whether the system has been serviced within the past year

***If annual servicing cannot be confirmed, an evaluation and servicing of the HVAC system by a qualified HVAC contractor is recommended to be performed prior to the end of the inspection contingency period.*** **This will not be applicable for systems less than one year of age.*

**EXCL** - The inspection excluded air purifiers, electric air cleaners, UV filtration devices, humidifiers, dehumidifiers, and other similar indoor air quality or specialty HVAC accessories. These components are considered ancillary equipment, are outside the scope of a standard home inspection, and were not inspected or tested. No representation is made regarding their condition, operation, effectiveness, or maintenance requirements.

9.2.2 · Exterior Unit(s) - Split System

### Exterior Unit Information

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

**LMT** - The cooling function of conventional **air conditioning systems** is not tested when outdoor temperatures are ***below 60°F***, as operating under such conditions can cause damage to the compressor and other components. Likewise, the **cooling function of heat pump systems** is not tested when outdoor temperatures are ***below 40°F***, unless the system is specifically equipped with low-ambient controls. These operational limitations are in place to prevent potential equipment damage; therefore, the cooling functionality of applicable systems may be excluded from testing under such conditions.



9.2.3 · Exterior Unit(s) - Split System

### Exterior Unit Location

- Left Side of Structure

9.2.4 · Exterior Unit(s) - Split System

### Exterior Unit Energy Source & Type

- Electric Condensing Unit (Heat Pump)

9.2.5 · Exterior Unit(s) - Split System

### Exterior Unit Manufacturer

- Undetermined

9.2.6 · Exterior Unit(s) - Split System

### Exterior Unit Manufacture Year

- Undetermined

9.2.7 · Exterior Unit(s) - Split System

### Exterior Unit Max Circuit Breaker Amperage

- Undetermined

9.2.8 · Exterior Unit(s) - Split System

### Exterior Unit Overcurrent Protection Amperage

- Undetermined

9.2.9 · Exterior Unit(s) - Split System

### Exterior Unit Tonnage

- Undetermined

9.3.2 · Interior Unit(s) - Split System

### Interior Unit(s) Information

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






9.3.3 · Interior Unit(s) - Split System

### Interior Unit(s) Location

- Basement

9.3.4 · Interior Unit(s) - Split System

### Interior Unit(s) Energy Source and Distribution

- Electric Forced Air

9.3.5 · Interior Unit(s) - Split System

### Interior Unit Manufacturer

- Armstrong

9.3.6 · Interior Unit(s) - Split System

### Interior Units Manufacture Year

- 2000
- Presumed

9.3.7 · Interior Unit(s) - Split System

### Interior Unit Tonnage

- 3 Ton

9.4.2 · Auxiliary Drain Pan

### Auxiliary Drain Pan Present

- No

9.4.3 · Auxiliary Drain Pan

### Auxiliary Drain Pan Information

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

9.5.1 · Condensate Management

### Condensate Termination Point

- **Not Found**

9.5.2 · Condensate Management

### Condensate Management Information

The condensate management system was visually inspected at accessible locations, including the drain piping, presence of a trap where applicable, routing, termination point, and any readily visible components associated with condensate removal. No reportable conditions were present at visible areas unless otherwise noted in this report.

**LMT** – Portions of the condensate system may pass through walls, ceilings, insulation, or other concealed areas and were not visible for inspection; the condition of concealed portions is excluded from this inspection. If a condensate pump was present, it was not functionally tested, as testing would require introducing water into the system to initiate a pump cycle. Condensate pumps were visually inspected only for signs of leakage or water spillage at accessible areas. Any components not visible at the time of inspection are excluded from this evaluation.

9.6.1 · Refrigerant Lines

### Refrigerant Line Information

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

9.7.1 · Thermostat(s)

### Thermostat Location(s)

- **Kitchen Area**

9.7.2 · Thermostat(s)

### Thermostat Information

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

9.8.1 · Air Filter/Return Plenum

### Filter Location(s)

- Hallway (Downstairs)

9.8.2 · Air Filter/Return Plenum

### Filter Size

- 20 X 20

9.8.3 · Air Filter/Return Plenum

### Filter/plenum Information

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

9.9.1 · Return Air And Supply Information

### Return Air Temp

- 65-70

9.9.2 · Return Air And Supply Information

### Temperature Differential Heating Mode

- 15-20 Degrees

9.9.3 · Return Air And Supply Information

### Temperature Differential Cooling Mode

- 15-20 Degrees

9.9.4 · Return Air And Supply Information

### Return Air Temperature Reading

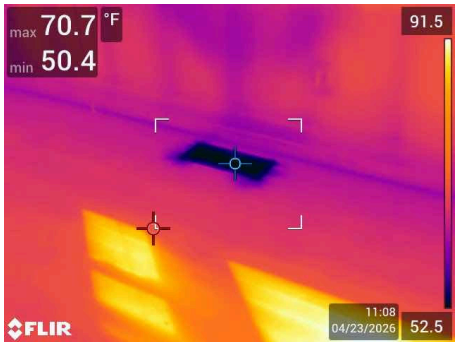
A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output (supply) temperatures to, showing the system(s) responded to normal operating controls.




9.9.5 · Return Air And Supply Information

### Air Supply Temperature Readings

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 the 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.







9.9.7 · Return Air And Supply Information

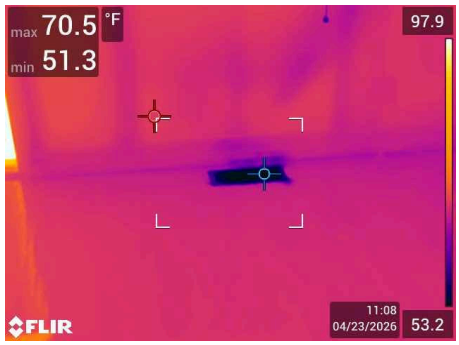
## HVAC Supply Information

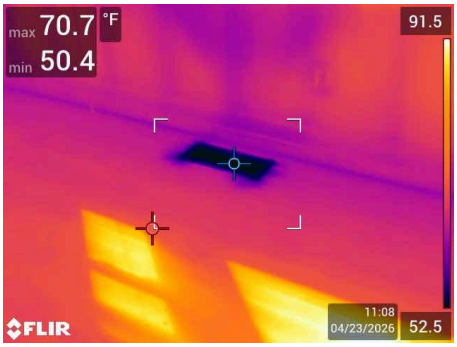
Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

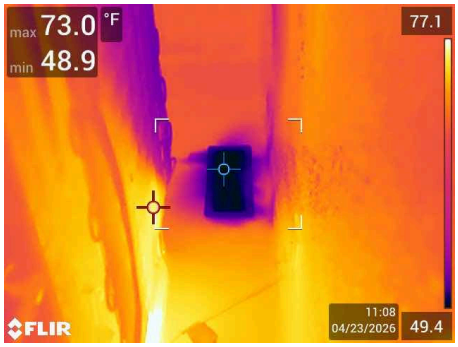


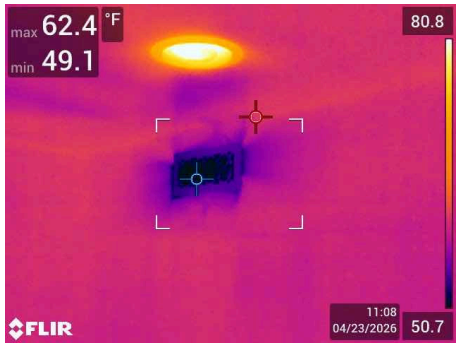


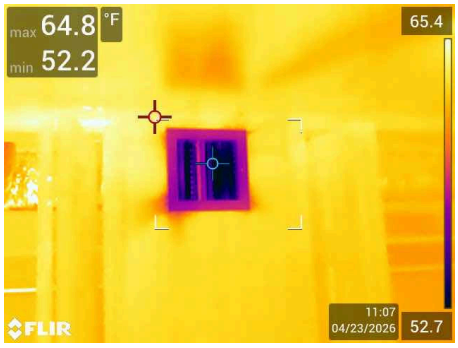








9.10.1 · Visible Ductwork

## Ductwork Information

The ductwork was inspected at visible and accessible portions for indications of damage, loose connections, disconnections, or other significant defects. No reportable conditions were present unless otherwise noted in this report.

**LMT** - Portions of the HVAC ductwork may not have been visible for inspection due to construction features or accessibility limitations. Ductwork may be concealed above finished ceilings, between floors, within wall cavities, above drop ceiling tiles, within attic spaces, or within crawl spaces that were inaccessible or only partially accessible. When these conditions are present, only visible portions of the ductwork can be evaluated. The condition of ductwork located within concealed or inaccessible areas is excluded from this inspection.

9.11.1 · Cooling Source In Each Habitable Room

**Cooling Source In Each Habitable Room?**

- Yes

9.12.1 · Heating Source In Each Habitable Room

**Heating Source In Each Habitable Room?**

- Yes

9.13.2 · Mechanical Ventilation (Kitchen & Bath)

**Kitchen Fan Type**

- Not Present

9.13.4 · Mechanical Ventilation (Kitchen & Bath)

**Bath Ventilation Sources**

- Not Present

9.13.5 · Mechanical Ventilation (Kitchen & Bath)

**Exhaust Fan Vent(s) Termination Point(s)**

- N/A

9.13.6 · Mechanical Ventilation (Kitchen & Bath)

**Ventilation & Exhaust Fan Information**

Bathroom and kitchen ventilation was inspected at visible and accessible areas. Ventilation may be provided by operable windows, mechanical exhaust fans, or a combination of both, depending on the room and configuration.

Where exhaust fans were present, they were operated using normal controls to verify basic functionality. Visible portions of exhaust ducting were inspected where accessible to confirm that discharge was directed to the exterior and that no obvious damage or disconnections were present. Fan type (recirculating or exterior-vented), when identifiable, is noted above.

While operable windows may serve as ventilation in some bathrooms, mechanical exhaust fans are generally recommended to assist with moisture control, particularly during colder months when windows are less likely to be used. No reportable deficiencies were present at visible areas unless otherwise noted in this report.

**LMT** - Exhaust ducts and their termination points are not always visible, as ducting may be concealed by insulation, routed within wall cavities, or located above finished ceilings. This inspection is limited to areas that were visible and accessible at the time of inspection.

This inspection does not include airflow measurements, duct sizing verification, or evaluation of concealed ducting. Performance is based on observable operation only.

9.14.1 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

**Fireplace/appliance Type(s)**

- Free Standing Wood Stove

9.14.2 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

**Fireplace/appliance Location(s)**

- Downstairs Hallway

9.14.3 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

**Fireplace/appliance Flue Termination Point**

- Chimney

9.14.4 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

### Pilot Lit?

- N/A

9.14.5 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

### Solid-fuel Burning Fireplace/Appliance Information

Any solid fuel–burning fireplace(s)/appliance(s) present at the structure (*as identified above*) were inspected by a limited, non-invasive visual examination of accessible components. This inspection included visible portions of the firebox or appliance body, hearth or floor protection, surrounding clearances, and operation of the damper or doors where applicable. The inspection was limited to conditions that were visible at the time of inspection and did not include disassembly, invasive evaluation, or the use of specialized equipment.

A Level 2 chimney inspection is not included as part of a standard home inspection. Level 2 inspections are invasive in nature and typically involve the use of specialized tools such as chimney cameras to evaluate concealed portions of the flue, liner, and internal components that are not visible during a home inspection. As a result, conditions such as liner deterioration, internal damage, improper clearances, prior modifications, or fire-related damage may exist and remain undetected without this higher-level inspection.

The National Fire Protection Association (NFPA) recommends a Level 2 chimney inspection during the transfer of property ownership, as well as anytime there has been a change in use, appliance replacement, system modification, or when the operational history of the system is unknown. This recommendation applies regardless of whether visible defects were observed during a basic visual inspection.

**For safety and proper performance, it is strongly recommended that a Level 2 chimney inspection be performed by a certified chimney professional prior to use, and preferably prior to the end of the inspection contingency period.** Any repairs, cleaning, or corrective actions deemed necessary should be completed based on the findings of that evaluation.



## LIMITATIONS/EXCLUSIONS

9.2.10 · Exterior Unit(s) - Split System

### Data Tag - Illegible or Missing

**LMT** - The data tag was missing from the unit or was illegible. The age, breaker size, and/or other info could not be determined and are excluded from this inspection.



9.2.12 · Exterior Unit(s) - Split System

### Breaker Size Undetermined - Incomplete/Incorrect Legend

**LMT** - The exterior HVAC unit was supplied by a dedicated electrical circuit; however, the overcurrent protection size could not be confirmed at the time of inspection due to an inaccurate or incomplete circuit directory at the electrical panel. As a result, it was not possible to verify which breaker protects the HVAC equipment or confirm that the breaker size is appropriate for the unit.

Confirmation of proper overcurrent protection is excluded from this inspection. If further verification is desired, evaluation by a licensed electrician is recommended to identify the correct circuit and confirm proper breaker sizing.

9.9.6 · Return Air And Supply Information

### Emergency vs Auxiliary Heat Information

**LMT** - Emergency heat is a function provided on some analog thermostats, which would initiate electric strip heat located inside of the air handler's cabinet. Auxiliary heat, while initiating the same electric strip heat, is now handled by digital thermostats. When the "called-for" temp at the thermostat exceeds the ambient temp by more than two degrees, the thermostat typically will initiate the electric strip heat. This strip heat can also be activated by the system in very low outdoor temps, or if the unit's runtime exceeds a threshold without achieving the called-for temp. The functionality of the electric strip heat is excluded from this inspection. Its condition will be notated on the annual service records that have been recommended to be obtained from the seller(s).

## RECOMMENDATIONS

9.2.1 · Exterior Unit(s) - Split System

### Exterior Unit - Aged

**AGED -** The exterior unit was observed to be nearing, at, or beyond its typical service life. Major repairs or replacement should be anticipated in the future due to the unit’s age. While prior maintenance and other factors can influence longevity, the remaining service life is undeterminable and could range from months to years. Due to the unit’s advanced age, servicing and evaluation are recommended to be performed by a qualified HVAC contractor

A typical life expectancy chart can be found here:

http://prohitn.com/component-life-expectancies/

MODERATE CONCERNS AGED

9.2.11 · Exterior Unit(s) - Split System

### Cooling Fins - Damage (Minor)



There was minor cooling fin damage present on the exterior unit. Damaged fins can restrict airflow through the coil, which may impact system efficiency over time. Repairs as needed to restore proper airflow are recommended to be performed by a qualified HVAC contractor. In many cases, this condition can be corrected using a fin straightening (repair comb) tool.

https://www.youtube.com/watch?v=mwzwboqN5Cw

LOW-LEVEL CONCERNS

9.3.1 · Interior Unit(s) - Split System

### Interior Unit - Aged

**AGED** - The interior HVAC unit (air handler and/or furnace) was observed to be at or beyond its typical service life. Major repairs or replacement should be anticipated in the future due to the unit's age. While prior maintenance and other factors can influence longevity, the remaining service life is undeterminable and could range from months to years. Due to its advanced age, servicing and evaluation are recommended to be performed by a qualified HVAC contractor.

A typical life expectancy chart can be found here:

http://prohitn.com/component-life-expectancies/

MODERATE CONCERNS AGED

9.4.1 · Auxiliary Drain Pan

### Drain Pan - Not Present

An auxiliary drain pan and float switch were not present for the referenced interior HVAC unit. These components are designed to collect condensate and shut down the system in the event of a clogged primary drain line or other malfunction, helping to prevent water damage to surrounding areas. Installation of a properly sized auxiliary drain pan and float switch is recommended to be performed by a licensed HVAC contractor.



MODERATE CONCERNS

9.5.3 · Condensate Management

### Condensate Drain - Termination Not Found

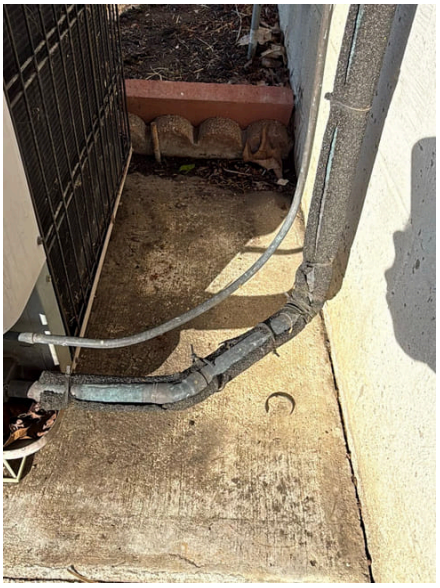
The termination point for the condensate drain pipe was not found on the exterior of the structure. An evaluation is recommended to be performed by a licensed HVAC contractor to determine where the drain discharges. It should be confirmed that it is not improperly connected to a drain, waste, or vent pipe within the plumbing system. Repairs to reroute the drain to a proper termination point are recommended to be made as needed.

MODERATE CONCERNS

9.6.2 · Refrigerant Lines

### Pipe Insulation - Deteriorated

Deteriorated pipe insulation was present on portions of the refrigerant lines. Replacement of any deteriorated pipe insulation is recommended to be performed by a qualified person to prevent the formation of condensation and applicable damage.



LOW-LEVEL CONCERNS

MAINTENANCE ITEM

9.13.1 · Mechanical Ventilation (Kitchen & Bath)

### Exhaust Fan - Not Present (Kitchen)

A kitchen exhaust fan was not present. While not always required by current standards, exhaust fans help reduce water vapor, smoke, and cooking odors, improving indoor air quality and minimizing potential moisture-related issues. Installation of an exhaust fan is recommended to be performed as desired by a licensed electrician.

LOW-LEVEL CONCERNS

9.13.3 · Mechanical Ventilation (Kitchen & Bath)

### Exhaust Fan - Not Present (Bathroom)

An exhaust fan was not present in the referenced bathroom(s). Current building standards require mechanical ventilation in bathrooms to help remove excess humidity, reduce condensation, and minimize the potential for moisture-related issues such as paint damage, fungal growth, or deterioration of building materials. Installation of a properly vented exhaust fan is recommended to be performed by a licensed electrician to promote proper ventilation and moisture control.

MODERATE CONCERNS

9.14.6 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

### Flue Vent - Improper Connection Orientation

The flue vent connections were improperly made with male to female connections. These connections should be female to male. This can potentially allow for the spillage of creosote at these joints. Repairs to the orientation of the flue vent is recommended to be performed by a chimney sweep.



MODERATE CONCERNS

9.14.7 · Solid-Fuel & Gas Fireplace/Appliances, Etc.

### Wood Stove - Unknown Clearance from Combustibles

LIVING ROOM

There were no observable clearance measurements from combustible materials for the freestanding wood stove.

The inspector could not determine compliance with manufacturer or building standards because the required clearances were not documented or visible.

Consult the seller for any existing clearance specifications or have a qualified chimney sweep assess and verify proper clearance to ensure safe operation.



INQUIRE W/SELLER

9.15.1 · Wall Heater(s)

### Not Tested - Aged

**AGED** - Wall heater(s) were present in the structure, but the unit(s) were not tested for functionality. Based on their apparent age, these units are likely well beyond their expected service life and may pose safety concerns if operated. An evaluation is recommended to be performed by a licensed electrician prior to use, or the units should be properly disconnected and removed as needed.



MODERATE CONCERNS

# 10. WATER HEATER

## INFORMATION

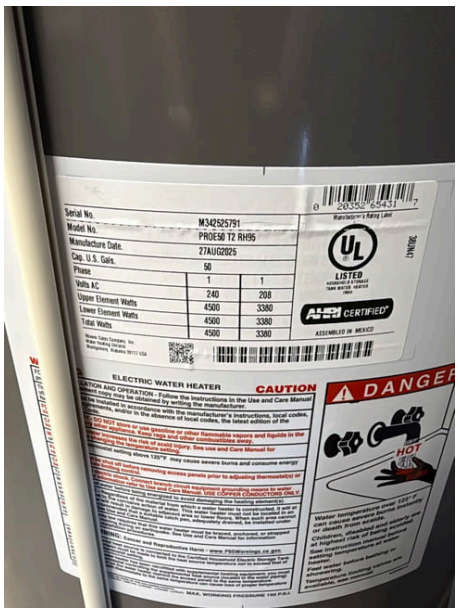
10.1.1 · Water Heater Condition

### Water Heater Information

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

with the unit unless otherwise noted in this report.






10.1.2 · Water Heater Condition

### Water Temperature

- Not Tested

10.1.3 · Water Heater Condition

### Water Heater Location

- Basement

10.1.4 · Water Heater Condition

### Water Heater Manufacturer

- Rheem

10.1.5 · Water Heater Condition

### Manufacture Year

- 2025

10.1.6 · Water Heater Condition

### Energy Source

- Electric

10.1.7 · Water Heater Condition

### Capacity

- 50 Gallons

10.2.1 · TPR Valve & Discharge Pipe

### TPRV Discharge Tube Material

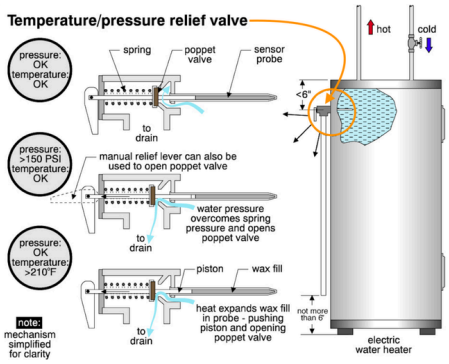
- Not Present

10.2.3 · TPR Valve & Discharge Pipe

### TPR Valve Information

The water heater was inspected for the presence of a temperature and pressure relief (TPR) valve and an associated discharge pipe. A TPR valve is a required safety device designed to relieve excessive pressure or temperature within the water heater, typically activating if internal pressure exceeds approximately 150 psi or if water temperature approaches approximately 210°F.

**LMT** - The TPR valve and discharge piping were visually inspected only. The valve was not manually operated during the inspection, as testing can cause the valve to leak afterward. The inspection was limited to visible and accessible portions of the valve and discharge pipe. No reportable deficiencies were present at visible areas unless otherwise noted in this report.




10.3.1 · Water Pipes

### Water Piping & Thermal Expansion Information

Visible portions of the water piping at the water heater were inspected for general condition and obvious deficiencies.

As water is heated, it expands in volume. In plumbing systems where a pressure-reducing valve (PRV), check valve, backflow preventer, or similar device is present at the main water supply, the system may function as a closed system, preventing expanded water from flowing back toward the supply. In these situations, thermal expansion can cause elevated pressure within the water heater and plumbing system.

An expansion tank, *when installed*, is designed to absorb this increased pressure by means of an internal diaphragm, helping to reduce stress on the water heater, plumbing piping, fittings, valves, and fixtures throughout the structure.

No significant deficiencies were observed at visible portions of the water piping or expansion control components unless otherwise noted in this report.

**LMT** - Whether the plumbing system operates as an open or closed system depends on factors that are often beyond the scope of a visual home inspection, including components that may be located upstream of the water heater. Evaluation of system configuration and confirmation of expansion control requirements should be performed by a qualified plumbing professional when needed.

## LIMITATIONS/EXCLUSIONS

10.1.8 · Water Heater Condition

### Not Tested - Water Off

**EXCL** - The water was off at the time of inspection, and the water heater was not tested for functionality. Only visual observations will be included in the report. I recommend confirming proper operation of the unit prior to closing.

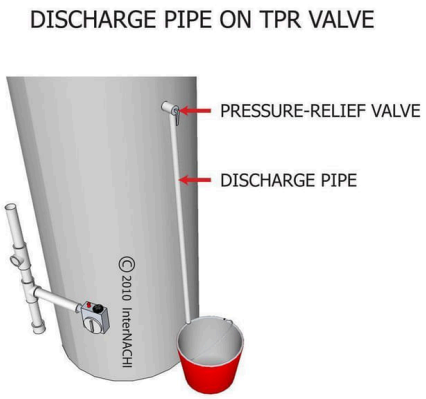
## RECOMMENDATIONS

10.2.2 · TPR Valve & Discharge Pipe

### TPRV Pipe - Missing

**SFTY** - A discharge pipe was not present at the water heater's temperature and pressure relief (TPR) valve at the time of inspection. A properly installed discharge pipe, made of copper, CPVC, or PEX with a ¾-inch interior diameter (I.D.), should be connected to the TPR valve and terminate no more than 6 inches above the floor.

Without a discharge pipe, there is a risk of scalding or water damage in the event of valve activation. Installation of a proper TPR valve discharge pipe is recommended to be performed by a licensed plumber or other qualified person.







⚠ MODERATE CONCERNS

10.3.2 · Water Pipes

### Expansion Tank - Within 18" of Water Heater Inlet or Pressure Regulator

The thermal expansion tank was installed within 18 inches of the water heater's cold-water inlet and/or the pressure-reducing valve. Manufacturers require a minimum of 18 inches of clearance between the expansion tank and these components. This spacing helps maintain proper system operation, allowing pressure fluctuations to dissipate and preventing excessive stress on the valve or fittings.

Repairs to achieve the required clearance are recommended to be performed by a licensed plumbing contractor to ensure compliance with manufacturer requirements.

https://youtu.be/6yhjfzH2dHg?si=IDc7fb2wUp4-tJ15

2. The items which must be installed in sequence in the cold water line are (1) the EXPANSION TANK must be installed at least 18 inches away from the cold water inlet fitting on the water heater, (2) the PRESSURE GAUGE, and (3) the PRESSURE REDUCING VALVE, if required. See Figure 1.



MODERATE CONCERNS | INSTALLATION DEFECT

# 11. PLUMBING SYSTEM & FIXTURES

## INFORMATION

11.1.3 · General Info

### Plumbing Visibility Hindrances

- **Finished Ceilings**
- **Drop Ceiling Tiles**

11.1.4 · General Info

### Plumbing System Inspection Overview & Limitations

The plumbing system and fixtures were inspected at visible and accessible areas in accordance with the Standards of Practice. The inspection included a visual review of water supply and distribution piping, drain, waste, and vent (DWV) piping, plumbing fixtures, shutoff valves, and associated components, along with operating fixtures under normal use conditions where practical. Observations are limited to readily visible conditions at the time of inspection.

**LMT** - Due to the nature of plumbing installations, portions of the water distribution and DWV systems are concealed and not visible. This can include, but is not limited to, piping located within walls, ceilings, floors, and slab foundations; insulation between joists, pipe insulation wrapping, multi-story configurations, limited-access or inaccessible crawl spaces, and other concealed areas. **(*Any plumbing visibility hindrances will be listed above.*)**

As a result, any plumbing components not visible at the time of inspection are excluded from this evaluation, and any comments made within this report apply only to visible and accessible portions. The inspection does not determine the condition, performance, or remaining life expectancy of concealed plumbing components, nor does it include invasive testing, pressure testing, or system disassembly.

Water shutoff valves were visually inspected but not operated for any reason. Shutoff valves are rarely exercised and may leak, fail, or become inoperable once operated due to age, corrosion, mineral buildup, or deterioration of internal components. **The ability of any shutoff valve to function properly is excluded from this inspection.**

**EXCL** - Water filtration systems, water softeners, irrigation systems, private water systems, and other specialty plumbing equipment are excluded from this inspection.

11.2.2 · Plumbing Leaks Information

### Plumbing Leaks Overview

The structure's plumbing system's visible and accessible components were inspected for leaks or indications of past leaks. If not otherwise noted in this report, no leaks or indications of leaks were visibly present at the time of inspection.

11.3.1 · Exterior Spigots

### Spigot(s) Information

The exterior spigot(s) were inspected by operating them when conditions permitted and by observing visible portions for leaks, proper attachment to the structure, and other visible defects. No reportable conditions were present unless otherwise noted in this report.

**LMT** - Exterior spigots may not be operated or fully inspected when conditions create a risk of damage or limit accessibility. This can include below-freezing temperatures, winterized spigots, vegetation obstructing access, or spigots that are detached from the structure. When these conditions are present, the spigot(s) may not be tested for functionality. Confirmation of proper operation is recommended once normal operating conditions are restored and access is available.

11.5.1 · Undersink Plumbing

### Undersink Plumbing Visibly Obstructed?

- **No**

11.8.1 · Shower Surround, Floor, & Door Assembly

### Shower Surround, Floor, & Door Information

The shower surround, floor(s), and door assembly (*as applicable*) were inspected at visible and accessible areas for indications of significant damage, improper installation, or conditions that could allow water infiltration behind finished surfaces. The shower was operated under normal use conditions, and surrounding areas were checked for visible signs of leakage during operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**LMT** – Shower pans (if present) are not tested for watertightness during a standard home inspection, as such testing would be considered technically exhaustive and could risk damage to the structure. The only reliable method of confirming shower pan integrity involves blocking the drain and filling the base with water, an invasive procedure that can result in water damage if defects are present. Additionally, lived-in conditions and extended use cannot be replicated during an inspection. If leakage is noted after taking possession, sealing or adjustment of shower door tracks, joints, or related components may be necessary to address the condition.

11.10.1 · Water Supply & Distribution Pipes

**Service Pipe Material (Visible Portions)**

- Not Visible

11.10.2 · Water Supply & Distribution Pipes

**Water Distribution Pipe Material (Visible Portions)**

- Copper

11.10.3 · Water Supply & Distribution Pipes

**Approx. Percentage of Water Distribution Pipes Visible**

- 10-20%

11.10.4 · Water Supply & Distribution Pipes

**Water Service & Distribution Pipes Information**

Visible portions of the water service piping, water distribution piping, main water shutoff valve, and pressure-reducing valve (PRV), when present, were inspected at accessible areas for indications of leakage, damage, or other reportable conditions. The approximate percentage of the water distribution piping that was visible at the time of inspection is noted above. No reportable conditions were present at visible areas unless otherwise noted in this report.

The main water shutoff valve was identified and visually inspected for condition and accessibility. **Shutoff valves were not operated for any reason**, as operating older or infrequently used valves can result in leakage or failure. The functional performance of shutoff valves is therefore excluded from this inspection.

When present, the pressure-reducing valve (PRV) was visually inspected for signs of leakage, corrosion, or other apparent defects. The PRV was not adjusted or tested for pressure regulation, and its performance was not verified as part of this inspection.

11.11.1 · Drain, Waste, And Vent Pipes (DWV)

**Sewer/septic Lateral Material (Visible Portions)**

- Not Visible

11.11.2 · Drain, Waste, And Vent Pipes (DWV)

**DWV Material Type (Visible Portions)**

- Cast Iron

11.11.3 · Drain, Waste, And Vent Pipes (DWV)

**Approx. Percentage of Drain/Waste Pipes Visible**

- <10%

11.11.4 · Drain, Waste, And Vent Pipes (DWV)

**Drain, Waste, and Vent Pipes Information**

Visible and accessible portions of the drain, waste, and vent (DWV) piping were inspected for indications of leakage, improper installation, or other reportable conditions. The approximate percentage of the DWV system that was visible at the time of inspection is noted above. Any comments provided are limited to the portions that were visible and accessible.

A significant portion of the DWV system, including the underground sewer or septic lateral between the structure and the municipal sewer connection or septic tank, is not visible during a standard home inspection. Conditions such as root intrusion, corrosion, separations, blockages, bellies (sagging), collapsed sections, or improper slope can exist within concealed or underground piping without producing visible symptoms inside the structure at the time of inspection.

Because of these limitations, **a sewer scope evaluation is recommended to be performed by a licensed plumbing professional** to fully assess the condition, integrity, materials, and remaining service life of the underground lateral and to identify any defects or concerns that are not visible during a standard inspection. This recommendation applies regardless of the age of the structure and can help identify conditions that may involve significant repair costs.

11.12.1 · Sump/Ejector Pump

**Sump/ejector Pump Present**

- **Not at Visible Portions**

## LIMITATIONS/EXCLUSIONS

11.1.1 · General Info

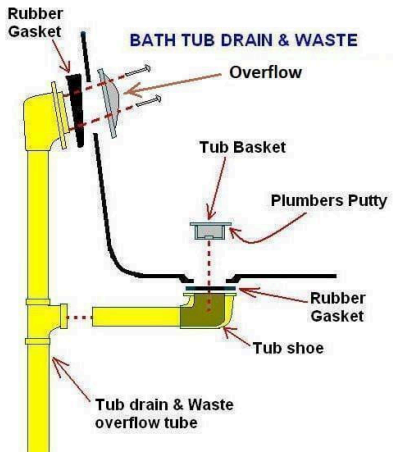
### Bathroom Fixture Limitations

**LMT** - The inspection of bathroom fixtures, including sinks, tubs, and showers, was limited to visible and accessible components. Water was run through the drains under normal operating conditions while observing accessible areas below (where applicable) for indications of active leakage. No leaks were observed at the time of inspection unless otherwise noted in this report.

The effects of weight and movement applied to drain assemblies during actual use cannot be replicated during an inspection. Bathtub and shower drains may develop leaks over time, particularly at gaskets or fittings in older or vacant homes, and such leaks may not be apparent during the inspection.

***Tub and sink overflows*** were not tested for functionality due to the potential for gasket leakage under filled conditions. While most overflows divert the majority of water, some degree of seepage should be anticipated. Caution is advised when filling tubs to prevent overflow use.

**If confirmation of watertightness or leak-free performance of these components is desired, further evaluation and water testing are recommended to be performed by a licensed plumbing contractor.**




11.4.1 · Sink(s)

### Water Off

**LMT** - The referenced sink(s) were not inspected because the water supply was off. I recommend confirming proper operation before closing.

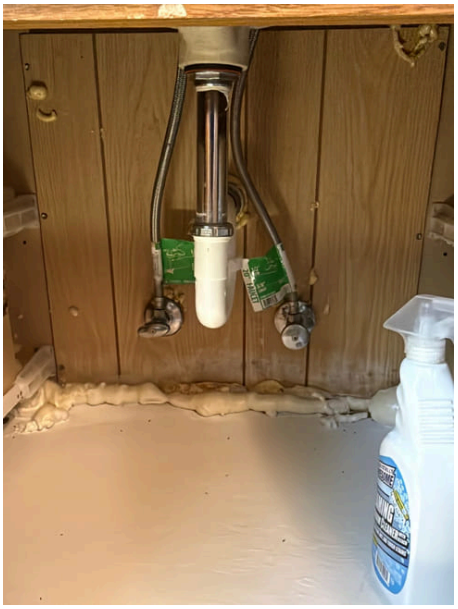
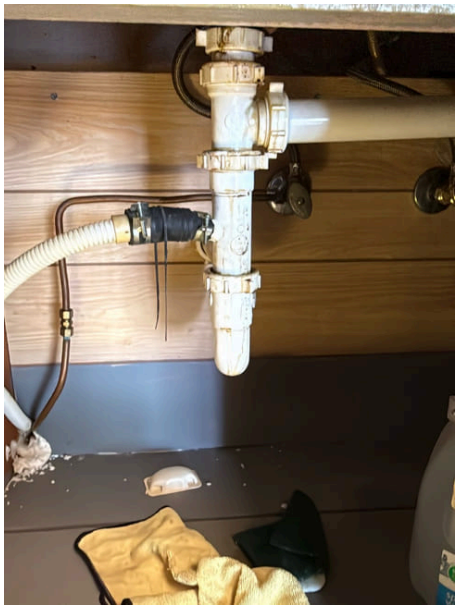
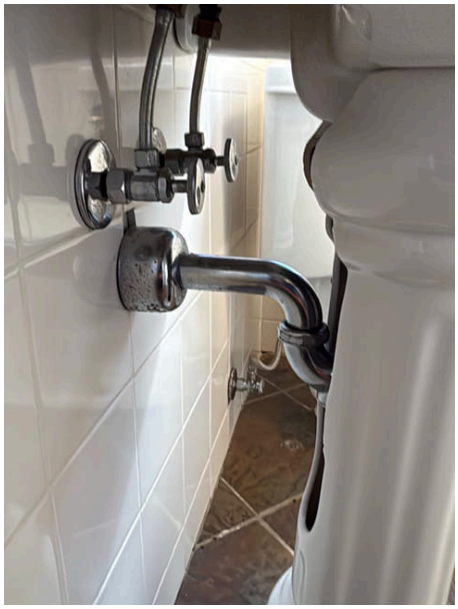




11.5.2 · Undersink Plumbing

### Water Off

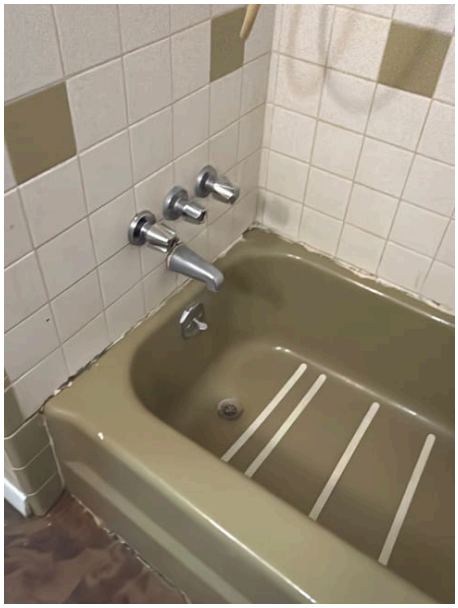
**LMT** - The plumbing was not inspected due to the water supply being off. I recommend confirming that no leaks are present prior to closing.

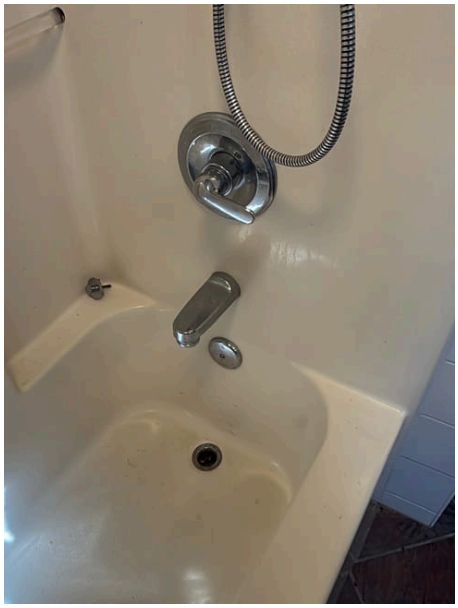




11.6.2 · Bathtub(s)

### Water Off - Not Tested

**LMT** - The bathtubs were not inspected due to the water supply being off. I recommend confirming proper operation prior to closing.

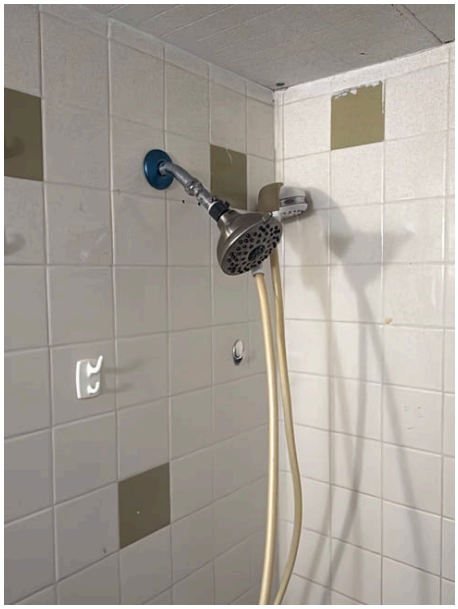


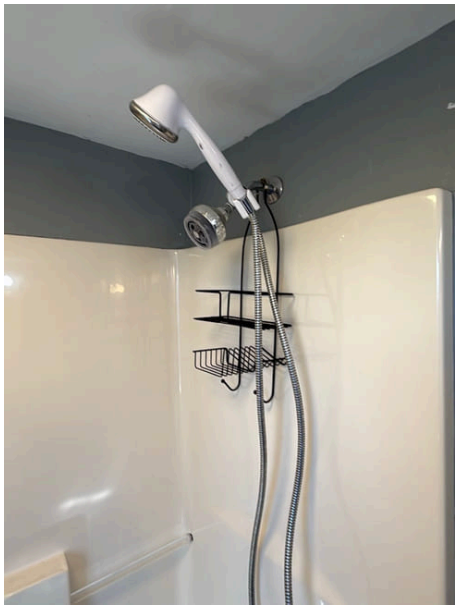


11.7.1 · Shower(s)

### Water Off

**LMT** - The showers were not inspected due to the water supply being off. I recommend confirming proper operation prior to closing.





11.9.1 · Toilet(s)

### Water Supply Off

**LMT** - The water supply was off for the toilet, and the toilet was not tested for functionality. **I recommend consulting with the seller(s) as to why it was off and confirming proper operation prior to the end of your inspection contingency period.**





11.10.5 · Water Supply & Distribution Pipes

### Service Pipe Not Visible/Found

**EXCL** - The water service pipe was not visible at accessible portions, and the pipe's material type could not be confirmed. The service pipe material type is excluded from this inspection.

## RECOMMENDATIONS

11.1.2 · General Info

### Plumbing Fixtures - Not Sealed

Plumbing fixture(s) were present that were not sealed at their protrusion through a wall, floor, and/or shower surround. Unsealed penetrations at fixtures such as tub faucets, water valves, toilets, and similar components can allow water infiltration, which may lead to concealed damage, decay, or mold growth. Sealing any unsealed fixtures in accordance with manufacturer instructions is recommended to be performed by a qualified person.

LOW-LEVEL CONCERNS

11.2.1 · Plumbing Leaks Information

### Undersink Moisture Damage - Moderate to Heavy

UPSTAIRS BATHROOM

Water damage was present at the cabinet floor beneath the referenced sink. This type of damage is typically indicative of a past leak or plumbing issue. Repairs to the cabinet floor and any other affected areas are recommended to be performed as needed by a qualified professional.



MODERATE CONCERNS

11.3.2 · Exterior Spigots

### Spigot(s) - Not Secured at Wall

LEFT SIDE OF STRUCTURE

The referenced spigot(s) were not secured to the wall. Loose or unsecured spigots can place stress on water distribution piping, increasing the risk of damage or leakage. Properly securing any loose spigot(s) is recommended to be conducted by a qualified person.

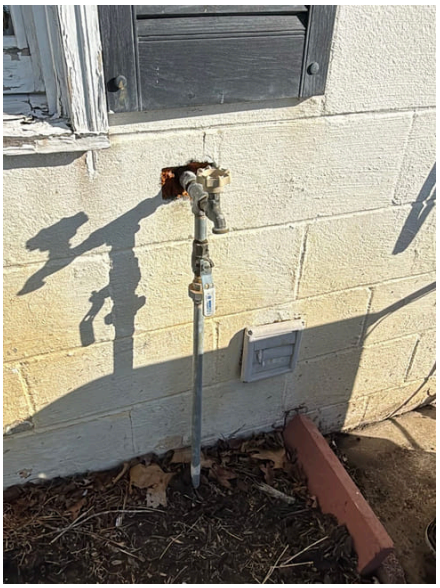
LOW-LEVEL CONCERNS

11.3.3 · Exterior Spigots

### Spigot(s) - Not Functional

LEFT SIDE OF STRUCTURE

**LMT** - The referenced spigot(s) were not functional at the time of inspection. I recommend consulting with the sellers about their operation (as it could be as simple as a shut-off valve being in the off position), and/or evaluation by a licensed plumber if they have no information.



LOW-LEVEL CONCERNS

11.6.1 · Bathtub(s)

### General - Sealant Gaps/Missing

UPSTAIRS BATHROOM

Gaps or missing areas of sealant and/or grout was present around the referenced tub(s). Sealing any gaps around the tub(s) is recommended to be performed by a qualified person.



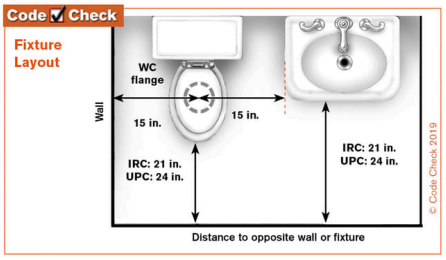
LOW-LEVEL CONCERNS

11.9.2 · Toilet(s)

### Toilet - Inadequate Clearance

UPSTAIRS BATHROOM - DOWNSTAIRS BATHROOM

The toilet had inadequate clearance from an adjacent wall, vanity, or other surface. Current standards require a minimum of 15 inches of clearance from the center of the toilet to any side obstruction, and 21 to 24 inches of unobstructed space in front. Limited clearance can affect comfort and accessibility. Modifications to improve clearance are recommended to be evaluated and performed by a qualified contractor, where feasible.



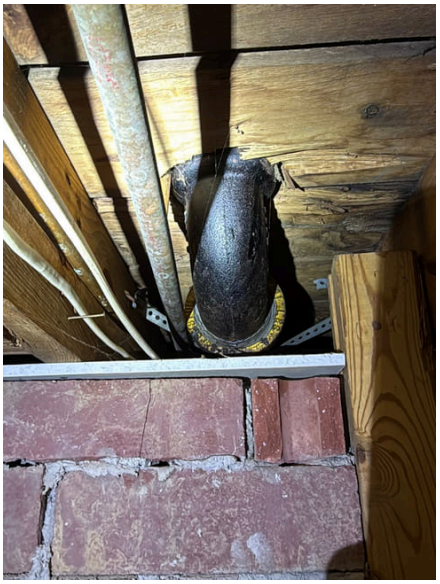



MODERATE CONCERNS

11.11.5 · Drain, Waste, And Vent Pipes (DWV)

### Cast Iron/Galvanized - Aged Waste and Drain Pipes

**AGED** - Cast iron and/or galvanized drain, waste, and vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.



⚠ MODERATE CONCERNS

# 12. ELECTRICAL SYSTEM & COMPONENTS

## INFORMATION

12.1.1 · General Info

### Electrical Inspection Overview

The electrical system was inspected at visible and accessible portions, including the service equipment, grounding and bonding components, branch wiring, overcurrent protection devices, and a representative number of switches, receptacles, and fixtures.

**LMT** - The inspection consisted of a visual evaluation of the system's components and operation under normal conditions. This inspection does not include determining system capacity for future loads, evaluating concealed wiring, or testing components beyond the scope of a home inspection.

12.2.1 · Service Entrance

### Service Entrance Type

- **Overhead Service Drop**

12.2.2 · Service Entrance

### Service Entrance Information

Electrical power to the structure was supplied via a utility service connection, either by an overhead service drop or an underground service lateral (*as noted above*). Accessible portions of the service equipment, including the meter base and associated components, were inspected for signs of damage, improper installation, or other reportable conditions. No reportable conditions were identified unless otherwise noted in this report.

**LMT** – The inspection was limited to a visual, non-invasive evaluation of accessible components only. Underground conductors, concealed wiring, utility-owned components, and any portions of the service system not visible at the time of inspection are excluded from this evaluation.



12.3.1 · Service Disconnect

### Service Disconnect Information

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

12.4.1 · Service Amperage

### Service Entrance Conductors Size & Type

- Not Visible Due To not Removing Panel Cover

12.4.2 · Service Amperage

### Service Amperage

- 200amps 120/240VAC
- Presumed

12.4.3 · Service Amperage

### Service Amperage Information

The service amperage was determined by inspecting the service entrance conductors (SEC's), service disconnect rating, and visible markings at accessible components.

**LMT** – If the panel cover was not removed, if the service entrance conductor sizing designation was not legibly visible, or if service lug covers were present preventing verification of conductor material or size, the stated service amperage listed above is followed by "presumed." In such cases, the amperage could not be wholly verified and is based on available visible information, including the service panel rating and accessible components.

Voltage was not measured during this inspection. A typical residential service of 120/240 VAC is presumed unless otherwise noted. In rare cases, 120/208 VAC service may be present. Verification of system voltage is beyond the scope of a standard home inspection.

Underground conductors, concealed wiring, utility-owned components, and any portions of the service system not visible at the time of inspection are excluded from this evaluation.

12.5.2 · Service Equipment/Electrical Panel

**Electrical Panel / Service Equipment Location**

- Downstairs Room

12.5.3 · Service Equipment/Electrical Panel

**Electrical Panel Manufacturer**

- Square D

12.5.4 · Service Equipment/Electrical Panel

**Panel Cover Removed?**

- No
- Inadequate Working Clearance

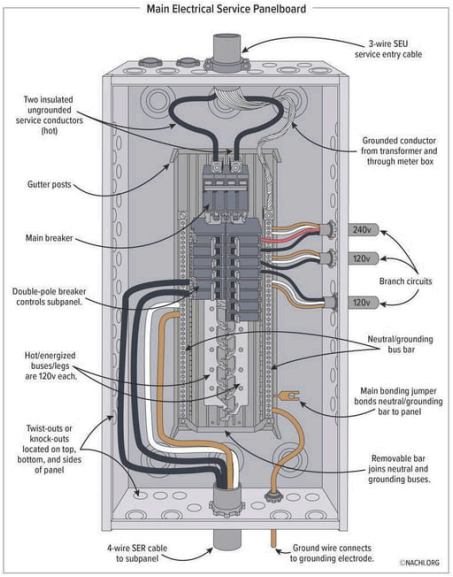
12.5.5 · Service Equipment/Electrical Panel

**Electrical Panel / Service Equipment Information**

The main electrical service panel (referred to as the service equipment when it contains the main service disconnect) was inspected for visible wiring deficiencies, damage, and other reportable conditions. The inspection included evaluation of the panel enclosure, wiring terminations, overcurrent protection devices, and general workmanship where accessible. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**LMT** – The service panel cover may not have been removed due to one or more conditions noted above, if applicable. Removal of the cover was not performed where it was not considered safe or readily accessible. When access to the interior of the panel is restricted, the inspection is limited to exterior observations only. Internal components, including wiring terminations, grounding and bonding, bus bars, and overcurrent devices, were not visible and could not be evaluated. Defects may be present within the panel that were not observed.

Once the panel is made safely accessible, further evaluation of the interior components is recommended to be performed by a licensed electrician.




12.6.1 · Service Grounding/Bonding

**GEC Present**

- Yes

12.6.2 · Service Grounding/Bonding

**Grounding Electrode Type**

- Not Visible

12.6.3 · Service Grounding/Bonding

**Water Pipe Bonding Present**

- Not Visible

12.6.5 · Service Grounding/Bonding

### Gas Pipe Bonding Present

- N/A

12.6.6 · Service Grounding/Bonding

### GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC) at visible and accessible areas. No reportable conditions were present at visible portions of the system unless otherwise noted in this report.

**LMT** – The termination point of the GEC at the grounding electrode (such as a ground rod or other approved grounding method) is not fully visible in all cases due to its location below grade, behind finished materials, or within inaccessible components. ***If the GEC originated from the meter base***, the interior of the meter enclosure was not accessible, and the grounding connection could not be confirmed. Portions of the grounding system that were not visible are excluded from this evaluation.

12.7.1 · Branch Wiring

### Visible Branch Wiring Type

- NM Sheathed Cable
- Braided Cloth NM

12.7.2 · Branch Wiring

### 15 & 20amp Branch Wiring Metal Type

- Not Confirmed

12.7.3 · Branch Wiring

### Branch Wiring Information

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

**LMT** - The majority of branch feeders are not visible due to being behind wall, floor, and ceiling coverings, insulation, etc.

12.8.2 · Breakers

### AFCI Breakers Present?

- No

12.8.3 · Breakers

### Breakers in Off Position

- 0

12.8.4 · Breakers

### Breakers Information

The breakers were inspected at visible portions for indications of damage such as overheating, arcing, improper conductor terminations, or other reportable conditions. Corresponding conductors were also inspected at visible portions for concerns such as multiple lugging, improper sizing, or visible damage. No reportable conditions were present unless otherwise noted in this report.

AFCI and GFCI breakers (if present) were tested by operating the integral test button to verify their response. When tested, the breakers tripped as intended unless otherwise noted in this report.

**LMT** – AFCI and/or GFCI breakers may not have been tested when the home was occupied, as operating these devices can interrupt power to active circuits serving computers, networking equipment, appliances, clocks, or other electronic devices. Additionally, **breaker(s) found in the "off" position were not turned on or operated to determine the functionality of the circuits or components they may serve.** Confirmation of proper operation of any circuits or equipment connected to these breakers is recommended prior to closing. *If inoperable electrical components (lights, receptacles, appliances, etc.) are noted elsewhere in this report, breaker(s) found in the off position may or may not be the cause.*

12.9.1 · GFCI Protection

### GFCI Information

Ground Fault Circuit Interrupter (GFCI) protection is a critical safety feature designed to quickly trip and shut off power if as little as a 5-milliamp difference is detected between the hot and neutral conductors, greatly reducing the risk of electrical shock.

Current electrical standards recommend GFCI protection for receptacles within 6 feet of a sink or anywhere a plugged-in device could come into contact with water, including bathrooms, kitchens, laundry areas, garages, basements, crawl spaces, exterior areas, and other damp or wet locations. While GFCI protection may not have been required in some or all of these areas when the structure was built, its installation is highly recommended for safety and is typically inexpensive.

**LMT** - GFCI protection is tested only when a visible GFCI device with "Test" and "Reset" buttons is present, or when a GFCI breaker is located in the main or subpanel. Underwriters Laboratories (UL) recognizes these test buttons as the appropriate method for verifying device operation. Testing with a polarity tester or other external device is not an approved functional test of the internal protection mechanism.

In occupied structures, some GFCI devices may not be tested due to the potential for inadvertently interrupting power to sensitive electronic equipment such as computers, networking devices, security systems, or similar equipment. As a result, not all GFCI protection present may have been functionally tested during the inspection.

Additionally, when test/reset buttons are not visible at each receptacle, testing may trip an upstream GFCI device located in an inaccessible area, such as behind personal belongings, within cabinetry, or elsewhere. **An exhaustive confirmation of all GFCI-protected outlets is therefore beyond the scope of this inspection.**

**Ongoing Responsibility -** Manufacturers, the CPSC, and the UL recommend monthly testing of GFCI devices using the built-in test button to help ensure proper operation over time. Because this inspection represents a limited, point-in-time evaluation, it is the responsibility of the property owner or occupant to perform routine testing and verification of GFCI protection after occupancy.

Once personal belongings have been removed or after taking ownership of the property, it is recommended that all receptacles in recommended locations be verified for proper GFCI protection. If this task cannot be performed confidently, a licensed electrician should be consulted.

For more information and a chart showing when GFCI protection became required in specific areas, visit:

prohitn.com/gfci-protection

**DWELLING UNIT**
**120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS**

| DATE OF NEC EDITION | SWIMMING POOLS | SPAS & HOT TUBS | EXTERIOR | BATHROOMS | TUBS & SHOWERS | GARAGE & ACCESSORY | HYDRO TUBS | MASSAGE | BOATHOUSES | KITCHENS | UNFINISHED BASEMENTS | CRAWLSPACES | ALL (formerly WET BARS) | SINKS | LAUNDRY | UTILITY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1971 | $X_{1a}$ | | $X_{1a}$ | | | | | | | | | | | | | |
| 1975 | $X_{1a}$ | | X | X | | | | | | | | | | | | |
| 1978 | $X_{1a}$ | | $X_{1b}$ | X | | $X_{1a}$ | | | | | | | | | | |
| 1981 | $X_{1a}$ | $X_{1a}$ | $X_{1b}$ | X | | $X_{1a}$ | | | | | | | | | | |
| 1984 | $X_{1b}$ | $X_{1a}$ | $X_{1b}$ | X | | $X_{1a}$ | | | | | | | | | | |
| 1987 | $X_{1b}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1a}$ | $X_{8a}$ | | X | $X_{10}$ | $X_{9b}$ | | | | | |
| 1990 | $X_{1b}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1a}$ | $X_{8a}$ | | X | $X_{10}$ | $X_{9b}$ | $X_{10}$ | | | | |
| 1993[a] | $X_{1b}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1a}$ | $X_{8b}$ | | X | $X_{10}$ | $X_{9b}$ | $X_{10}$ | $X_{11a}$ | | | |
| 1996[a] | $X_{1c}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1a,b}$ | $X_{8b,c}$ | | X | $X_{10}$ | $X_{9b,c}$ | $X_{10}$ | $X_{11a}$ | | | |
| 1999[a] | $X_{1c}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1b,c}$ | $X_{8b,c}$ | | X | $X_{10}$ | $X_{9b,c}$ | $X_{10}$ | $X_{11a}$ | | | |
| 2002[a] | $X_{1c}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1b,c}$ | $X_{8b,c}$ | | X | $X_{10}$ | $X_{9b,c}$ | $X_{10}$ | $X_{11a}$ | | | |
| 2005[a] | $X_{1c}$ | $X_{1a,b}$ | $X_{1b}$ | X | | $X_{1b,c}$ | $X_{8b,c}$ | | X | $X_{10}$ | $X_{9b,d}$ | $X_{10}$ | $X_{11a}$ | | $X_{12a}$ | |
| 2008[a,b] | $X_{1d}$ | $X_{1a,c}$ | $X_{1b}$ | X | | X | $X_{8b,d}$ | | X | $X_{10}$ | $X_{9b}$ | $X_{10}$ | $X_{11a}$ | | $X_{12a}$ | |
| 2011[a,b] | $X_{1d}$ | $X_{1a,c}$ | $X_{1b}$ | X | | X | $X_{8b,d}$ | | X | $X_{10}$ | $X_{9b}$ | $X_{10}$ | $X_{11a}$ | | $X_{12a}$ | |
| 2014[a,b,c] | $X_{1d}$ | $X_{1a,c}$ | $X_{1b}$ | $X_6$ | | X | $X_{8b,d}$ | | X | $X_{10,d}$ | $X_{9b}$ | $X_{10}$ | $X_{11b}$ | | $X_{12b}$ | |

12.10.1 · Receptacles

### Receptacle Information

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

**EXCL** – 220V/240V receptacles and 20-amp dedicated receptacles were not tested for functionality or polarity, as they cannot be evaluated using a standard receptacle polarity tester. Only visual deficiencies were reported with regard to these receptacles.

12.11.1 · Doorbell

### Doorbell Information

A doorbell system, when present, was tested by depressing the button and listening for a chime. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**LMT / EXCL** – If a cloud-connected (video) doorbell system was present, functionality was not fully tested. These systems are often account-based, app-dependent, and commonly removed by the seller(s) prior to closing. Consultation with the seller(s) is recommended to determine whether the device will remain, how it operates, or what replacement, if any, is intended.

If a doorbell system was not present at the time of inspection, no evaluation of doorbell operation or related low-voltage wiring was performed. Installation of a doorbell system, if desired, should be discussed with a licensed electrician.

12.12.2 · Smoke Alarms

### Smoke Alarm Presence

- **Not Present at all Recommended Locations**

12.12.3 · Smoke Alarms

### Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, outside of sleeping areas, and on each level of the structure, including habitable basements and attics, to provide early warning in the event of a fire. **For safety, replacing batteries and testing all smoke alarms before spending the first night in the structure is recommended.**

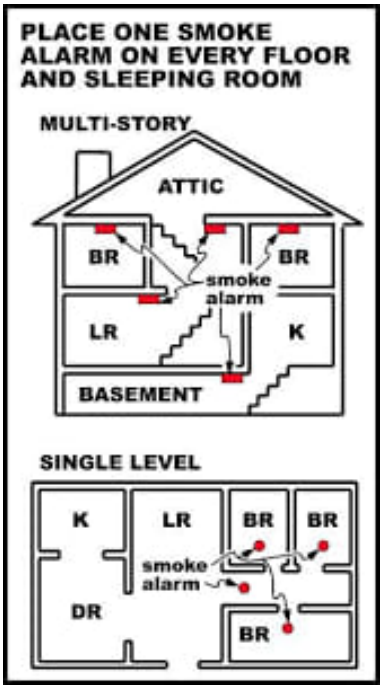
**LMT** – Smoke alarms were not tested during this inspection. Pressing the “test” button only verifies the audible alert and does not confirm the alarm’s ability to detect smoke or fire. Proper functional testing requires the use of a smoke can, which is beyond the scope of a home inspection.

For improved safety and reliability, it is recommended that the client either have the smoke alarms tested with appropriate testing equipment or replace all alarms upon occupancy, then test them monthly thereafter. Additional fire-safety recommendations commonly supported by fire safety organizations include:

• Replacing batteries every 6 to 12 months

• Replacing smoke alarms every 5 to 10 years, depending on manufacturer specifications

• Considering dual-sensor alarms that incorporate both ionization and photoelectric sensing technologies for improved detection performance




12.13.1 · CO Alarms

### CO Alarm Presence

- **Not Present at all Recommended Locations**

12.13.3 · CO Alarms

### CO Alarm Information

Carbon monoxide (CO) alarms are required to be installed outside of each separate sleeping area in structures containing fuel-fired appliances or an attached garage. They are also required on each level of the structure where sleeping rooms are located. CO alarms are intended to be located in the immediate vicinity of bedrooms so occupants can be alerted during sleeping hours.

CO alarms are typically required in structures that contain fuel-burning appliances such as gas furnaces, water heaters, fireplaces, or other combustion equipment, as well as in structures with attached garages where vehicle exhaust gases may enter the living space.

More information about CO detectors and their requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide

12.14.1 · Ceiling Fans

### 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.

12.15.1 · Switches & Light Fixtures

### Switches & Lights Information

A representative number of switches and permanently installed light fixtures were tested throughout the structure to assess basic operation. Testing was limited to confirming whether fixtures responded to their associated switches or controls. Some fixtures may contain multiple bulbs or components, and only the operational status at the time of inspection was evaluated. Inoperative fixtures may require bulb replacement or further evaluation to determine whether an electrical concern is present.

No deficiencies were observed at visible and tested areas unless otherwise noted in this report.

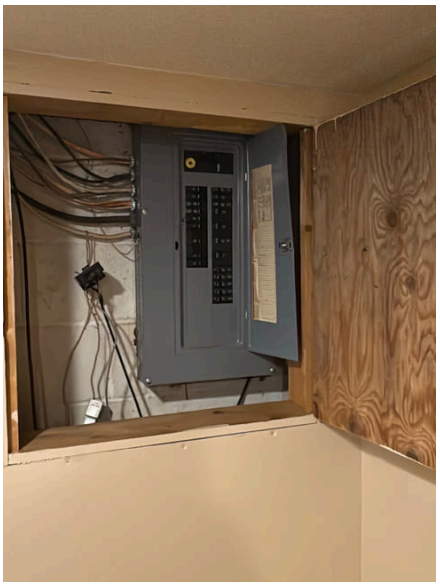
**LMT** - Exterior dusk-to-dawn lights, motion-activated lights, landscape lighting, and any lights not permanently attached to the structure were not included in the inspection and were not tested for functionality. The inspection of switches and lighting was limited to visible and readily accessible areas. Fixtures controlled by remote devices, timers, smart systems, or switches that were not identifiable at the time of inspection may not have been tested.

## LIMITATIONS/EXCLUSIONS

12.5.6 · Service Equipment/Electrical Panel

### Cover Not Removed - Safe Working Clearance Not Present

**EXCL** - The electrical panel cover was not removed due to unsafe working clearance being present. Any components located behind the cover are excluded from this inspection. An evaluation by a licensed electrician is recommended.



12.6.4 · Service Grounding/Bonding

### Water Pipe Bonding Not Visible - Visibility Obstructions

**LMT** - Water pipe bonding was not visible and could not be confirmed due to visibility obstructions. Further evaluation is recommended to be performed by a licensed electrician to ensure the proper bonding is in place.

12.7.4 · Branch Wiring

### Low Voltage Wiring Systems Not Inspected

**EXCL** - Any low-voltage components and their associated wiring fall outside the scope of a standard home inspection and were not inspected. This includes, but is not limited to, phone and telecom wiring, cable and

coaxial systems, ethernet or data cabling, security and alarm systems, low-voltage lighting, audio/visual wiring, intercom systems, smart-home hubs, and related equipment.

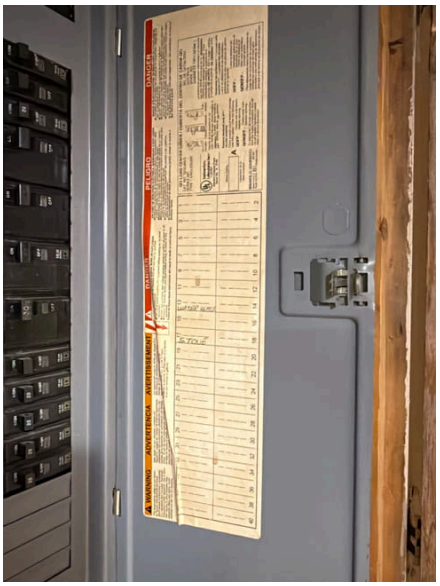
Any comments made regarding these systems should be considered a courtesy and not a comprehensive evaluation. Verification of proper installation or functionality is recommended to be performed by a qualified specialist if desired.

## RECOMMENDATIONS

12.5.1 · Service Equipment/Electrical Panel

### Cover - Incomplete, Incorrect, or Missing Legend

The legend for the electrical panel was missing, incomplete, or incorrect at the time of inspection. A properly labeled panel is important to ensure that circuits can be accurately identified and safely shut off when needed for servicing, emergency response, or future upgrades. Proper labeling of the breakers is recommended to be performed by a licensed electrician to enhance safety and usability.

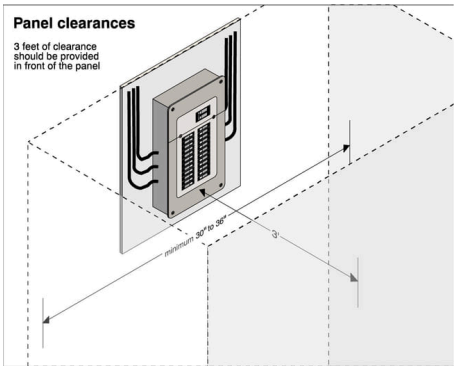


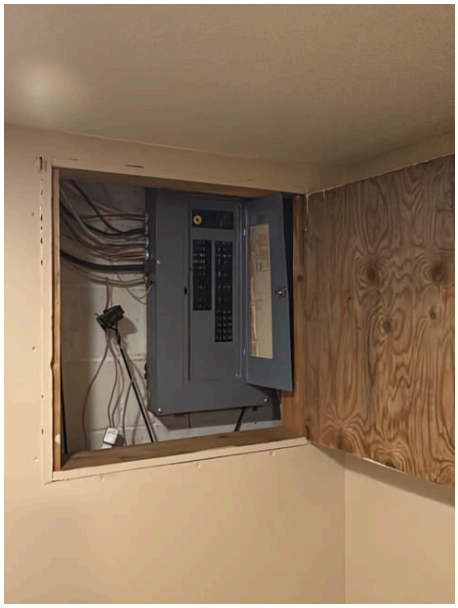
LOW-LEVEL CONCERNS

12.5.7 · Service Equipment/Electrical Panel

### Panel - Inadequate Working Clearance

Inadequate working clearance was present at the referenced electrical panel. For safety and serviceability, current standards require a minimum of 36 inches of clear space in front of the panel and 30 inches in width. Restricted access can pose a hazard during emergency shutdowns or routine servicing. An evaluation of the panel area with modifications made as needed to achieve proper clearance is recommended to be performed by a licensed electrician.



⚠ MODERATE CONCERNS

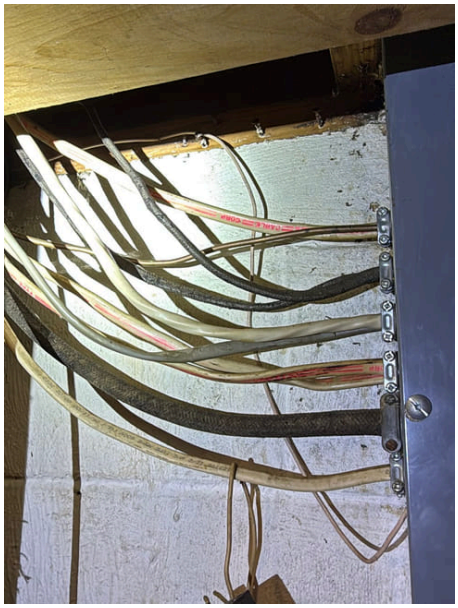
12.7.5 · Branch Wiring

### Wiring - Braided Cloth NM Present

**AGED -** Braided cloth non-metallic (NM) wiring was present in the structure. This older wiring type was a predecessor to modern polyvinyl chloride (PVC) “Romex-style” wiring and typically lacks an equipment grounding conductor (EGC). The cloth-type insulation around both the outer jacket and individual conductors becomes brittle with age and may be prone to cracking or damage, especially at bend points, securement locations, and in high-heat environments like attics. These conditions can increase the risk of arcing or electrical failure. Due to the age and limitations of this wiring type, upgrading is recommended to be considered. For enhanced safety, circuits containing this wiring are recommended to be protected with AFCI (Arc-Fault Circuit Interrupter) breakers, which are designed to trip in the event of arcing.

I also recommend that any electrical conductors over 40 years of age be evaluated by a licensed electrician to ensure they are performing safely and as intended. Below is a link to a great document by the Casualty Underwriters Association of America.

https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf



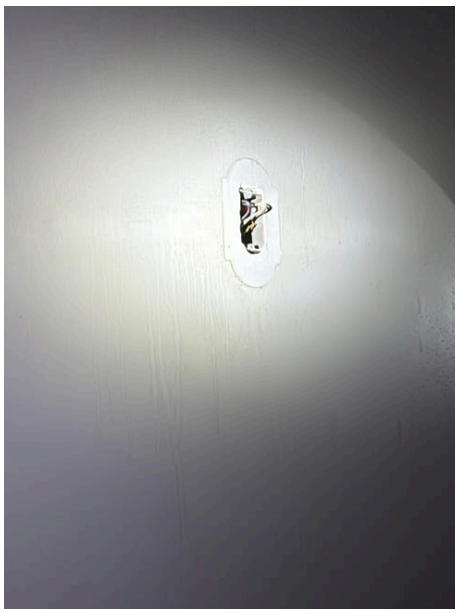
MODERATE CONCERNS

12.7.6 · Branch Wiring

### Electrical Box(es) - Missing Cover

STAIRWAY - BASEMENT

**SFTY** - Electrical box(es) were present without a cover. Missing covers expose wiring and connections, creating a potential electrocution hazard and, when located near combustible materials, a fire hazard due to the possibility of arcing. Installing UL-listed cover(s) on any electrical boxes missing covers is recommended to be performed by a licensed electrician.





SIGNIFICANT DEFECTS SAFETY CONCERN

12.7.7 · Branch Wiring

### Loose Receptacles and Switches - Improper Securement

VARIOUS AREAS OF STRUCTURE

There were loose **receptacles** and/ or **switches** found in various locations throughout the structure. The devices were not securely mounted to the electrical boxes, creating potential arcing, overheating, or inadvertent contact with live components.

Improper securement can increase the risk of electrical shock or fire. Repairs to reattach or replace the affected devices to meet standard installation requirements are recommended to be performed by a licensed electrician.

MODERATE CONCERNS | SAFETY CONCERN

12.8.1 · Breakers

### AFCI - Upgrade Recommended

**SFTY** - AFCI (Arc-Fault Circuit Interrupter) breakers were not present for all locations recommended by current standards. AFCI protection was not required for homes constructed prior to approximately 2004–2008, depending on the local municipality. Installation of AFCI breakers is recommended to be performed as a **safety upgrade** for circuits servicing bedrooms and living areas, as these devices can detect arc faults in wiring, connections, and plugged-in devices, and automatically shut off the circuit to reduce the risk of fire. Consultation with a licensed electrician is recommended for further information. In some older panels, installation of AFCI breakers may not be possible, and upgrading the panel should be considered.

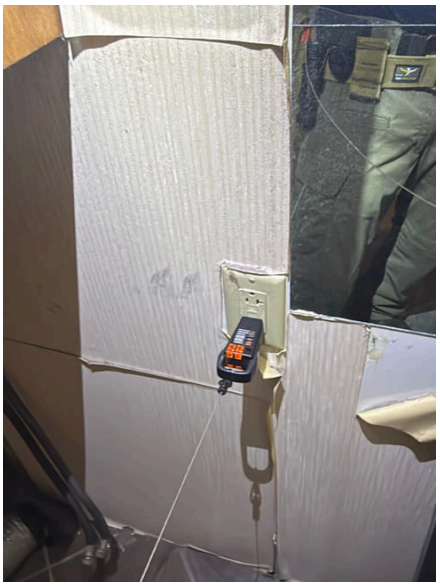
MODERATE CONCERNS | SAFETY UPGRADE

12.9.2 · GFCI Protection

### GFCI - Did Not Trip

LAUNDRY ROOM

**SFTY** - The referenced GFCI receptacle(s) did not trip when tested, suggesting the device(s) are not functioning as intended. This represents a safety hazard, as non-functioning GFCI devices may not provide proper protection against electrical shock. Repairs or replacement of the receptacle(s) for proper operation are recommended to be performed by a licensed electrician.



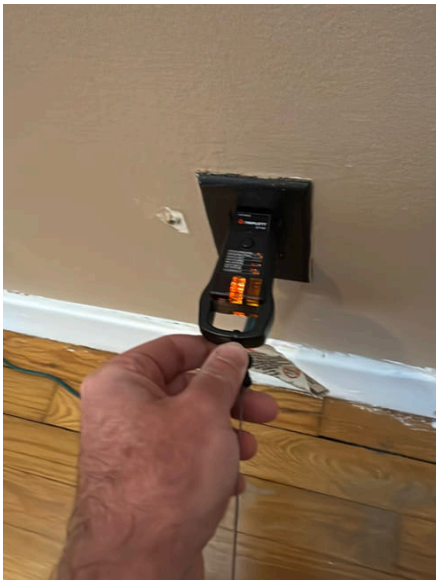
MODERATE CONCERNS

12.10.2 · Receptacles

### Polarity Tester - Open Ground

RANDOM AREAS UPSTAIRS

**SFTY** - There were receptacle(s) present at the referenced area(s) that tested as ungrounded. Ungrounded receptacles can pose safety concerns and may increase the risk of damage to sensitive electronic equipment. An evaluation with repairs made as needed is recommended to be conducted by a licensed electrician to obtain proper grounding protection.



MODERATE CONCERNS

12.12.1 · Smoke Alarms

### Smoke Alarms - Not Present at all Recommended Locations

**SFTY** - Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke alarms is recommended to be performed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating an ionization sensing chamber and photoelectric eyes are recommended. Smoke alarms can be requested from the State Fire Marshall's office at the following link:

https://www.tn.gov/commerce/fire/prevention-education-and-outreach/request-a-free-smoke-alarm.html

MODERATE CONCERNS

12.13.2 · CO Alarms

### CO Alarm(s) - Not Present at Recommended Locations

**SFTY** - Carbon monoxide (CO) alarms were not present at all locations required by current safety standards (referenced above). CO alarms are recommended for any structure containing gas appliances or an attached garage, as carbon monoxide is a colorless, odorless, and potentially fatal gas. Installation of CO alarms outside of sleeping areas is recommended to be conducted by a qualified person for safety.

MODERATE CONCERNS

# 13. ATTIC, ROOF STRUCTURE, & VENTILATION

## INFORMATION

13.1.1 · General Info/Limitations

### Attic View(s)







13.1.2 · General Info/Limitations

### Attic Inspection Overview

The attic space and related components were inspected at visible and accessible areas, including access points, roof framing and structure, insulation, ventilation, and any readily visible protrusions such as vents or chimneys.

The inspection consisted of a visual evaluation for indications of structural movement, moisture intrusion, wood deterioration, insulation deficiencies, improper ventilation, or other reportable conditions that may impact the performance of the roof structure or the interior environment.

**LMT** - The attic inspection was limited to visible and accessible portions only. Visibility may have been restricted by insulation depth, low clearances, stored items, mechanical equipment, ductwork, wiring, or other obstructions.

Areas that were not safely accessible due to clearance limitations, structural concerns, or other conditions were not entered.

Additionally, portions of the roof framing and related components may be concealed by insulation or finishes and could not be fully evaluated. Reportable conditions may exist in areas that were not readily visible at the time of inspection.

13.2.1 · Attic Access

### Access Location(s)

- Stairway

13.2.2 · Attic Access

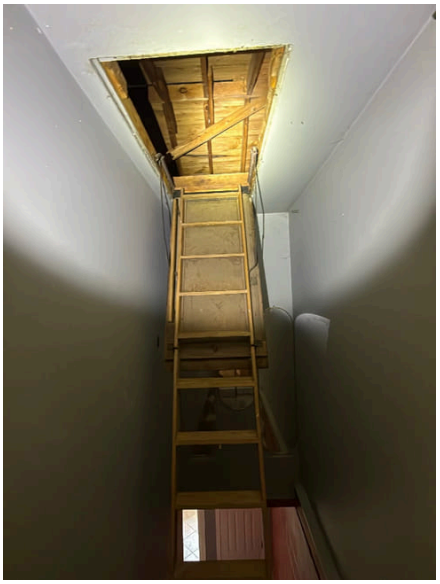
### Access Type(s)

- Pull Down Stair(s)

13.2.3 · Attic Access

### Attic Access Information

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



13.3.1 · Inspection Method

### Inspection Method

- Just Inside of Opening

13.3.2 · Inspection Method

### Attic Access Opening(s) - Obstructions/Concerns

- N/A

13.3.3 · Inspection Method

### Attic Area - Safety Concerns/Obstructions

- Walkboards Missing
- Insulation Coverage

13.3.4 · Inspection Method

### Amount of Attic Physically Accessible

- 5-10%

13.3.5 · Inspection Method

### Amount of Attic Visually Accessible

- 60-70%

13.3.6 · Inspection Method

### Areas of Attic Not Visibly Accessible or Fully Accessible

- Right Side of Structure

13.3.7 · Inspection Method

### Inspection Method Information

The attic was inspected using the inspection method referenced above. Attic inspections are visual in nature and are inherently limited by accessibility, clearance, insulation levels, obstructions, temperature, and safety considerations. Depending on site conditions, the inspection method may have included walking or crawling accessible areas, visual observation from the access opening, or a combination of methods.

Attics commonly contain conditions that restrict visibility or safe access, including but not limited to limited headroom, truss or rafter framing, insulation depth, stored items, mechanical equipment, ductwork, wiring, and elevated temperatures. Insulation may obscure framing members, wiring, plumbing components, or ceiling surfaces, and is not moved or disturbed during the inspection. These conditions may limit access, reduce visibility, or prevent portions of the attic from being safely entered or fully viewed, regardless of the inspection method used, and may influence the inspection method selected.

When physical entry was performed, access was limited to areas that could be safely entered and traversed. Walking or crawling in attic spaces may be restricted where insulation depth obscures framing members, as loss of footing or damage to insulation, wiring, plumbing, or ceiling surfaces may occur. When the inspection was performed from the access opening, observations were limited to conditions visible from that vantage point.

**LMT - A home inspection does not include a technically exhaustive evaluation of the attic and does not involve disassembly, disturbance of insulation or materials, or entry into areas that cannot be safely accessed.** All

observations and comments are based solely on visible conditions at accessible areas using the inspection method selected.

All comments regarding the attic, roof framing, insulation, ventilation, and related components should be interpreted in the context of the above-referenced inspection method. Areas or components that were not physically entered, visually accessible, or safely evaluated are excluded from this inspection unless otherwise noted in this report. Conditions may exist in concealed or inaccessible areas that were not observable at the time of inspection.

Once the limiting conditions are corrected, an inspection of previously inaccessible or unsafe areas is recommended to evaluate those portions of the attic that could not be assessed during this inspection.

***If a more comprehensive or invasive evaluation of the attic is desired, consultation with a qualified contractor is recommended, as such evaluations fall outside the scope of a visual home inspection.***

13.4.1 · Attic Ventilation

### Attic Ventilation Types

- **Ridge Exhaust Venting**
- **Gable Vents**

13.4.2 · Attic Ventilation

### Attic Ventilation Information

The attic ventilation system was visually reviewed at accessible areas for the presence of intake and exhaust ventilation and for general indicators of improper airflow. Calculations or measurements of ventilation area are beyond the scope of a home inspection and were not performed. No indications of inadequate ventilation were present unless otherwise noted in this report.

Attic ventilation plays an important role in managing heat and moisture within the roof structure. A commonly referenced guideline is approximately 1 square foot of net free ventilation area for every 150 square feet of attic space, ideally distributed between lower intake vents and upper exhaust vents.

For ventilation to function effectively, air should enter at lower points, such as soffit vents, and exit at upper points, such as ridge, gable, or roof vents. Balanced ventilation is generally recommended, with intake ventilation equal to or slightly greater than exhaust ventilation. Systems that rely too heavily on exhaust ventilation may draw air from the interior living space rather than from designated intake vents, which can contribute to moisture migration, heat loss, and reduced energy efficiency.

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

13.5.1 · Roof Structure/Framing

### Roof Structure Type

- **Rafters / Ceiling Joists**

13.5.2 · Roof Structure/Framing

### Roof Structure Information

The visible portions of the roof structure were inspected for indications of moisture intrusion, structural damage, or other deficiencies. No reportable conditions or visible evidence of past or active leakage were present at the time of inspection unless otherwise noted in this report.

13.6.1 · Insulation

### Insulation Type

- Fiberglass Batts

13.6.2 · Insulation

### Insulation Amount (Average)

- 6 - 10"

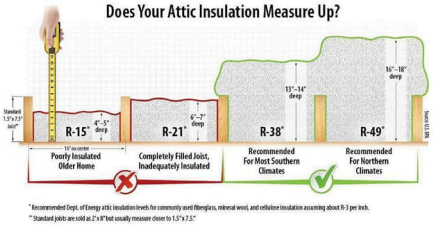
13.6.4 · Insulation

### Insulation Information

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

Recommended Specifications by Insulation Type

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




13.7.1 · Roof Protrusions

### Roof Protrusion(s) Information

Visible portions of roof penetrations were inspected for any disconnected components and for signs of moisture intrusion around the surrounding roof sheathing or decking. No significant defects were observed at the time of inspection unless otherwise noted in this report.

13.8.1 · Chimney

### Chimney Information

The portion of the chimney in the attic was inspected at visible portions looking for any signs of moisture infiltration where it protrudes through the roof, as well as looking for any other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



## RECOMMENDATIONS

13.2.4 · Attic Access

### Pull Down Stairs - Not Insulated

The attic access opening located above the pull-down stairs was not insulated. Uninsulated attic openings can allow conditioned air to escape into the attic, reducing energy efficiency and overall comfort within the structure. The installation of an insulated attic cover or panel over the access is recommended to help improve energy efficiency and minimize heat loss.

https://www.greenbuildingadvisor.com/article/how-to-insulate-and-air-seal-pull-down-attic-stairs



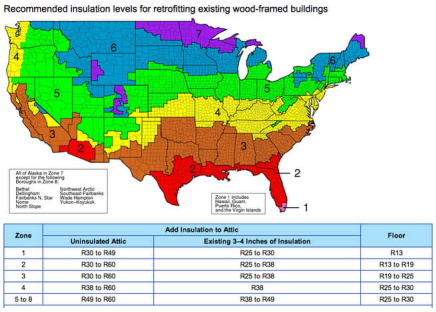
LOW-LEVEL CONCERNS

13.6.3 · Insulation

### Insulation - Additional Insulation Recommended

The attic contained less insulation than currently recommended for energy efficiency. Modern energy standards recommend approximately 14 to 16 inches of insulation to achieve an R-38 rating. Insufficient insulation can impact both energy performance and indoor comfort.

The installation of additional insulation is recommended to be performed by an insulation contractor to help improve the structure's energy efficiency and comfort.




| Zone | Add Insulation to Attic | | Floor |
|---|---|---|---|
| | Uninsulated Attic | Existing 3-4 Inches of Insulation | |
| 1 | R30 to R49 | R25 to R30 | R13 |
| 2 | R30 to R60 | R25 to R38 | R13 to R19 |
| 3 | R30 to R60 | R25 to R38 | R19 to R25 |
| 4 | R38 to R60 | R38 | R25 to R30 |
| 5 to 8 | R49 to R60 | R38 to R49 | R25 to R30 |

MODERATE CONCERNS ENERGY EFFICIENCY

13.8.2 · Chimney

### Masonry - Indications of Moisture

There were indications of moisture present on the masonry of the chimney. Leaks are difficult to diagnose as current without rainfall present, but indications of moisture should be viewed as active leaking until it proves itself otherwise. Evaluation by a roofing contractor or other qualified person is recommended, with repairs made as needed, if needed.

MODERATE CONCERNS

# 14. FOUNDATION AREA

## INFORMATION

14.1.1 · Foundation General Information

### Foundation Type

- **Partially Finished Basement**

14.1.2 · Foundation General Information

### Foundation Inspection Overview

The foundation and related structural components were inspected at visible and accessible areas, including foundation walls, slab surfaces (if present), floor structure components, support systems, crawl space or basement areas, ventilation, insulation, vapor barriers, and other associated structural elements.

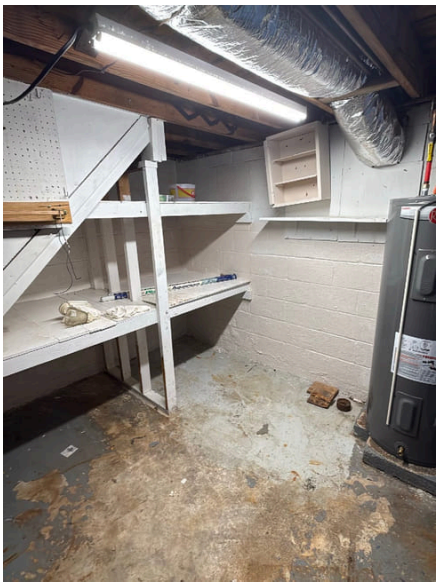
The inspection consisted of a visual evaluation for indications of movement, settlement, cracking, displacement, moisture intrusion, deterioration, or other reportable conditions that may affect structural performance.

**LMT** - The inspection of the foundation was limited to visible and accessible portions only. Conditions within concealed areas, beneath finishes, below stored items, or within areas that were not safely accessible could not be evaluated.

Additionally, structural elements such as floor framing, supports, and wall systems may be concealed by insulation or finishes and could not be fully evaluated. Reportable conditions may exist in areas that were not readily visible at the time of inspection.

14.2.2 · Basement Info

### Basement View(s)



14.2.3 · Basement Info

### Approximate Amount of Basement Finished

- 80-90%

14.3.1 · Foundation Walls

### Foundation Wall Material

- CMU Block

14.3.2 · Foundation Walls

### Amount of Foundation Walls Visible

- Approximately 5-10%

14.3.4 · Foundation Walls

### Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

14.4.1 · Floor Structure

### Floor Structure Materials

- Wood Floor Joists

14.4.2 · Floor Structure

### Amount of Floor Structure Visible

- Less Than 10%

14.4.3 · Floor Structure

### Floor Structure Visibility Limitations

- Finished Ceilings

14.4.4 · Floor Structure

### Floor Structure Information

Visible and accessible portions of the floor structure (joists, beams/girders, subfloor, etc.) were inspected for significant defects, including damage, deterioration, modifications, and moisture-related concerns. Any visible areas that showed signs of potential distress were probed to verify material integrity. No reportable defects were present at the visible portions of the floor structure unless otherwise noted in this report.

The percentage of the floor structure that was visible is noted above. Any obstructions that prevented or limited visibility are also listed above.

**LMT** - **No insulation or ceiling coverings were removed or disturbed as part of this inspection.** Areas that were not visible are excluded from this evaluation.

14.5.1 · Floor Structure Support

### Floor Structure Support Type

- **CMU Block Piers**

14.5.2 · Floor Structure Support

### Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

14.6.1 · Framed Wall Structure

### Framed Wall Structure Information

Any visible and accessible portions of below-grade framed wall structures were inspected, looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

14.7.1 · Slab Condition

### Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

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

14.8.1 · Insulation

### Insulation Present at Unfinished Areas

- **No**

14.8.3 · Insulation

### Insulation Information

Insulation at the floor structure between conditioned living areas and unconditioned spaces was visually inspected where accessible, looking for the presence, general coverage, and apparent condition of insulation. Current energy efficiency standards typically require insulation at these locations to reduce heat loss, improve comfort, and enhance overall energy performance. The presence or absence of insulation was noted where visible. No reportable conditions were present at visible areas unless otherwise noted in this report.

## LIMITATIONS/EXCLUSIONS

14.2.1 · Basement Info

### Finished Basement Visibility Limitations

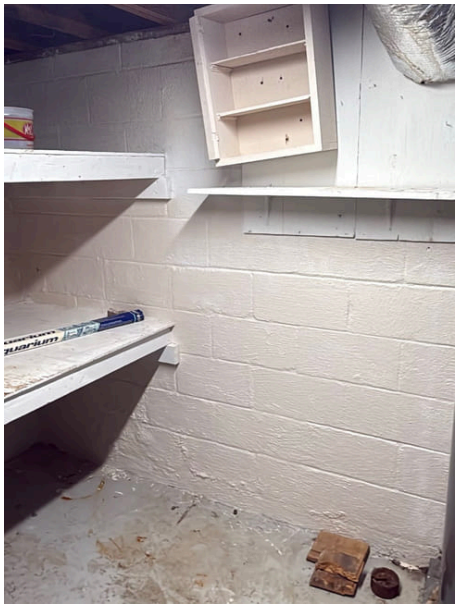
**LMT** - Finished basement areas limit the visibility of structural and mechanical components. The approximate percentage of the finished basement area, if any, is noted above. Wall coverings, floor coverings, finished ceilings, and suspended ceiling systems may conceal components such as beams, floor framing and supports, subflooring, utilities, and foundation walls. Drop ceiling tiles, if present, are not removed during a home inspection, and components located above these tiles are not inspected. As a result, the inspection of the basement is limited to areas that were visibly accessible at the time of inspection, and concealed components are excluded from this inspection. Finished portions of the basement are evaluated in the Interior section of this report.

## RECOMMENDATIONS

14.3.3 · Foundation Walls

### Foundation Walls - Painted with Masonry Sealant Paint

**LMT** - The foundation walls (or portions of them) had been painted with a masonry sealant. This is commonly done in an attempt to reduce humidity in the basement and prevent visible moisture infiltration. However, sealing the interior surface of the wall only addresses the symptoms rather than correcting the source, which is typically exterior water management.
This type of coating can conceal visual indications of moisture intrusion and/or cracking and therefore limits the ability to fully evaluate the foundation walls during the inspection. These conditions are excluded from this inspection.
**Consultation with the sellers is recommended to determine the reason for the application of the masonry sealant and whether any prior water infiltration or repairs have occurred.**



LOW-LEVEL CONCERNS | INQUIRE W/SELLER

14.4.5 · Floor Structure

### Subfloor - Moisture Staining Present (Area(s) of Plumbing)

Moisture staining and damage to the subfloor was present in an area of a plumbing protrusion(s). An evaluation of this area to determine if this is a past or present leak is recommended to be conducted by a licensed plumber, with repairs made to rectify the source of the leak (if active) and any related damage present.



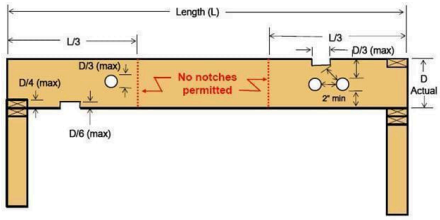
MODERATE CONCERNS

14.4.6 · Floor Structure

### Joists - Improper Boring of Holes

There were bored holes present in framing members that exceeded building standard allowances. In general, bored holes should not be located within 2 inches of the edge of the member, should not exceed one-third of the member's depth, should not be in the center-third of the member, and should be spaced at least 2 inches from adjacent holes. Boring beyond these limits can weaken the framing member and may compromise structural performance, particularly in load-bearing locations.

Evaluation of the affected framing, with repairs or reinforcement made as needed, is recommended to be performed by a qualified contractor or structural professional in accordance with current building standards.



Cutting, Notching & Drilling of Joists



MODERATE CONCERNS

14.8.2 · Insulation

### Insulation - Not Present Between Joists

There was no insulation present between the floor joists above the unconditioned foundation area. Current energy standards recommend installing insulation in these locations when living spaces are located overhead, as uninsulated floors can contribute to heat loss, reduced energy efficiency, and increased temperature variation within the interior rooms above.

The installation of appropriate floor insulation is recommended to be performed as an energy upgrade by a qualified insulation contractor.

LOW-LEVEL CONCERNS ENERGY EFFICIENCY

# 15. WATER, MOISTURE, & CONDENSATION (WMC)

## INFORMATION

15.1.1 · General Information

### Water, Moisture, & Condensation Information

This section of the report focuses on visible conditions related to *water, moisture, and condensation* (WMC). The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions for signs of leaking, water intrusion, moisture staining, or condensation. Any WMC conditions mentioned in this report are based strictly on their visible appearance at the time of inspection. No indications of these concerns were present unless otherwise noted in this report.

**WMC** – This acronym is used throughout the report to reference **Water, Moisture, and Condensation.**

As a home inspector, I can only report on conditions that were visibly present at the time of inspection. I cannot determine the cause, severity, extent, recency, rate of progression, or the likelihood of future moisture intrusion. Such determinations would require invasive evaluation, moisture mapping, long-term monitoring, and information from the seller(s) regarding the structure's history. **A home that is dry on the day of inspection may still experience water intrusion during future rainfall events or changes in conditions.**

## Exterior and Roof-Related Moisture

The exterior components, including roof surfaces and appurtenance roofs, were inspected at visible portions for indications of leaking and related damage. The interior ceilings, walls, and floors were also reviewed for stains or other signs of water intrusion from roofing, flashing, exterior walls, or other exterior sources. No indications of exterior-related leaks were visible at the time of inspection unless otherwise noted.

## Interior Moisture and Plumbing-Related Concerns

Interior finishes were inspected for visible signs of moisture such as staining, warping, bubbling, mold-like growth, or other indicators of plumbing leaks or past water events. The bases of interior perimeter walls were also examined for staining or other visible signs of past or present moisture intrusion. These observations were limited to visible surfaces only.

**LMT** - Concealed areas within walls, floors, and ceilings cannot be evaluated during a standard home inspection. All moisture-related observations are reported only as they existed at the time of inspection, and no guarantee can be provided against future moisture intrusion.

## Attic Moisture and Condensation

Where accessible, the attic structure was inspected at visible portions for indications of roof leaks, moisture stains, condensation, or abnormal humidity. Attic inspection is limited by insulation, framing, ductwork, storage, or other obstructions. Please see the Attic section of this report for specific visibility and accessibility limitations.

## Below-Grade Moisture

Below-grade areas such as basements and crawl spaces (*if present*) were inspected for signs of past or present water intrusion, including moisture staining, efflorescence, damp soil, standing water, or musty odors. No indications of moisture intrusion were present at visible areas unless otherwise noted. Because below-grade structures are naturally prone to moisture, no guarantee can be given that water will not infiltrate these areas under future conditions. Even homes that appear dry on the day of inspection may experience water infiltration after heavy rainfall. **Consultation with the seller(s) regarding any known history of moisture intrusion is strongly recommended.**

**LMT** - Water entry can occur at any time under the right conditions. Because the inspection is a single point-in-time evaluation, it cannot determine whether moisture issues are old, inactive, or likely to recur. **If moisture history or assurance of performance is desired, consultation with the seller(s), a qualified foundation contractor, waterproofing contractor, or other appropriate professional is recommended before the end of your inspection contingency period.**

## Slab Moisture and Vapor Transmission

Slab-on-grade foundations (*if present*) were inspected at visible and accessible areas for indications of moisture-related concerns such as staining, efflorescence, or other surface indicators of vapor transmission.

Moisture can migrate through concrete over time, particularly where an effective vapor barrier is absent, potentially affecting floor coverings, adhesives, or interior humidity levels. No indications of slab-related moisture concerns were visible unless otherwise noted in this report.

**LMT** – Slab systems are largely concealed by finishes, furnishings, and exterior grading. The presence or effectiveness of a subsurface vapor barrier cannot be determined during a visual inspection, and moisture transmission may occur intermittently. Specialized testing would be required to evaluate slab moisture performance, and is beyond the scope of this inspection.

15.2.1 · Exterior Areas - WMC

**Exterior WMC Presence?**

- Not at Visible Portions

15.3.1 · Interior Areas - WMC

**Interior WMC Presence?**

- Moisture Damage Present
- Moisture Staining Present

15.4.1 · Roof Structure - WMC

**Attic/roof Structure WMC Presence?**

- Yes

15.5.1 · Foundation - WMC

**Foundation WMC Presence?**

- Not at Visible Portions

## RECOMMENDATIONS

15.3.2 · Interior Areas - WMC

### Walls - Moisture Staining

DOWNSTAIRS BATHROOM AREA

Moisture staining was present on the referenced wall(s). Potential contributing factors may include plumbing leaks, condensation, roof or exterior water infiltration, or other moisture sources. An evaluation to determine the cause of the staining, with repairs made as needed to prevent future moisture intrusion and address any related damage, is recommended to be performed by a qualified contractor.



⚠ MODERATE CONCERNS

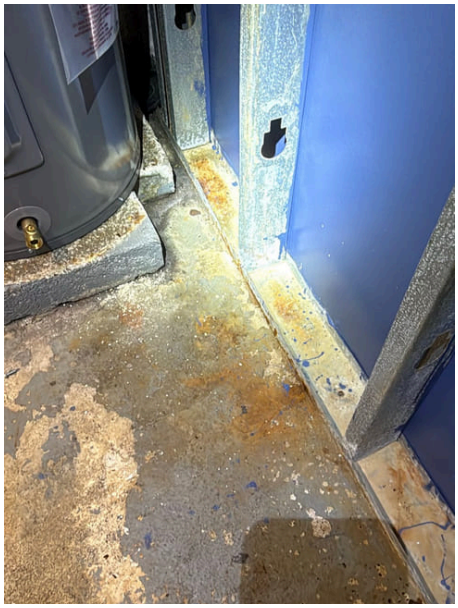
15.3.3 · Interior Areas - WMC

### Floor(s) - Water Stains/Damage

DISHWASHER AREA - UNFINISHED BASEMENT AREA

Water staining and/or damage was present to the flooring at the referenced area(s). This condition is typically indicative of a past or ongoing leak or moisture issue. An evaluation is recommended to be performed by a qualified professional to determine and correct the source of the moisture, along with repairs made to any damaged building materials as needed.





MODERATE CONCERNS

15.3.4 · Interior Areas - WMC

### Door - Indications of Water Infiltration

REAR OF STRUCTURE

There were indications of water infiltration around the referenced door(s). Repairs to prevent water infiltration and repairs to any damage present as a result is recommended to be performed by a qualified professional.



MODERATE CONCERNS

# 16. CRACKING, SETTLEMENT, & MOVEMENT (CSM)

## INFORMATION

16.1.1 · General Information - CSM

### Cracking, Settlement, & Movement Information

This section of the report focuses on visible concerns related to cracking, settlement, and movement (CSM). The exterior, interior, foundation, and slab areas were inspected at visible portions for indications of these conditions. Any CSMs mentioned in this report are based strictly on their visible appearance at the time of inspection. No visible indications of cracking, settlement, or movement were present unless otherwise noted in this report.

**CSM** – This acronym is used throughout the report to reference **Cracking, Settlement, and Movement.**

Cracking may be observed in many areas of a structure, including foundation walls (interior or exterior), slab-on-grade floors, brick or stone veneer, concrete flatwork, drywall, plaster, and other finishes. Cracks can develop from numerous conditions, including, but not limited to: natural curing or shrinkage, initial settlement of disturbed soil, soil composition or moisture changes, temperature fluctuations, improper grading or drainage, erosion or undermining of supporting soil, inadequate base preparation, improper concrete mixtures, the absence of control or expansion joints, or overloading.

Any CSM noted in this report is categorized based on its visible characteristics only at the time of inspection. ***These categories do not represent a structural assessment; they serve only as descriptive indicators to assist the client:***

• **Minor** - Typically less than 1/8 inch in width, with no visible lateral displacement or tapering. Often cosmetic or shrinkage-related, but still recommended to be monitored.

• **Moderate -** May include cracks greater than 1/8 inch, tapering cracks, or slight lateral displacement. Monitoring is recommended, and further evaluation may be prudent depending on client preference.

• **Significant -** Approximately 1/4 inch or greater in width, or containing notable lateral displacement, bowing, bulging, or other conditions that may warrant repair or stabilization. Evaluation by a qualified foundation contractor or structural engineer is recommended.

Regardless of the category, all cracks should be monitored over time for any progression, widening, displacement, or additional movement. Consultation with the seller(s) about any known history, repairs, or recent activity of cracks is recommended.

Below-grade cracks (foundation walls or slabs adjacent to soil) should be sealed at a minimum by a qualified person to help reduce the potential for moisture or water infiltration.

Foundation contractors may recommend repairs for any visible cracks or movement, regardless of severity. **If repairs, quotes, or assurance of stability are desired, consultation with a qualified foundation contractor or structural engineer prior to the end of the inspection contingency period is advised.**

**LMT -** As a home inspector, I cannot determine a crack's cause, severity, stability, or activity level with certainty, nor can I predict whether any future movement will occur. Such determinations require invasive investigation, quantitative measurements, a known history from the seller(s), and evaluation by a structural engineer. A crack that appears minor may be old and unchanged for years or may be newly formed and still active. Only time and monitoring can establish activity.

16.2.2 · Exterior Flatwork - CSM

### Exterior Flatwork Cracking Present?

- Minor

16.3.1 · Exterior Walls - CSM

### Exterior Wall Crack(s) Present?

- Not at Visible Areas

16.4.1 · Interior Areas - CSM

### Interior Indications of CSM's Present?

- Not at Visible Areas

16.5.1 · Foundation Walls - CSM

**Foundation Wall Crack(s) Present?**

- Not at Visible Areas

16.6.1 · Slabs (Garage & Basement) - CSM

**Garage or Basement Slab Cracking Present?**

- Not at Visible Areas

16.7.1 · Retaining Wall(s)

**Retaining Wall CSM's Present?**

- Not at Visible Areas

## RECOMMENDATIONS

16.2.1 · Exterior Flatwork - CSM

**Cracking - Minor**

RIGHT SIDE OF STRUCTURE

There was minor cracking, less than 1/8 inch in width, present at the referenced area(s). Cracks of this type can result from minor settlement, concrete shrinkage, admixtures, or weather conditions at the time of the pour. While generally not structurally significant, sealing these cracks to help reduce the potential for water seepage from hydrostatic pressure is recommended. Ongoing monitoring for any additional movement or widening is also advised.



LOW-LEVEL CONCERNS

# 17. THERMAL IMAGING

## INFORMATION

17.1.1 · Thermal Imaging Information

**Thermal Imaging Scan Type**

- **Limited Scan**

17.1.2 · Thermal Imaging Information

**Thermal Imaging Info - Limited Scan**

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

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of

displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

17.2.1 · Electrical Components

**Infrared Information - Electrical Panel(s)**

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

# 18. ENVIRONMENTAL INFORMATION

## INFORMATION

18.1.1 · Odors Present

**Odor(s) Present in the Structure**

- **No Discernible Odors**

18.1.2 · Odors Present

**Odors Information**

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

18.2.1 · Fungal Growth

**Fungal Growth Present**

- **Yes**

## LIMITATIONS/EXCLUSIONS

18.2.3 · Fungal Growth

**Fungal Growth and Mold Information**

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

18.3.1 · Pest & Insect Concerns

**WDI - Termite & Insect Information/Exclusions**

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

18.4.1 · Rodent & Wildlife Concerns

### Rodent & Wildlife Information and Limitations

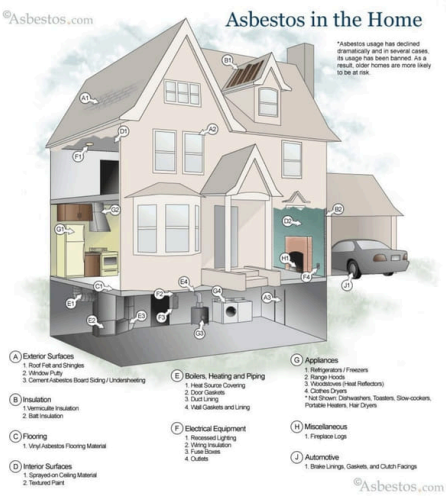
**LMT** - This inspection did not include a determination of the presence, absence, or extent of rodent, wildlife, or other pest activity, as this is beyond the scope of a home inspection. If any indications of possible rodent or wildlife activity are observed, they will be noted in this report as a courtesy. If rodent or wildlife activity is a concern, a dedicated inspection and evaluation are recommended to be conducted by a licensed pest control company prior to the end of the inspection contingency period.

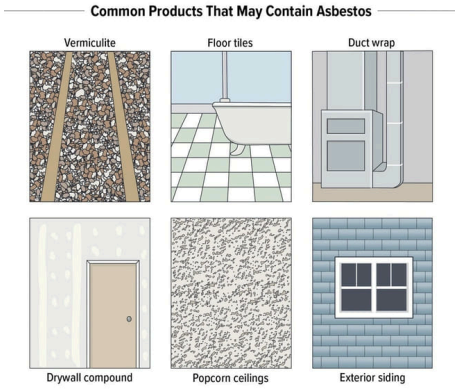
18.5.1 · Asbestos

### Asbestos Information

**EXCL** - The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc.) that contain asbestos. In accordance with the Standards of practice, these items are not reported on during a home inspection. **If I see apparent signs of a material that I believe may contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list**. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor certified by AHERA or another approved EPA Certification prior to the end of your inspection contingency period.**

More information can be found at this link: [https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos](https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos)




18.6.1 · Lead Based Paint

### Lead Based Paint Information

**EXCL** - The possibility exists that homes built prior to 1978 may contain lead-based paint. In accordance with the Standards of practice, lead-based paint is not reported on or tested for during a home inspection. **If lead-based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

## RECOMMENDATIONS

18.2.2 · Fungal Growth

### Fungal Growth - Present on Surface(s)

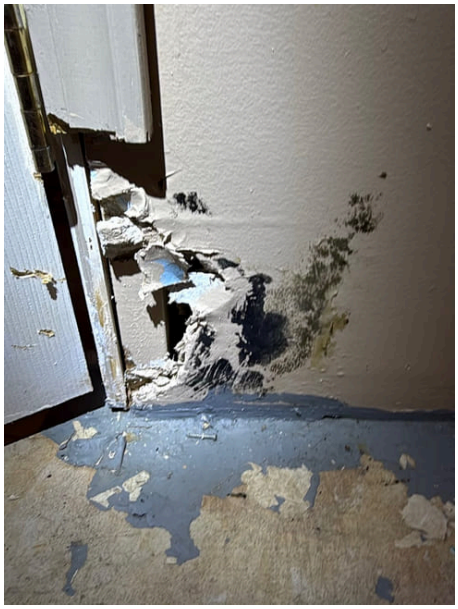
RANDOM AREAS DOWNSTAIRS

There was fungal growth present on the referenced surface(s) and/or within the referenced area(s). Fungal growth typically develops when moisture, condensation, or elevated humidity is present, though the specific cause could not be confirmed during the inspection. An evaluation of the conditions contributing to the elevated moisture or humidity that allowed the fungal growth to develop is recommended to be performed by a qualified contractor familiar with building sciences, with corrective measures made as needed.

Laboratory testing of the fungal growth is recommended to be performed by a qualified mold inspector to determine the type and extent of contamination. If laboratory results confirm mold, further evaluation and remediation are recommended to be performed by a qualified environmental or mold remediation contractor.







SIGNIFICANT DEFECTS

# 19. FINAL CHECKLIST

## INFORMATION

19.1.1 · Oven/Cooktop

### Oven/cooktop Turned Off

- **Yes**

19.1.2 · Oven/Cooktop

### Photo of Oven/Cooktop in Off Position



19.2.1 · GFCI Receptacles/Breakers

### All GFCI Receptacles/Breakers Reset?

- Yes

19.3.1 · Thermostat

### Thermostat Initial Setting

- Cool
- 74

19.3.2 · Thermostat

### Thermostat Setting After Testing

- Cool
- 74

19.3.3 · Thermostat

### Photo Of Thermostat After Testing




19.4.1 · Lights Off

### All Lights Turned Off?

- Yes

19.5.1 · Doors Locked

### All Exterior Doors Locked?

- Yes

19.5.2 · Doors Locked

## Photo of Supra/Lockbox When Leaving

